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December 12, 2025

**M E M O R A N D U M**

**TO:** Billy Prasad, Planning and Development Director Attn: Trina Gilliam

**RE:** Board Actions on Planning and Zoning Board Recommendations

The Board of County Commissioners, in regular session on December 11, 2025, took action on Planning and Zoning Board Recommendations.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

Encl. (1)

cc: Alice Randall, Zoning  
County Attorney

## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. **City Point Landfall, LLC.** Delaney/Feltner. Adopted Ordinance No. 25-22, setting forth the fourth Small Scale Comprehensive Plan Amendment (24S.11), to change the Future Land Use Map (FLUM) designation from RES-1, RES-2, RES-4, and NC to CC and RES-2, but declining to find that the proposed development is compatible with adjacent development, and thereby making the property ineligible for a density bonus under Policy 1.8 of the Future Land Use Element of the Brevard County Comprehensive Plan. (24SS00009). Approved with Commissioner Delaney voting nay.
- Item H.2. **City Point Landfall, LLC.** Delaney/Adkinson. Approved the request for a change of zoning classification from EU and RP with an existing Binding Development Plan (BDP) to Planned Unit Development (PUD) with the removal of existing BDP and approval of the Preliminary Development Plan (PDP); approved a waiver to section 62-2883(d) requiring an undisturbed 15-foot buffer around the perimeter of the project with the condition that any vegetation removed shall be replaced with reasonably similar vegetation in consultation with Natural Resources Management Department, for appropriate buffering vegetation that will thrive and mature into a buffer similar to its natural state; and making the PUD subject to the following conditions, which are to be memorialized in a BDP: an overall reduction of rate of stormwater discharge from the subject property, overall reduction of volume of stormwater discharge from the subject property, conduct a groundwater analysis to identify any groundwater concerns and address them accordingly, applicant voluntarily offers to dedicate up to 50 feet of right-of-way for Brevard County maintenance and roadway projects along North Indian River Drive, and the applicant to work with staff on shoring up/improving the shoreline on the lagoon. (24PUD00003). Approved with Commissioner Delaney voting nay.
- Item H.3. **Jacob Foune.** Delaney/Goodson. Continued the request for a Small Scale Comprehensive Plan Amendment (25S.14) to the Future Land Use designation to the February 5, 2026, Zoning meeting. (25SS00008)
- Item H.4. **Jacob Foune.** Delaney/Goodson. Continued the request for a zoning classification change from SR with a Binding Development Plan (BDP) to SR with removal of the existing BDP and addition of a new BDP, to the February 5, 2026, Zoning meeting. (25Z00037)
- Item H.5. **Alexis Raul and Rosemary Estevez DeJesus.** Delaney/Feltner. Denied the change of zoning classification from BU-1 with a BDP to BU-1 with removal of a BDP. (25Z00003)

- Item H.6. **Thomas Dahn.** Feltner/Delaney. Approved the change of zoning classification from RR-1 to AU. (25Z00024)
- Item H.7. **Dick Holdings, LLC.** Goodson/Delaney. Approved a Conditional Use Permit (CUP) for a private heliport in AU zoning classification. (25Z200033)
- Item H.8. **Leslie Bishop.** Adkinson/Delaney. Approved the change of zoning classification from RU-1-7 to SR. (25Z00034)
- Item H.9. **Paul and Cheryl Pearson.** Feltner/Delaney. Approved the change of zoning classification from RU-1-9 to RU-2-6. (25Z00035)
- Item H.10. **Sandra Walsh and Terrie Canada.** Adkinson/Feltner. Approved the change of zoning classification from AU to RR-1, with a BDP on the entire property stating no building for three years. (25Z00036) With Commissioner Delaney voting nay.
- Item H.11. **Jay Steinke and Grant Steinke.** Goodson/Adkinson. Continued the request for a change of zoning classification from GU to AU, to the February 5, 2026 zoning meeting. (25Z00038)
- Item H.12. **Linda M. and Erran L. Muenz, Jr.** Delaney/Feltner. Approved a change of zoning classification from GU to AU. (25Z00040)