



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

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July 12, 2024

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Jeffrey Ball

RE: Board Actions on Planning and Zoning Board Recommendations

The Board of County Commissioners, in regular session on July 11, 2024, took action on Planning and Zoning Board Recommendations.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: 
Kimberly Powell, Clerk to the Board

/ns

Encl. (1)

cc: Kristen Champion, Zoning
County Attorney

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. **Suzanne Cook.** Goodson/Pritchett. Approved request for a Conditional Use Permit (CUP) for a guesthouse in an RU-1-13 zoning classification, guesthouse cannot be rented out and it cannot be used for short-term rentals. (24Z00007)
- Item H.2. **Frank Mastroianni.** Tobia/Steele. Continued the request for a change of zoning classification from BU-1 and RU-2-10 to PUD to the November 7, 2024, Zoning meeting, under the condition to be reheard at the Planning and Zoning meeting on October 14, requiring the applicant to submit revisions to staff by August 2, 2024. (23PUD00001)
- Item H.3. **JEN FLORIDA 48, LLC.** Pritchett/Tobia. Adopted Ordinance No. 24-13, setting forth the seventh Small Scale Comprehensive Plan Amendment of 2023 (23S.22) to change the Future Land Use designation from RES 1:2.5 and RES 1 to RES 4. (23SS00022)
- Item H.4. **JEN FLORIDA 48, LLC.** Pritchett/Tobia. Approved the request for a change of zoning classification from GU to PUD, with conditions of the total number of units shall not exceed 124 single-family units; approved the requested waiver of Section 62-1446 to omit the storage area for campers, travel trailers, recreational trailers and vehicles, boats and boat trailers, and other similar vehicles; approved the waiver request from Section 62-1446(d)(3)(b) to allow residential structures, two stories or less, a minimum building separation of 10 foot, rather than 15 foot; and prior to County approval of construction plan and preliminary plat the developer shall: provide documentation that the City of Palm Bay will approve the project access/connection to Babcock Street and determine that adequate water and sewer services will be available to the development, and will be available prior to issuance of Certificate of Occupancy. (23PUD00002)
- Item H.5. **Aaron Reninger.** Pritchett/Feltner. Continued the request for a Small Scale Comprehensive Plan Amendment (24S.02) from AGRIC to RES 6 to September 5, 2024, Zoning meeting. (24SS00002)
- Item H.6. **Aaron Reninger.** Pritchett/Feltner. Continued the request for change of zoning classification from RRMH-1 to TR-3, with a Binding Development Plan to September 5, 2024, Zoning meeting. (24SS00002)
- Item H.7. **Paul Turner and Jackie Allen.** Pritchett/Feltner. Tabled the request for a Small Scale Comprehensive Plan Amendment (24S.03) to change the Future Land Use Map designation from RES 2 to RES 15, for readvertisement. (24SS00003)

- Item H.8. **Paul Turner and Jackie Allen.** Pritchett/Feltner. Tabled the request for a change of zoning classification from RU-2-10 to RVP, for readvertisement. (24Z00008)
- Item H.9. **Alex DeJesus, Rosemary DeJesus, and Brandon DeJesus.** Pritchett/Tobia. Adopted Ordinance No. 24-14, setting forth the third Small Scale Comprehensive Plan Amendment of 2024 (24S.07) to change the Future Land Use designation from CC and NC to all CC. (24SS00007)
- Item H.10. **Alexis DeJesus, Rosemary DeJesus, and Brandon DeJesus.** Pritchett/Tobia. Approved the request for a change of zoning classification from BU-1 and AU to all BU-2, with a Binding Development Plan to restrict the uses to all BU-1 uses, only mobile home sales from the BU-2 zoning district, and to prohibit access to Andre Road. (24Z00021)
- Item H.11. **Put It In Me Storage, LLC.** Pritchett/Goodson. Adopted Ordinance No. 24-15, setting forth the second Small Scale Comprehensive Plan Amendment of 2024 (24S.04) to change the Future Land Use designation from IND to CC. (24SS00004)
- Item H.12. **Richard Jones.** Pritchett/Tobia. Approved the request for a change of zoning classification from GU to RU-1-9. (24Z00006)
- Item H.13. **Jamine Kent, Carlene Sapp-Kent, and Jermaine Kent.** Pritchett/Tobia. Approved the request for a change of zoning classification from AU to RU-1-11. (24Z00013)
- Item H.14. **Seminary Covenant Community, Inc.** Goodson/Pritchett. Approved the request for a change of zoning classification from IN(L) to RU-2-15. (24Z00014)
- Item H.15. **Scott Martin.** Goodson/Tobia. Approved the request for a change of zoning classification from BU-1 and RU-2-15 to all RU-2-15. (24Z00015)
- Item H.16. **Brevard County Board of County Commissioners.** Goodson/Feltner. Approved the request for a change of zoning classification from AU with a CUP and GML to all GML(I) with the removal of the CUP. (24Z00017)
- Item H.17. **Borrows West Suite Developers, LLC.** Feltner/Tobia. Approved the request for a CUP for on-premises consumption of alcohol and PUD zoning classification. (24Z00019)
- Item H.18. **Walter Chlewicki.** Tabled the request for a change of zoning classification from RU-1-13 to RU-2-4, with a Binding Development Plan. (24Z00020)