



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

February 3, 2023

MEMORANDUM

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 February 2, 2023, 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
Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

cc: Jennifer Jones, Zoning
County Attorney

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. **Robert J. Woodhouse.** Tobia/Zonka. Approved the request of changing the zoning classification from GU to AU(L) as recommended. (22Z00059).
- Item H.2. **Michael C. McLain and Kelsey Barnes.** Zonka/Tobia. Approved the request of changing the zoning classification from RR-1 to UA as recommended. (22Z00055).
- Item H.3. **Austin A. and Kailey R. Mahan.** Automatically tabled to the April 17, 2023, Local Planning Agency (LPA) meeting and the May 4, 2023, Board of County Commissioners (BoCC) meeting, at the request of the applicant from email received on December 30, 2022.
- Item H.4. **Austin A. and Kailey R. Mahan.** Automatically tabled to the April 17, 2023, Planning and Zoning (P&Z) meeting and the May 4, 2023, Board of County Commissioners (BoCC) meeting, at the request of the applicant from email received on December 30, 2022.
- Item H.5. **KVK Management and Remodeling Services, LLC; and JJ's Design and Construction.** Zonka/Feltner. Approved the request of changing the zoning classification from RU-1-9 to RU-1-11 as recommended. (22Z00061).
- Item H.6. **Tomas Manuel Guillen Arguelles and Elsa F. Rodriguez Arriaga.** Goodson/Feltner. Approved the request of changing the zoning classification from AU to RU-1-9 as recommended. (22Z00058).
- Item H.7. **Ronald Abbott; Abbott Manufactured Housing, Inc.** Tobia/Zonka. Approved the request of changing the zoning classification from BU-1 with an existing Binding Development Plan (BDP), to BU-2 and removing the existing BDP as recommended. (22Z00060).
- Item H.8. **NDA Project Zenith, LLC; and SES Merritt Project Zenith, LLC.** Goodson/Zonka. Approved as recommended, with the following two waivers and eight conditions: **1.)** A waiver from Section 62-1446(c), to allow a 1.1-acre reduction to open space. Required open space may be satisfied by either active recreation or passive recreation open space, as defined in Section 62-1102; **2.)** A waiver from Section 62-2957(c)(1), to allow a reduction of the number of access points from three to two. **Conditions:** **1.)** Prior to site plan approval, the applicant shall demonstrate the site has the ability to use the alum pond/regional stormwater system. Should the site not be able to use said pond, site shall be redesigned to accommodate on-site retention, as required by the Code of Ordinances of Brevard County, Section 62-3751, Exhibit A – Stormwater Management Criteria as well as

the St. Johns River Water Management District; **2.)** Prior to site plan approval, the applicant shall depict three entrances connected to the County roadway system on the PDP, as required per Section 62-2957(c)(1), if the waiver is not granted; **3.)** If the waiver is not approved, the applicant shall depict a minimum of 5.55 acres of Common Recreation Open Space on the approved site plan, as required per Section 62-1446(c) and meeting the definitions in Section 62-1102; **4.)** Prior to site plan approval, applicant to provide a traffic study demonstrating any necessary roadway improvements based on anticipated traffic volumes; **5.)** All design elements shown on the PDP require conformance with Brevard County Code and requires permits; **6.)** Provide an updated PDP depicting the correct waivers granted; **7.)** Should any of the aforementioned redesign be deemed a substantial change by the zoning official, a PDP Amendment would require Board approval; and **8.)** To allow one main access point from Harbor Woods Boulevard, and one secondary access point from Fortenberry Road. (22Z00062).

- Item H.9. **Kanes Furniture, LLC.** Withdrawn by the applicant. Letter received January 24, 2023. (22SS00012).
- Item H.10. **Kanes Furniture, LLC.** Withdrawn by the applicant. Letter received January 24, 2023. (22Z00052).