



**F. Consent Agenda - Planning and Development  
ITEM 2.**



**AGENDA REPORT  
August 14, 2018**

**Acceptance, Re: Binding Development Plan - Praxair, Inc. (18PZ00020) (District 1)**

**SUBJECT:**

Acceptance, Re: Binding Development Plan - Praxair, Inc. (18PZ00020) (District 1)

**FISCAL IMPACT:**

None.

**DEPT/OFFICE:**

Planning and Development

**REQUESTED ACTION:**

In accordance with Section 62-1157, it is requested that the Board of County Commissioners accept and authorize the Chair to sign the Binding Development Plan.

**SUMMARY EXPLANATION and BACKGROUND:**

On May 24th the Board of County Commissioners approved an amendment to an existing BDP (Binding Development Plan). The BDP is a voluntary agreement presented by the property owner to self-impose limits upon development of a property in support of a change of zoning or conditional use permit. Pursuant to 62-1157, a BDP shall be recorded in the public records within 120 days of approval of the zoning application by the Board. Following staff and legal review, a BDP is presented to the Board in recordable form as a Consent Item in order to finalize the zoning action.

The BDP stipulates that the developer/owner shall preserve the property in its natural state.

The property is 9.48 acres, located at 2801 Hammock Road, Mims.

**CLERK TO THE BOARD INSTRUCTIONS:**

After recordation, please forward two certified copies to Planning and Development.

**ATTACHMENTS:**

**Description**

- ▣ [BDP Package](#)

**REVIEWERS:**

Department	Reviewer
Planning and Development	Calkins, Tad
ACM Development	Denninghoff, John
County Manager	Abbate, Frank



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

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

August 15, 2018

MEMORANDUM

TO: Jennifer Jones, Zoning

RE: Item F.2., Binding Development Plan Agreement with Praxair, Inc.

The Board of County Commissioners, in regular session on August 14, 2018, executed Binding Development Plan with Praxair, Inc., for property located at 2801 Hammock Road, Mims. Said Plan was recorded in OR BK/PG 8239/1706. Enclosed for your necessary action are two certified copies of the recorded document.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/dt

Encls. (2)

cc: Contracts Administration

Prepared by: Kimberly Bonder Rezanka  
Address: Cantwell & Goldman, P.A.  
96 Willard Street, Ste. 302  
Cocoa, FL 32922

### BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this 14 day of Aug 2018 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and PRAXAIR, INC., a Delaware corporation (hereinafter referred to as "Developer/Owner").

### RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the PIP zoning classification(s) and desires to maintain the Property in its natural state, and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the Property or improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of the Property and any improvements.

2. Developer/Owner shall preserve the Property in its natural state.

3. . Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions regarding the Property. This Agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property.

4. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in the Public Records of Brevard County, Florida.

5. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and be subject to the above referenced conditions as approved by the Board of County Commissioners on 5/24/18. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.

6. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as may be amended.

7. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and must be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any mandatory condition is a violation of this Agreement, constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 8 above.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.



**EXHIBIT "A"**

**SURVEYORS LEGAL DESCRIPTION FOR PARCEL 2:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT A 5/8" IRON ROD "NO IDENTIFICATION" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (60.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTH LOT LINE, SOUTH 89°53'15" EAST, 104.47 FEET TO A 5/8" IRON ROD AND CAP "LB 7838" LOCATED ON THE MHWL (MEAN HIGH WATER LINE), CONTOUR ELEVATION = 0.54'; THENCE ALONG SAID MHWL (MEAN HIGH WATER LINE), IN A SOUTHERLY DIRECTION, PLUS OR MINUS 1403 FEET TO A POINT LOCATED ON THE SOUTH LINE OF GOVERNMENT LOT 4; THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'40" WEST, 28.06 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC CONTROL / WITNESS"; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°33'40" WEST, 145.96 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" LOCATED AT THE INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD BEING IN A NON-TANGENT CURVE; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 5699.58 FEET, A CENTRAL ANGLE OF 01°23'30" AND AN ARC LENGTH OF 138.44 FEET (CHORD BEARING OF NORTH 04°49'30" WEST AND A CHORD LENGTH OF 138.44 FEET) TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND TANGENCY, NORTH 04°07'45" WEST, 1177.64 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.72 ACRES MORE OR LESS.

SURVEYORS LEGAL DESCRIPTION FOR PARCEL 3 (SUBMERGED LAND):

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT A 5/8" IRON ROD "NO IDENTIFICATION" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (60.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTH LOT LINE, SOUTH 89°53'15" EAST, 104.47 FEET TO A 5/8" IRON ROD AND CAP "LB 7838" LOCATED ON THE MHWL (MEAN HIGH WATER LINE), CONTOUR ELEVATION = 0.54' AND **POINT OF BEGINNING**; THENCE FROM SAID **POINT OF BEGINNING** AND ALONG SAID NORTH LOT LINE, SOUTH 89°53'15" EAST, 216.23 FEET TO A PREVIOUSLY DETERMINED BULKHEAD (OFFICIAL RECORDS BOOK 809, PAGE 23); THENCE ALONG SAID BULKHEAD, SOUTH 03°40'03" EAST, 1156.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID BULKHEAD AND SAID CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 5379.58 FEET, A CENTRAL ANGLE OF 01°39'56" AND AN ARC LENGTH OF 156.38 FEET (CHORD BEARING OF SOUTH 04°30'00" EAST AND A CHORD LENGTH OF 156.37 FEET) TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE ALONG SAID SOUTH LOT LINE, NORTH 89°33'40" EAST, 136.47 FEET TO SAID MHWL (MEAN HIGH WATER LINE); THENCE ALONG SAID MHWL (MEAN HIGH WATER LINE) IN A NORTHERLY DIRECTION, PLUS OR MINUS 1403 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7.76 ACRES, MORE OR LESS.

**AFFIDAVIT OF NO MORTGAGE**

Guillermo Bichara, Secretary of Praxair, Inc., after being duly sworn, deposes and says:

1. I am the owner of the real property as more particularly described in **Exhibit "A"** attached hereto
  
2. There are no mortgages on the Property

Dated July 19, 2018.

Praxair, Inc.

By: *Guillermo Bichara J.*  
Guillermo Bichara

STATE OF CONNECITCUT

COUNTY OF FAIRFIELD

The foregoing instrument was acknowledged before me this 19th day of July, 2018, by Guillermo Bichara, Vice President of Praxair, Inc., who is personally known to me or who has produced as identification N/A.

My commission expires Sept 30, 2020 *Paula J. Cleary*  
Notary Public  
*Paula J. Cleary*  
SEAL  
Commission No.: (Name typed, printed or stamped)

**EXHIBIT "A"**

**SURVEYORS LEGAL DESCRIPTION FOR PARCEL 2:**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN AT A 5/8" IRON ROD "NO IDENTIFICATION" LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES AVENUE (30.00 FOOT WIDE RIGHT-OF-WAY) ALSO BEING THE NORTHERLY LOT LINE OF GOVERNMENT LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (60.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTH LOT LINE, SOUTH 89°53'15" EAST, 104.47 FEET TO A 5/8" IRON ROD AND CAP "LB 7838" LOCATED ON THE MHWL (MEAN HIGH WATER LINE), CONTOUR ELEVATION = 0.54'; THENCE ALONG SAID MHWL (MEAN HIGH WATER LINE), IN A SOUTHERLY DIRECTION, PLUS OR MINUS 1403 FEET TO A POINT LOCATED ON THE SOUTH LINE OF GOVERNMENT LOT 4; THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'40" WEST, 28.06 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC CONTROL / WITNESS"; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°33'40" WEST, 145.96 FEET TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" LOCATED AT THE INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD BEING IN A NON-TANGENT CURVE; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 5699.58 FEET, A CENTRAL ANGLE OF 01°23'30" AND AN ARC LENGTH OF 138.44 FEET (CHORD BEARING OF NORTH 04°49'30" WEST AND A CHORD LENGTH OF 138.44 FEET) TO A 5/8" IRON ROD AND CAP "S&ME INC FL 8165 GA 1252" AND POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND TANGENCY, NORTH 04°07'45" WEST, 1177.64 FEET TO THE **POINT OF BEGINNING**.**

CONTAINING 1.72 ACRES MORE OR LESS.

SURVEYORS LEGAL DESCRIPTION FOR PARCEL 3 (SUBMERGED LAND):

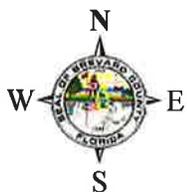
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CONTAINING 7.76 ACRES, MORE OR LESS.

# LOCATION MAP

PRAXAIR, INC.  
18PZ00020



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

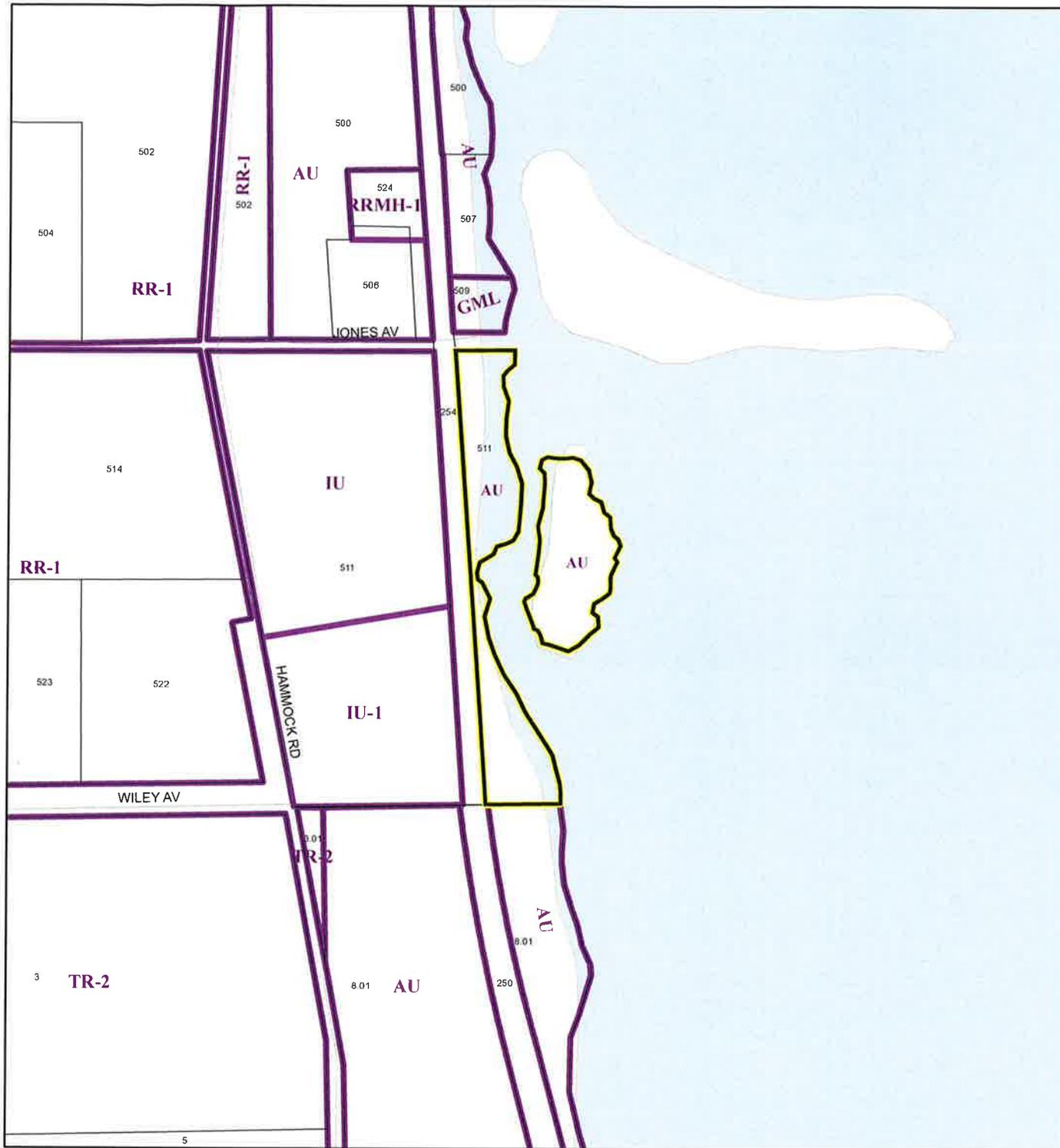
-  Buffer
-  Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 3/16/2018

# ZONING MAP

PRAXAIR, INC.  
18PZ00020



1:4,800 or 1 inch = 400 feet

- Subject Property
- Parcels
- Zoning

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 3/16/2018

**RESOLUTION NO. 18PZ00020**

On motion by Commissioner Barfield, seconded by Commissioner Tobia, the following resolution was adopted by a unanimous vote:

**WHEREAS, PRAXAIR, INC.** has requested a change of zoning classification from AU (Agricultural Residential) to PIP (Planned Industrial Park), on property described as: SEE ATTACHED

**Sections 09,**

**Township 21 S,**

**Range 35 E, and,**

**WHEREAS,** a public hearing of the Brevard County Planning & Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning & Zoning Board recommended that the application be approved with a BDP (Binding Development Plan) stipulating that the developer/owner maintain the property in its natural state; and

**WHEREAS,** the Board, after considering said application and the Brevard County Planning & Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be Approved as recommended; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from AU to PIP, be APPROVED with a BDP, recorded in ORB 8239, Pages 1706 - 1710, dated August 16, 2018, stipulating that the developer/owner maintain the property in its natural state. The Planning & Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

**BE IT FURTHER RESOLVED** that this resolution shall become effective as of August 16, 2018.

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida



by Rita Pritchett, Chair  
Brevard County Commission

As approved by Brevard County Commission on August 14, 2018.

ATTEST:



SCOTT ELLIS, CLERK  
(SEAL)

(P&Z Hearing – May 21, 2018)

(BCC Zoning Hearing – May 24, 2018)

Please note: A Conditional Use Permit will generally expire on the three year anniversary of its approval if the use is not established prior to that date. Conditional Use Permits for Towers and Antennas shall expire if a site plan for the tower is not submitted within one (1) year of approval or if construction does not commence within two years of approval. A PUD Preliminary Development Plan expires if a final development plan is not filed within three years.

THE GRANTING OF THIS ZONING DOES NOT GUARANTEE PHYSICAL DEVELOPMENT OF THE PROPERTY. AT THE TIME OF DEVELOPMENT, SAID DEVELOPMENT MUST BE IN ACCORDANCE WITH THE CRITERIA OF THE BREVARD COUNTY COMPREHENSIVE PLAN AND OTHER APPLICABLE LAWS AND ORDINANCES.

## Legal Description:

Surveyors Legal Description for Parcel 2: A parcel of land lying in a portion of **Section 9, Township 21S, Range 35E**, Brevard County, Florida; being more particularly described as follows: Begin at a 5/8" iron rod "No Identification" located at the intersection of the southerly right-of-way line of Jones Ave. (30-ft. wide right-of-way) also being the northerly lot line of Government Lot 4 and the easterly right-of-way line of FECRR (60-ft. wide right-of-way); thence along said southerly right-of-way line and said north lot line, S89deg53'15"E, 104.47 ft. to a 5/8" iron rod and cap "LB 7838" located on the MHWL (Mean High Water Line), contour elevation = 0.54'; thence along said MHWL, in a southerly direction, plus or minus 1,403 ft. to a point located on the south line of Government Lot 4; thence along said south line, S89deg33'40"W, 28.06 ft. to a 5/8" iron rod and cap "S&ME Inc. Control/Witness"; thence continue along said south line, S89deg33'40"W, 145.96 ft. to a 5/8" iron rod and cap "S&ME Inc. FL 8165 GA 1252" located at the intersection of said south line and the east right-of-way line of said railroad being in a non-tangent curve; thence along said right-of-way and curve to the right, concave to the east, having a radius of 5,699.58 ft., a central angle of 01deg23'30" and an arc length of 138.44 ft. (chord bearing of N04deg49'30"W, and a chord length of 138.44 ft.) to a 5/8" iron rod and cap "S&ME Inc. FL 8165 GA 1252" and point of tangency; thence continuing along said right-of-way and tangency, N04deg07'45"W, 1,177.64 ft. to the point of beginning. (Containing 1.72 +/- acres) Parcel 3: A parcel of land lying in a portion of Section 9, Township 21S, Range 35E, Brevard County, Florida; being more particularly described as follows: Commence at 5/8" iron rod "No Identification" located at the intersection of the southerly right-of-way line of Jones Ave. (30-foot wide right-of-way) also being the northerly lot line of Government Lot 4 and the easterly right-of-way line of FECRR (60-foot wide right-of-way); thence along said southerly right-of-way line and said north lot line, S89deg53'15"E, 104.47 ft. to a 5/8" iron rod and cap "LB 7838" located on the MHWL (Mean High Water Line), contour elevation = 0.54 and point of beginning; thence from said point of beginning and along said north lot line, S89deg53'15"E, 216.23 ft. to a previously determined bulkhead (ORB 809, Page 23); thence along said bulkhead, S03deg40'03"E, 1,156 ft. to a point of curvature; thence continue along said bulkhead and said curve to the left, concave to the east having a radius of 5,379.58 ft., a central angle of 01deg39'56" and an arc length of 156.38 ft. (chord being of S04deg30'00"E and a chord length of 156.37 ft.) to the south line of said Government Lot 4; thence along said south lot line, N89deg33'40"E, 136.47 ft. to said MHWL (Mean High Water Line); thence along said MHWL in a northerly direction, plus or minus 1,403 ft. to the point of beginning. (Containing 7.76 acres) (Total 9.48 acres +/-) Located on the southeast corner of Jones Ave. and FECRR. (2801 Hammock Rd., Mims)

LOCAL PLANNING AGENCY/  
PLANNING AND ZONING BOARD  
**Monday, May 21, 2018 at 3:00 p.m.**  
at the  
BREVARD COUNTY GOVERNMENT CENTER  
2725 Judge Fran Jamieson Way, Bldg. C, Viera, Florida

The Board of County Commissioners may approve or deny the requested classification, or may approve a classification of lesser intensity than that requested.

*Items IV.A. – IV.D., & IV.H. were heard by P&Z on May 7, 2018.*

The following item was tabled by staff from the May 7, 2018, P&Z meeting in order to stay on same agenda schedule as companion item IV.F.

- IV.E. Praxair, Inc. (Kim Rezanka) requests a Small Scale Comprehensive Plan Amendment from Res 2 and Res 1:2.5 to PI. The property is 7.76 +/- acres, located at 2801 Hammock Rd., Mims. (18PZ00019) (District 1)

P&Z Recommendation: Lawandales/Moia – Approved. The vote was unanimous.  
**BCC ACTION of 05/24/18: Barfield/Isnardi – Approved as recommended, and adopted Ordinance No. 18-15, Small Scale Plan Amendment 18S.02. The vote was unanimous.**

The following item was tabled by staff from the May 7, 2018, P&Z meeting for re-advertising

- IV.F. Praxair, Inc. (Kim Rezanka) requests a change of zoning classification from AU to PIP. The property is 9.48 +/- acres, located at 2801 Hammock Rd., Mims. (18PZ00020) (District 1)

P&Z Recommendation: Lawandales/Moia – Approved with a Binding Development Plan stipulating that the Developer/Owner maintain the property in its natural state. The vote was unanimous.  
**BCC ACTION of 05/24/18: Barfield/Isnardi – Approved as recommended. The vote was unanimous. BDP to be scheduled as a consent item on a subsequent BCC Agenda, per Policy BCC-52. Resolution to be assigned upon receipt of recorded BDP.**

The following item was tabled from the 05/07/18 P&Z meeting in order to obtain owner authorization

- IV.G. Indian River Behavioral Health (Scott Glaubitz) requests a Binding Development Plan to allow for a wall 12 ft. in height in a BU-1 zoning classification. The property is 10.11 acres, located at 2355 Truman Scarborough Way, Titusville. (18PZ00025) (District 1)

P&Z Recommendation: Lawandales/Bartcher – Approved with a Binding Development Plan as submitted, with an additional stipulation that the Developer/Owner provide an additional, continuous landscape buffer, including trees with a mature height of at least 20 feet, along the 12-foot high fenced enclosure, as approved by Natural Resources Management. At planting, trees shall meet large tree specifications of twelve (12) feet tall with a two and one-half (2.5) inch diameter (caliper) minimum. Shrubs shall be a minimum of three (3) feet in height and spaced at a minimum of four (4) feet on center. The landscape buffer will not be planted in a way to create a security risk. The vote was unanimous.  
**BCC ACTION of 05/24/18: Isnardi/Barfield – Approved as recommended. The vote was unanimous. BDP to be scheduled as a consent item on a subsequent BCC Agenda, per Policy BCC-52. Resolution to be assigned upon receipt of recorded BDP.**

## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item IV.A. Watermark Investors, LLC, and Diocese of Orlando, John G. Noonan, Bishop. Isnardi/Barfield. Approved as recommended with a PDP.
- Item IV.B. Michael N. Malegiannakis. Tobia/Barfield. Approved as recommended.
- Item IV.C. Panorama Mobile Home Park. Barfield/Smith. Approved as recommended; and adopted Ordinance No. 18-14, Small Scale Comprehensive Plan Amendment 18S.01.
- Item IV.D. Panorama Mobile Home Park. Barfield/Smith. Approved as recommended with BDP limiting the use of property to a self-storage mini-warehouse, limiting building coverage to 40 percent of the site, and providing a 25-foot wide landscape buffer and public sidewalk easement along the west property line of the subject parcel adjacent to the right-of-way of S. Tropical Trail.
- Item IV.E. Praxair, Inc. Barfield/Isnardi. Approved as recommended; and adopted Ordinance No. 18-15, Small Scale Comprehensive Plan Amendment 18S.02.
- Item IV.F. Praxair, Inc. Barfield/Isnardi. Approved as recommended with a BDP that seeks to preserve the property in its natural state in perpetuity.
- Item IV.G. Indian River Behavioral Health. Isnardi/Barfield. Approved BDP for allowance of a 12-foot fence and include small trees to obscure the fence with applicant to submit an engineering revision to the approved Site Plan to incorporate the fence into the current construction project.
- Item IV.H. Schacht Family Holding Company, Inc. Smith/Isnardi. Approved as recommended with a BDP limited to the BU-2 use of self-storage mini-warehouses.
- Item IV.I. Carmine Ferraro, Trustee. Isnardi/Barfield. Tabled to the July 10, Zoning Meeting.
- Item IV.J. Crisafulli Enterprises, Inc. Barfield/Smith. Approved with BDP to limit development to 34 single-family lots and to limit the ingress and egress to one access point.
- Item IV.K. Grand Lake Estates. Tobia/Isnardi. Approved with BDP for minimum lot size to one-half acre in size, the maximum number of lots shall be limited to 40 lots with minimum home size not less than 2,300 square feet.
- Item IV.L. Horizon Title Company, Inc. Barfield/Smith. Approved the PDP which consists of 182 single-family home lots, including those with 100' x150', 80' x 130', and 50 x 130' lot size dimensions, and various amenities.