



## Zoning

Brevard County Board Of County Commissioners; Governing Board Of The Brevard Mosquito Control District; Governing Board Of The Barefoot Bay Water And Sewer District

2725 Judge Fran Jamieson Way  
Viera, FL 32940

Agenda

Thursday, July 11, 2024

If you wish to speak to any item on the agenda, including consent items, please fill out a speaker card before the item is considered by the Board. Persons addressing the Board shall have three minutes to complete his/her comments on any agenda item for which he/she has filled out a card. The Chair has the discretion to determine or alter time limits on any item which is not a quasi-judicial public hearing.

The Board of County Commissioners requests that speakers appearing under the Public Comment section of the agenda limit their comments and/or presentations to matters under the Board's jurisdiction. In Quasi-Judicial proceedings, fifteen (15) minutes shall be allowed for applicants and five (5) minutes for other speakers.

- A. CALL TO ORDER 5:00 PM**
- B. MOMENT OF SILENCE**
- C. PLEDGE OF ALLEGIANCE: Commissioner Jason Steele**
- D. MINUTES FOR APPROVAL:**
- E. RESOLUTIONS, AWARDS AND PRESENTATIONS**
- F. CONSENT AGENDA (The entire Consent Agenda will be passed in one motion to include everything under Section F.)**
- G. PUBLIC COMMENTS (Individuals may not speak under both the first and second public comment sections.)**
- H. PUBLIC HEARINGS**
  - H.1.** Suzanne Cook (Daniel Banker) requests a Conditional Use Permit for a guesthouse in an RU-1-13 (Single-Family Residential) zoning classification. (24Z00007) (Tax Account 2431745) (District 2)
  - H.2.** Frank Mastroianni (Jake Wise) requests a change of zoning classification from BU-1 and RU-2-10 to PUD. (23PUD00001) (Tax Account 2600118) (District 2)

- H.3.** JEN FLORIDA 48, LLC (Kim Rezanka) requests a Small-Scale Comprehensive Plan Amendment (23S.22), to change the Future Land Use Designation from RES 1:2.5 and RES 1 to RES 4. (23SS00022) (Tax Account 3000365 & 3000569) (District 5)
- H.4.** JEN FLORIDA 48, LLC (Kim Rezanka) requests a change of zoning classification from GU to PUD. (23PUD00002) (Tax Account 3000365 & 3000569) (District 5)
- H.5.** Aaron Reninger (Kim Rezanka) requests a Small Scale Comprehensive Plan Amendment (24S.02) from AGRIC to RES 6. (24SS00002) (Tax Accounts 2002219, 2002228, 2002229, 2002230, 2002231, 2002232) (District 1)
- H.6.** Aaron Reninger (Kim Rezanka) requests a change of zoning classification from RRMH-1 to TR-3 with a BDP. (24SS00002) (Tax Accounts 2002219, 2002228, 2002229, 2002230, 2002231, 2002232) (District 1)
- H.7.** Paul Turner & Jackie Allen (Eddie Small) request a Small Scale Comprehensive Plan Amendment (24S.03), to change the Future Land Use Designation from RES 2 to RES 15 (24SS00003) (Tax Account 2104750) (District 1)
- H.8.** Paul Turner & Jackie Allen (Eddie Small) request a change of zoning classification from RU-2-10 to RVP. (24Z00008) (Tax Account 2104754) (District 1)
- H.9.** Alexis DeJesus, Rosemary DeJesus, & Brandon DeJesus request a Small-Scale Comprehensive Plan Amendment (24S.07) from CC and NC to all CC. (24SS00007) (Tax Account 2102561) (District 1)
- H.10.** Alexis DeJesus, Rosemary DeJesus, & Brandon DeJesus request a request a change of zoning classification from BU-1 and AU to all BU-2. (24Z00021) (Tax Account 2102561) (District 1)
- H.11.** Put It In Me Storage, LLC (Vaheed Teimouri) requests a Small-Scale Comprehensive Plan Amendment (24S.04) from IND to CC. (24SS00004) (Tax Account 2322557) (District 1)
- H.12.** Richard Jones requests a change of zoning classification from GU to RU-1-9. (24Z00006) (Tax Account 2716623) (District 5)
- H.13.** Jamine Kent, Carlene Sapp-Kent, & Jermaine Kent request a change of zoning classification from AU to RU-1-11. (24Z00013) (Tax Account 2103548) (District 1)
- H.14.** Seminary Covenant Community Inc. (Bruce Moia) requests a change in zoning classification from IN(L) to RU-2-15. (24Z00014) (Tax Account 2501136) (District 2)
- H.15.** Scott Martin requests a change of zoning classification from BU-1 and RU-2-15 to all RU-2-15. (24Z00015) (Tax Account 2520270) (District 2)

**H.16.** Brevard County Board of County Commissioners requests a change of zoning classification from AU with a CUP and GML to all GML(I) with the removal of the CUP. (24Z00017) (Tax Account 2500007) (District 2)

**H.17.** Borrows West Suite Developers, LLC (Marbet Lewis) requests a CUP for the on-premises consumption of alcohol in a PUD zoning classification. (24Z00019) (Tax Account 3030134) (District 4)

**H.18.** Walter Chlewicki requests a change of zoning classification from RU-1-13 to RU-2-4 with a BDP. (24Z00020) (Tax Account 2624912) (District 4)

**I. UNFINISHED BUSINESS**

**J. NEW BUSINESS**

**K. PUBLIC COMMENTS (Individuals may not speak under both the first and second public comment sections.)**

**L. BOARD REPORTS**

- L.1. Frank Abbate, County Manager
- L.2. Morris Richardson, County Attorney
- L.3. Rita Pritchett, Commissioner District 1, Vice-Chair
- L.4. Tom Goodson, Commissioner District 2
- L.5. John Tobia, Commissioner District 3
- L.6. Rob Feltner, Commissioner District 4
- L.7. Jason Steele, Commissioner District 5, Chair

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the County Manager's Office no later than 48 hours prior to the meeting at (321) 633-2010.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the County Commission is in session. Thank You.

This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Spectrum Cable Channel 499, Comcast (North Brevard) Cable Channel 51, and Comcast (South Brevard) Cable Channel 13 and AT&T U-verse Channel 99. SCGTV will also replay this meeting during the coming month on its 24-hour video server nights, weekends, and holidays. Check the SCGTV website for daily program updates at <http://www.brevardfl.gov>. The Agenda may be viewed at: <http://www.brevardfl.gov/Board Meetings>

In accordance with BCC-97 Section G.1 the agenda shall provide a section for public comment limited to fifteen (15) minutes following approval of the consent agenda during each Regular County Commission Meeting. The purpose of public comment is to allow individuals to comment on any topic relating to County business which is not on the meeting agenda. Individuals delivering public comment shall be restricted to a three-minute time limit on their presentation. During this fifteen-minute segment of public comment, speakers will be heard in the order in which they turned in a pink card asking to be heard. Any speaker not heard during the first fifteen-minute section will be heard during a second public comment section held at the conclusion of business specified on the regular Commission agenda. Individuals may not speak under both the first and second public comment sections. With the exception of emergency items, the Board will take no action under the Public Comment section, but can refer the matter to another meeting agenda or request a staff report

Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.