



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Consent

F.2.

10/2/2025

Subject:

Acceptance, Re: Binding Development Plan with TG Rentals of Brevard, LLC (25Z00016) (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 Chairman to sign, the Binding Development Plan under application 25Z00016.

Summary Explanation and Background:

A BDP (Binding Development Plan) 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 Section 62-1157, a BDP shall be recorded in the public records within days of the Board's approval of the zoning request. Following staff and legal review, the BDP is presented to the Board in recordable form as a Consent Agenda item to finalize the zoning action.

On August 07, 2025, the Board approved a change of zoning classification from RVP to BU-2 with a BDP restricting the use to all BU-1 uses and only BU-2 uses of outdoor storage and mini-warehouses. The attached BDP includes these stipulations.

Clerk to the Board Instructions:

Upon recordation, please return a certified copy of the BDP to Planning and Development.



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

October 3, 2025

MEMORANDUM

TO: Alice Randall, Zoning

RE: Item F.2., Binding Development Plan with TG Rentals of Brevard, LLC (25Z00016)

The Board of County Commissioners, in regular session on October 2, 2025, executed Binding Development Plan Agreement with TG Rentals of Brevard, LLC (25Z00016), for a parcel of land being the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 24 South, Range 35 East, Brevard County, Florida, lying West of Tucker Lane and being more particularly described as follows: Commence at the Southeast corner of said Section 35 and run N.00°03'48"E., along the East line of said Section 35, a distance of 662.01 feet to the Point of Beginning; thence continue N.00°03'48"E., along said East line a distance of 457.79 feet, to a point on the Westerly Right-of-Way line of Tucker Lane (an 80 foot right-of-way); thence N.30°18'44"W., along said Westerly Right-of-Way line, a distance of 235.58 feet; to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 35; thence S.89°35'46"W., along said North line, a distance of 1211.44 feet; thence S.00° 03'51"W., along West line of said Southeast 1/4 of the Southeast 1/4, a distance of 662.25 feet; thence N .89°35'08"E., a distance of 1330.58 feet, to the Point of Beginning. Enclosed for your necessary action are two certified copies of the recorded document.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

for: Donna Soff
Kimberly Powell, Clerk to the Board

/ds

Encls. (2)



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

October 3, 2025

MEMORANDUM

TO: Recording

RE: Item F.2., Binding Development Plan with TG Rentals of Brevard, LLC (25Z00016)

The Board of County Commissioners, in regular session on October 2, 2025, accepted and executed Binding Development Plan with TG Rentals of Brevard, LLC (25Z00016), for a parcel of land being the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 24 South, Range 35 East, Brevard County, Florida, lying West of Tucker Lane and being more particularly described as follows: Commence at the Southeast corner of said Section 35 and run N.00°03'48"E., along the East line of said Section 35, a distance of 662.01 feet to the Point of Beginning; thence continue N.00°03'48"E., along said East line a distance of 457.79 feet, to a point on the Westerly Right-of-Way line of Tucker Lane (an 80 foot right-of-way); thence N.30°18'44"W., along said Westerly Right-of-Way line, a distance of 235.58 feet; to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 35; thence S.89°35'46"W., along said North line, a distance of 1211.44 feet; thence S.00° 03'51"W., along West line of said Southeast 1/4 of the Southeast 1/4, a distance of 662.25 feet; thence N .89°35'08"E., a distance of 1330.58 feet, to the Point of Beginning. Enclosed are original Binding Development Plan Agreement and Check No. 5536 for \$35.50.

Please record the Agreement in the Public Records and return the recorded instrument to this office.

Your continued cooperation is always appreciated.

Sincerely,
BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

Rachel M. Sadoff
for: Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

Prepared by: MBV Engineering, Inc.
Address: 1250 W. Eau Gallie Blvd., Melbourne, FL 32935

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this 2nd day of October, 2025 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and TG RENTALS OF BREVARD, LLC (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 BU-2 zoning classification(s) and desires to develop the Property as Boat/RV/mini storage facility 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 impacts 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. Recitals. The above recitals are true and correct and are incorporated into this Agreement by their reference.
2. The use of the Property shall be limited to all BU-1 uses under Sec. 62-1482, and outdoor storage and mini-warehouses.
3. 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 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 any improvements.

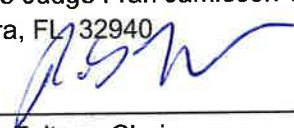
4. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This Agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property prior to issuance of an approved development order.
5. Developer/Owner, upon execution of this Agreement, shall pay to the Clerk of Court all costs of recording this Agreement in the Public Records of Brevard County, Florida.
6. 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 shall be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and shall be subject to the above referenced conditions as approved by the Board of County Commissioners on August 7, 2025. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.
7. Violation of this Agreement shall constitute a violation of the zoning classification and of this Agreement. This Agreement may be enforced by Sections 1-7 and 62-5 of the Code of Ordinances of Brevard County, Florida, as may be amended.
8. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and shall be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any condition is a violation of this Agreement and constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 7 above.
9. Severability clause. If any provision of this BDP is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions shall continue in full force and effect without being impaired or invalidated in any way.

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

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940


Rachel Sadoff, Clerk of Court
(SEAL)


Rob Feltner, Chair


As approved by the Board on

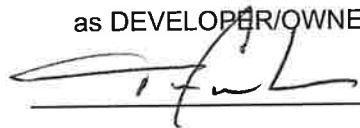
OCT 02 2025

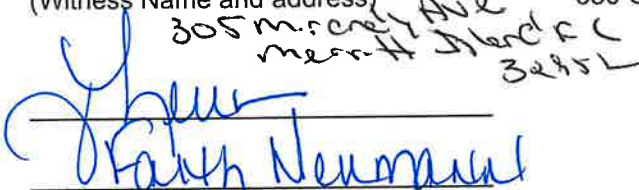
(Please note: You must have two witnesses and a notary for each signature required. The notary may serve as one witness.)

WITNESSES:

TG RENTALS OF BREVARD, LLC
as DEVELOPER/OWNER


Kristine Ignazio
(Witness Name and address)


Tom Goodson as manager
630 Cidco Road, Cocoa FL 32926


305 M. C. Ave
North St. Cloud FL
34952


(Witness Name and address)
317 Island Breeze Av. Daytona Beach, FL
32124

STATE OF Florida §

COUNTY OF Brevard §

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or
☐ online notarization, this 14th day of August, 2025, by Tom Goodson as manager
of TG Rentals of Brevard LLC, and is _____ personally known, or, produced
_____ as identification.

My commission expires
SEAL
Commission No.:


Notary Public

(Name typed, printed or stamped)



KRISTINE IGNAZIO
Commission # HH 671222
Expires June 19, 2029

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 24 South, Range 35 East, Brevard County, Florida, lying West of Tucker Lane and being more particularly described as follows:

Commence at the Southeast corner of said Section 35 and run N.00°03'48"E., along the East line of said Section 35, a distance of 662.01 feet to the Point of Beginning; thence continue N.00°03'48"E., along said East line a distance of 457.79 feet, to a point on the Westerly Right of Way line of Tucker Lane (an 80 foot right of way); thence N.30°18'44"W., along said Westerly Right of Way line, a distance of 235.58 feet; to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 35; thence S.89°35'46"W., along said North line, a distance of 1211.44 feet; thence S.00° 03'51"W., along West line of said Southeast 1/4 of the Southeast 1/4, a distance of 662.25 feet; thence N .89°35'08"E., a distance of 1330.58 feet, to the Point of Beginning.

Resolution 25Z00016

On motion by Commissioner Delaney, seconded by Commissioner Adkinson, the following resolution was adopted by a unanimous vote:

WHEREAS, TG Rentals of Brevard, LLC (Bruce Moia) requests a zoning classification change from RVP (Recreational Vehicle Park) to BU-2 (Retail, Warehousing and Wholesale Commercial), on property described as Tax Parcel 755, as recorded in OR Book 8777, Page(s) 2129 of the Public Records of Brevard County, Florida. **Section 35, Township 24, Range 35.** (19.8 acres) Located directly on Tucker Lane, approximately 1,275 ft. north of Providence Rd. (No assigned address. In the Cocoa area); and

WHEREAS, a public hearing of the Brevard County Planning and 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 and Zoning Board recommended that the application be approved with a BDP limiting the use to RV storage and mini storage, retaining the BU-1 uses; and

WHEREAS, the Board, after considering said application and the Planning and 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 with a BDP, limiting the use to RV storage and mini storage, retaining the BU-1 uses; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from RVP to BU-2 with a BDP, recorded on October 06, 2025, in OR Book 10448, Pages 302 – 305, limiting the use to RV storage and mini storage, retaining the BU-1 uses be approved. The Planning and 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 October 06, 2025.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida


Rob Feltner, Chairman
Brevard County Commission
As approved by the Board on October 2, 2025.

ATTEST:


RACHEL M. SADOFF, CLERK

(SEAL)

P&Z Board Hearing – July 14, 2025

Board of County Commissioners Hearing – August 07, 2025

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development 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.

RACHEL M. SADOFF
CLERK OF THE CIRCUIT COURT & COMPTROLLER
BREVARD COUNTY, FLORIDA



POST OFFICE BOX 2767
TITUSVILLE, FLORIDA 32781-2767
(321) 637-2006
WWW.BREVARDCLERK.US

Transaction #: 3957626
Receipt #: 63731541
Cashier Date: 10/06/2025 09:20:02 AM
Cashier Branch: Titusville - Six Story

Print Date:
10/06/2025 09:20:08 AM

CUSTOMER INFORMATION		TRANSACTION INFORMATION		PAYMENT SUMMARY	
MBV ENGINEERING INC 1835 20TH ST VERO BEACH, FL 32960	Date Received:	10/06/2025	Total Fees:	\$35.50	
	Source Code:	Titusville - Six Story	Total Payments	\$35.50	
	Return Code:	Mail (U.S. Postal Service)	Balance Due:	\$0.00	
	Trans Type:	Recording			

1 Payments

CHECK #5536	\$35.50
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1 Recorded Items

AGREEMENT	BK/PG: 10448/302 CFN: 2025200364 Date: 10/06/2025 09:20:01 AM
From: To:	
Recording @ 1st=\$10 Add'l=\$8.50 ea.	4 \$35.50

1 Miscellaneous Items

AGENT TRANSMITTAL

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Goodson, Tom		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Brevard County Board of County Commissioners	
MAILING ADDRESS 2575 North Courtenay Pkwy, Suite 200		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Merritt Island	COUNTY Brevard	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED October 2, 2025		NAME OF POLITICAL SUBDIVISION: Brevard County	
		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Tom Goodson, hereby disclose that on October 2, 20 25:

(a) A measure came or will come before my agency which (check one or more)

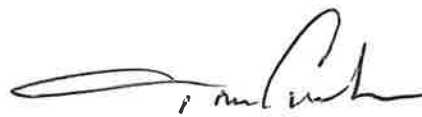
- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

On October 2, 2025, the Brevard County Board of County Commissioners, sitting in its capacity as the Zoning Board, was presented with a Binding Development Plan related to a change in the zoning classification for property owned by a limited liability company (TG Rentals of Brevard LLC) in which I am the manager.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

10/2/2025
Date Filed


Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.


STATE OF FLORIDA
COUNTY OF BREVARD

I Tom Goodson as manager _____, after being duly sworn, deposes and says:

The undersigned is the owner of the real property described as follows:
Brevard County Parcel ID 24-35-35-00-755, Tax ID 2409190.
The N 1/2 of SE 1/4 of SE 1/4 EX RD R/W/

There are no mortgages on the above described property

Dated this 11th day of August 2025.



Signature

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was sworn to before me this 11th day of August 2025, by
Tom Goodson, who is personally known to me or who has
produced _____ as identification, and who did take an oath.

Notary Public:



State of Florida at Large
My Commission Expires:

(SEAL)



KRISTINE IGNAZITO
Commission # HH 671222
Expires June 19, 2029

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 14, 2025**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were Henry Minneboo, Vice-Chair (D1); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Greg Nicklas (D3); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5) and Robert Wise (D2).

Staff members present were Trina Gilliam, Zoning Manager; Justin Caron, Assistant County Attorney; Billy Prasad, Planning and Development Director; Jane Hart, Natural Resources; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

H.4. TG Rentals of Brevard, LLC (Bruce Moia) requests a Small-Scale Comprehensive Plan Amendment (25S.10) to change the Future Land Use Map (FLUM) designation from RES 15 to CC. (25SS00005) (Tax Account 2409190) (District 1)

H.5. TG Rentals of Brevard, LLC (Bruce Moia) requests a zoning classification change from RVP to BU-2. (25Z00016) (Tax Account 2409190) (District 1)

Trina Gilliam read both item H.4. and H.5. into the record as they are companion applications but will need separate recommendations.

Mr. Moia stated this is a vacant piece of property. it's um vacant piece of property. Not a whole lot really, they want to do a storage facility, storage and RV. Very low intensity. They were considering annexing into Rockledge, but they've been hoping they could go ahead get this done in the county. It's low impact for the area. I think it's an appropriate place for it. So, to do that, we must get a land use change, and we must get a rezoning.

No Public Comment

Mr. Hopengarten asked why storage in this area.

Mr. Moia responded that's a question for Mr. Goodson.

Mr. Minneboo stated his opinion, knowing the area, it's fantastic. That's boat storage. On the way out there all you have is modular homes, RVs, a great location.

Mr. Moia stated he didn't think there were any other in the area and it would be a good place.

Mr. Hopengarten stated he hates storage. I look at it differently. If you make this commercial, under SP 102, you could put quite a few affordable homes on that lot. Like 300. And we have a housing crisis here and I'm on the affordable housing council and I would think it would be a better use than the applicant asking to do outdoor storage plus mini storage. So, you're going to have some mini storage on this. I'm against mini storage in certain areas because it doesn't bring any revenue to the county. There's no employment. No jobs provided on this. It's just a cash register for the owner. And I disagree with it. I don't want Brevard, and I've mentioned this many times when you were on the board, that why are we becoming the storage capital of America. And I compare this with Houston, which has six million people, but they've only got 300 storage facilities, and we have way over that. It just it doesn't make sense to me to keep putting storage on the land when we should be putting

housing on the land. That's why I object to this development. I don't think it's the right use. I would go along with the commercial CC designation, but if they were to change it to housing and not for storage.

Mr. Moia stated he would bring that up to the owner. But he thinks that he's got his heart set on storage. Still, if you develop the property, it's a low impact to the infrastructure with an increased tax revenue on the property because you're taxing it on the value of the property now and you have very little impact. So, to me it's a win.

Ms. Orriss stated it says in determining whether an established residential neighborhood exists blah blah.... Under number two it says the proposed use may be considered compatible within the surrounding area if the BU2 uses were limited to just the proposed RV storage in mini storage facility. So, it would just be always that. I don't know if it needs to have a BDP or not. So, I just looked at it differently. I mean just because it only fits.

Mr. Moia replied we did talk about that with staff. We would be willing to do that if that was a request from the board. It also goes with the BU1 as well. I think it's how they usually phrase it, you get all your uses that you're already entitled to, but we can limit it to the storage for the BU2 use. Absolutely.

Motion to recommend approval of Item H.4. with a BDP by Erika Orriss, seconded by Ruth Amato.
Motion passed 10 to 1.

Motion to recommend approval of Item H.5. with a BDP limiting the use to RV storage and mini storage, retaining the BU1 uses. Motion passed 10 to 1.

Meeting adjourned at 5:08 p.m.



August 8, 2025

MEMORANDUM

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

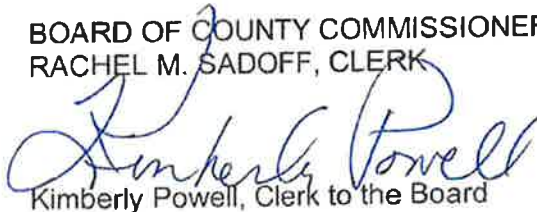
RE: Board Actions on Planning and Zoning Board Recommendations

The Board of County Commissioners, in regular session on August 7, 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

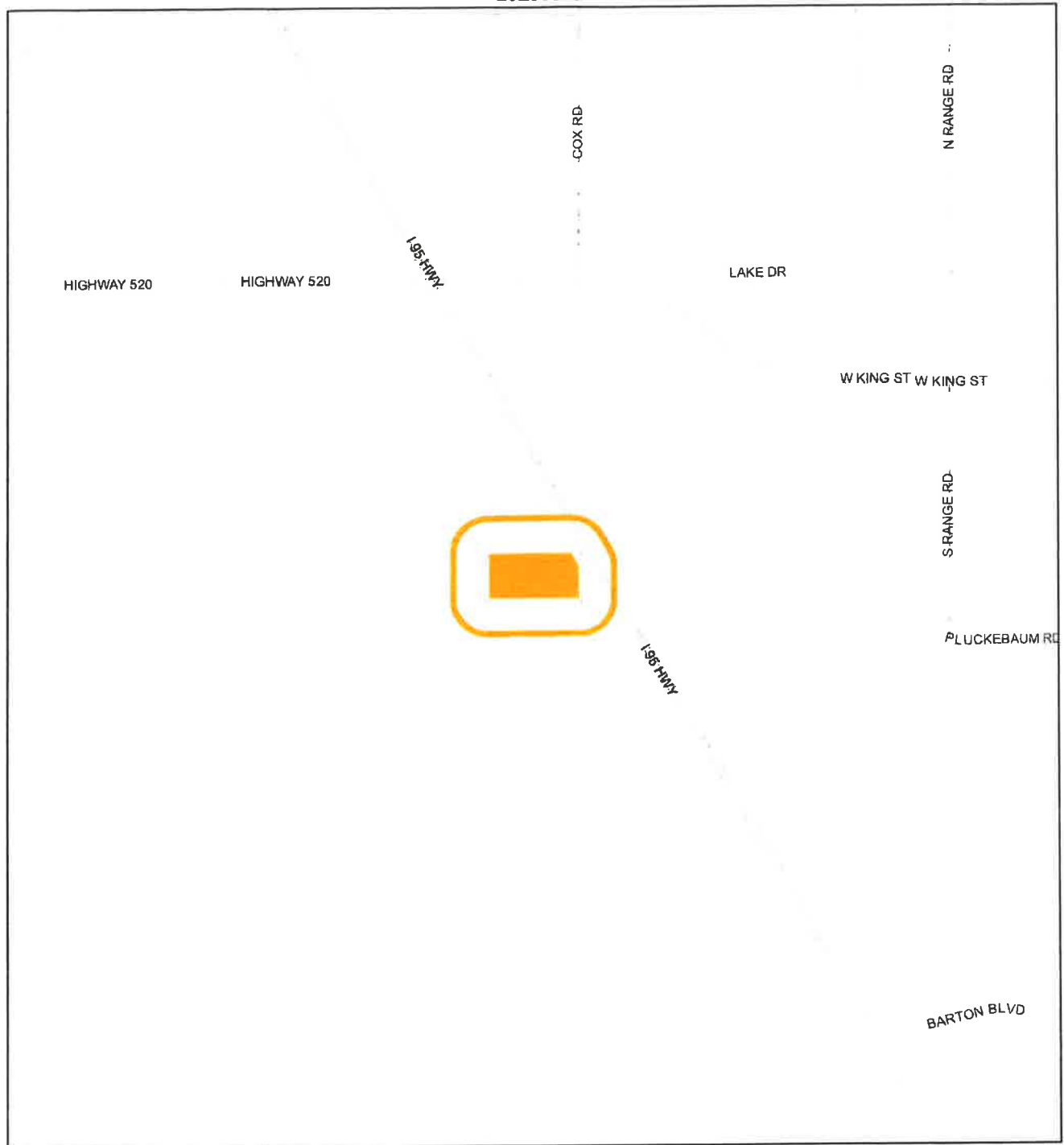
Encl. (1)

cc: Alice Randall, Zoning
County Attorney

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. **NDW Consultants LLC.** Delaney/Adkinson. Continued the request to change the zoning classification from AU to RR-1 to the September 4, 2025, Zoning meeting. (25Z00008)
- Item H.2. **Forbes Remodeling and Construction LLC.** Altman/Adkinson. Approved the request for a change of zoning classification from AU to RU-1-13. (25Z00009)
- Item H.3. **River Fly-in Condominiums, Inc.** Goodson/Altman. Approved the request for a change of zoning classification from IU and PUD with BDPs to all PUD and retention of BDPs, with the following conditions: commit to maintaining public access to the water and applicant to work with staff during site planning to prevent unlawful parking on Wall Street. (24PUD00001)
- Item H.4. **Emerald Plaza Development, Inc.** Goodson/Adkinson. Approved a Conditional Use Permit (CUP) for alcoholic beverages for on-premises consumption, accessory to a cigar bar in Units 1-5. (25Z00014)
- Item H.5. **TG Rentals of Brevard, LLC.** Delaney/Adkinson. Adopted Ordinance No. 25-13, setting forth the tenth Small Scale Comprehensive Plan Amendment (25S.10), to change the Future Land Use Map (FLUM) designation from RES 15 to CC. (25SS00005)
- Item H.6. **TG Rentals of Brevard, LLC.** Delaney/Adkinson. Approved the request for a change of zoning classification from RVP to BU-2, with a BDP restricting the use to all BU-1 uses and only BU-2 uses of outdoor storage and mini-warehouses. (25Z00016)

TG RENTALS OF BREVARD LLC
25Z00016



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

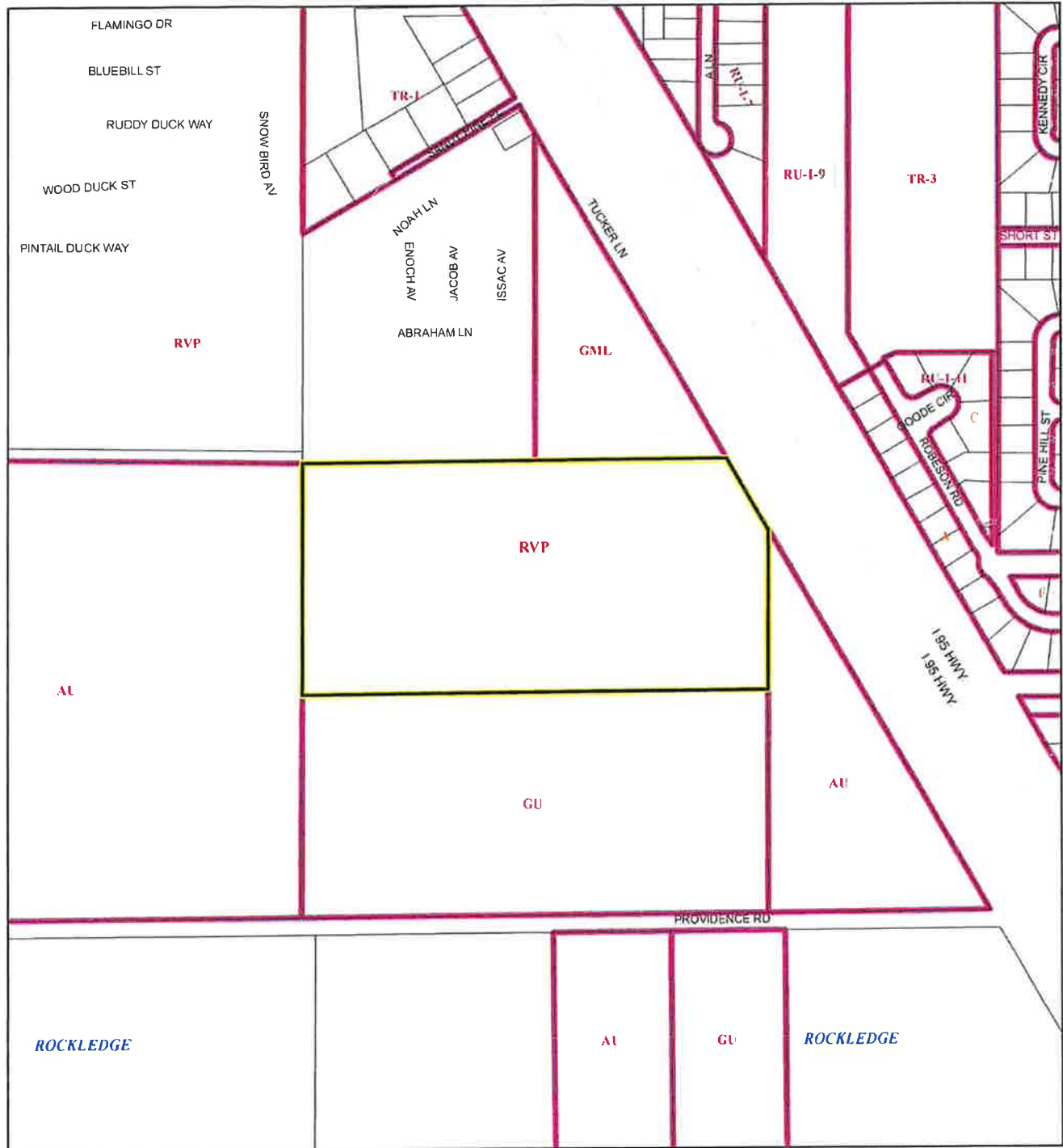
Buffer Distance: 500 feet

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.

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— Buffer
— Subject Property

TG RENTALS OF BREVARD LLC
25Z00016



1:4,800 or 1 inch = 400 feet

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- Subject Property
- Parcels
- Zoning

Board Meeting Date

10-2-25

Item Number: F.2. - Will bring form

Motion By: KA on

Second By: KD 10-14-25

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	Abstain
Commissioner Adkinson	3		
Commissioner Altman	5		
Chairman Feltner	4	✓	