



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 17, 2025

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. INTENTIONALLY OMITTED

C. PLEDGE OF ALLEGIANCE: Commissioner Rob Feltner, District 4

D. MINUTES FOR APPROVAL: 302702925, 4-14-2025

E. RESOLUTIONS, AWARDS AND PRESENTATIONS

F. CONSENT AGENDA (The entire Consent Agenda will be passed in one motion to include everything under Section F.)

F.1. Acceptance, RE: Binding Development Plan with Nicholas Duffy (24Z00071) (District 3)

F.2. Acceptance, RE: Binding Development Plan with Troy Holdings, LLC (25Z00001) (District 2)

F.3. Acceptance, RE: Binding Development Plan with Home Nation Cocoa, LLC. (25Z00005) (District 1)

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

H. PUBLIC HEARINGS

- H.1.** Casabella Development, LLC (Kim Rezanka) requests a zoning classification change from BU-1-A to RU-2-6. (24Z00064) (Tax Account 3018651) (District 4)
- H.2.** Aubri Lucille Williamson requests a change of zoning classification from RU-1-9 to RU-2-10. (24Z00052) (Tax Account 2743715) (District 5)
- H.3.** Quentin I. Bessent, Jr. requests a change of zoning classification from AU to RU-1-11. (25Z00006) (Tax Account 2113028) (District 1)
- H.4.** Thomas Daugherty requests a change of zoning classification from GU to RU-1-11. (25Z00007) (Tax Account 2301907) (District 1)
- H.5.** John A. and Christine S. Conley (Ken Ludwa and/or Savannah Farley) request a zoning classification change from BU-2 to RU-1-11. (25Z00010) (Tax Account 3019263) (District 2)
- H.6.** Steven Schulze, Jr. requests a zoning classification change from AU to RU-1-13. (25Z00011) (Tax Account 2800112) (District 5)
- H.7.** Eduardo Bertot and Brett Bertot request a zoning classification change from BU-1 and RU-2-10 to all RU-2-10. (25Z00012) (Tax Account 2301472) (District 1)
- H.8.** Emerald Plaza Development, Inc (Louis Riposta) requests a CUP (Conditional Use Permit) for Alcoholic Beverages for On-Premises Consumption accessory to a cigar bar in Units 1-5. (25Z00014) (Tax Account 2419246) (District 2)
- H.9.** CTX Equities, Inc. (Custom Built Contracting) requests a Small-Scale Comprehensive Plan Amendment (25S.09), to change the Future Lane Use designation from NC and CC to all CC. (25SS00003) (Tax Account 2409571) (District 1)
- H.10.** CTX Equities, Inc. requests a change of zoning classification from GU and BU-2 to all BU-2. (25Z00013) (Tax Account 2409571) (District 1)
- H.11.** Linde Inc. (Kim Rezanka) requests a Conditional Use Permit (CUP) for IU-1. (25Z00017) (Tax Account 2103214) (District 1)
- H.12.** Adoption of a Large-Scale Comprehensive Plan Amendment (24LS00001/24-04ACSC) regarding the Brevard Barrier Island Area (BBIA) as a new element to the Comprehensive Plan under the State Coordinated Review Process.
- H.13.** Adoption of the Evaluation and Appraisal Review (EAR) based amendments to the Comprehensive Plan (24LS00002/24-03ER) under the State Coordinated Review Process established by Section 163.3184, Florida Statutes.

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. Jim Liesenfelt, Interim County Manager
- L.2. Morris Richardson, County Attorney
- L.3. Katie Delaney, Commissioner District 1
- L.4. Tom Goodson, Commissioner District 2, Vice-Chair
- L.5. Kim Adkinson, Commissioner District 3
- L.6. Thad Altman, Commissioner District 5
- L.7. Rob Feltner, Commissioner District 4, Chairman

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.