



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

---

F.2.

9/7/2023

---

### Subject:

Acceptance, Re: Binding Development Plan with Cirrus Properties, LLC (District 4)

### 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 the Chair sign, the Binding Development Plan.

### 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 120 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 in order to finalize the zoning action.

On August 3, 2023, the Board of County Commissioners approved a change of zoning classification from GU (General Use) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial), with a BDP containing the following conditions.

- Developer/Owner shall provide a 15-foot vegetative buffer and a 6-foot opaque fence along the west boundary of the property. No other surface or above ground improvements shall be allowed within the buffer. Developer shall provide a 6-foot wall along the abutting residential property.
- The site shall be developed as a trades retail, wholesale and storage facility, and related ancillary services and facilities.
- Any and all buildings and/or structures shall be limited to 28 feet in height.
- Outdoor lighting shall not exceed the height of any existing exterior lighting. Exterior lighting fixtures shall utilize cut-off fixtures.
- Operation of the facility shall comply with Section 62-2271, Noise, of Brevard County Land Development Code. Work within the hours of 7 a.m. to 5 p.m. shall be performed indoors. No deliveries shall routinely occur outside the hours of 7 a.m. to 5 p.m.
- Developer/Owner shall provide a traffic study detailing any required roadway improvements. If an improvement is warranted, and is approved by the County, it shall be constructed accordingly.

The attached BDP includes these provisions.

**Clerk to the Board Instructions:**

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



September 12, 2023

**MEMORANDUM**

**TO:** Jennifer Jones, Zoning

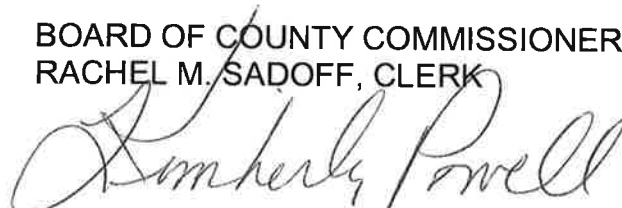
**RE:** Item F.2., Binding Development Plan with Cirrus Properties, LLC

The Board of County Commissioners, in regular session on September 7, 2023, executed a Binding Development Plan (BDP) with Cirrus Properties, LLC, all of Block 64, Plat of Plan of Town of Pineda, according to the plat thereof, as recorded in Plat Book 1, Page 41, of the Public Records of Brevard County, Florida, except for the right-of-way for U.S. Highway No. 1, as described in Deed Book 411, Page 197, of the Public Records of Brevard County, Florida; and Lots 5, 6, 7, 8, 9, and 10, Block 63, Plat of Plan of Town of Pineda, according to the Plat thereof, as recorded in Plat Book 1, Page 41, of the Public Records of Brevard County, Florida; and the Easterly one-half of that portion of Second Avenue vacated in Brevard County Resolution 2003-086 and recorded in Official Records Book 4869, Page 3434 of the Public Records of Brevard County, Florida; and Lots 11, 12, 13, 14, 15, and 16, Block 63, Plot of Plan of Town of Pineda, according to the Plat thereof, as recorded in Plat Book 1, Page 41, of the Public Records of Brevard County, Florida. Enclosed is two certified copies of the BDP.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

hbs

Encls. (2)

**Resolution 23Z00034**

On motion by Commissioner Feltner, seconded by Commissioner Goodson, the following resolution was adopted by a unanimous vote:

**WHEREAS, Cirrus Properties, LLC**, has requested a change of zoning classification from GU (General Use) and BU-1 (General Retail Commercial), to BU-2 (Retail, Warehousing, and Wholesale Commercial), on property described as Lots 3 & 5, Blocks 63 & 64, Pineda, as recorded in ORB 9544, Pages 1560 - 1561, of the Public Records of Brevard County, Florida; Lot 11, Block 63, Pineda, as recorded in ORB 9727, Pages 1600 - 1601, of the Public Records of Brevard County, Florida; Lot 12, Block 63, Pineda, as recorded in ORB 7788, Pages 2696 - 2697, of the Public Records of Brevard County, Florida; **Section 13, Township 26, Range 36**. (2.4 acres) Located on the southwest corner of U.S. Highway 1 and Aspinwall Ave., and the southwest corner of Aspinwall Ave. and 2<sup>nd</sup> St. (3115 & 3125 Aspinwall Ave.; and 6550 & 6580 2<sup>nd</sup> St., Rockledge); 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; and

**WHEREAS**, the Board, after considering said application and Brevard County 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 with a BDP as recommended; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested amendment to an existing BDP, be approved with a BDP, recorded on 09/12/23, in ORB 9885, Pages 287 - 293, containing the following conditions: Developer/Owner shall provide a 15-foot vegetative buffer and a 6-foot opaque fence along the west boundary of the property. No other surface or above ground improvements shall be allowed within the buffer. Developer shall provide a 6-foot wall along the abutting residential property; the site shall be developed as a trades retail, wholesale and storage facility, and related ancillary services and facilities; any and all buildings and/or structures shall be limited to 28 feet in height; outdoor lighting shall not exceed the height of any existing exterior lighting. Exterior lighting fixtures shall utilize cut-off fixtures; operation of the facility shall comply with Section 62-2271, Noise, of Brevard County Land Development Code. Work within the hours of 7 a.m. to 5 p.m. shall be performed indoors. No deliveries shall routinely occur outside the hours of 7 a.m. to 5 p.m.; Developer/Owner shall provide a traffic study detailing any required roadway improvements. If an improvement is warranted, and is approved by the County, it shall be constructed accordingly. 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 September 12, 2023.

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida

Rita Pritchett, Chair  
Brevard County Commission

As approved by the Board on September 7, 2023.

ATTEST:

RACHEL SADOFF, CLERK

(SEAL)

Planning and Zoning Board Hearing – July 17, 2023

Board of County Commissioners Hearing – August 3, 2023

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.**

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

### **BINDING DEVELOPMENT PLAN**

THIS AGREEMENT, entered into this \_\_\_\_ day of \_\_\_\_\_, 2023 between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and Cirrus Properties, 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 a building materials and supply, contractor trades retail, wholesale and 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 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.

3. Developer/Owner shall provide a 15 foot vegetative buffer and a 6' opaque fence along the west boundary of the Property. No other surface or above ground improvements shall be allowed within the buffer. Developer shall provide a 6' wall along the abutting residential property.
4. The site shall be developed as a trades retail, wholesale and storage facility and related ancillary services and facilities.
5. Any and all buildings and/or structures shall be limited to 28 feet in height.
6. Outdoor lighting shall not exceed the height of any existing exterior lighting. Exterior lighting fixtures shall utilize cut-off fixtures.
7. Operation of the facility shall comply with Sec. 62-2271, Noise, of Brevard County Land Development Code. Work within the hours of 7 a.m. to 5 p.m. shall be performed indoors. No deliveries shall routinely occur outside the hours of 7 a.m. to 5 p.m.
8. The Developer/Owner shall provide a traffic study detailing any required roadway improvements. If an improvement is warranted, and is approved by the County, it shall be constructed accordingly.
9. 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.
10. 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.
11. 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 08-03-2023. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.

12. 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.
13. 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 12 above.
14. 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.

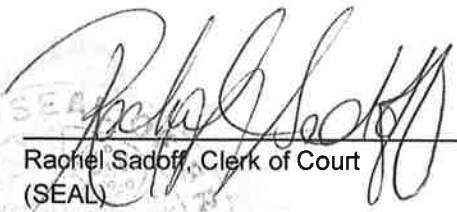
[The remainder of this page left intentionally blank]



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)


  
Rita Pritchett, Chair

As approved by the Board on SEP 07 2023


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

WITNESSES:

CIRRUS PROPERTIES, LLC  
as DEVELOPER/OWNER

  
Sisie Burns  
(Witness Name typed or printed)

  
1868 SE 85th. Street Road, Ocala, FL 34480

  
Stephanie LaVeigne  
(Witness Name typed or printed)

  
Darren A. Hearn as Manager

STATE OF Florida §

COUNTY OF Sumter §

The foregoing instrument was acknowledged before me, by means of X physical presence or  
\_\_\_\_\_ online notarization, this 8<sup>th</sup> day of August, 2023, by  
Darren A. Hearn, President of Cirrus Properties, who is  
personally known to me or who has produced \_\_\_\_\_ as identification.

My commission expires 10/9/26  
SEAL  
Commission No.: HH319626

  
Notary Public

(Name typed, printed or stamped)

Exhibit "A"



**SUSAN KIM BURNS**  
Notary Public  
State of Florida  
Comm# HH319626  
Expires 10/9/2026

#### LEGAL DESCRIPTION

All of Block 64, Plat of Plan of Town of Pineda, according to the Plat thereof, as recorded in Plat Book 1, Page 41, of the Public Records of Brevard County; Florida; except for the right-of-way for U.S. Highway No. 1, as described in Deed Book 411, Page 197, of the Public Records of Brevard County, Florida

and

Lots 5, 6, 7, 8, 9, and 10, Block 63, Plat of Plan of Town of Pineda, according to the Plat thereof, as recorded in Plat Book 1, Page 41, of the Public Records of Brevard County, Florida

and

The Easterly one half of that portion of Second Avenue vacated in Brevard County Resolution 2003-086 and recorded in Official Records Book 4869, Page 3434 of the Public Records of Brevard County, Florida.

and

Lots 11, 12, 13, 14, 15 and 16, Block 63, Plot of Plan of Town of Pineda, according lo the Plat thereof, as recorded in Plat Book 1, Page 41, of the Public Records of Brevard County, Florida

JOINDER IN BINDING DEVELOPMENT PLAN BY MORTGAGEE CORPORATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated 6/24/22 and 8/2/23, given by **Cirrus Properties, LLC**, as mortgagor, in favor of the undersigned, **Renasant Bank**, as mortgagee, recorded in Official Records Book 9544 / 9852, Page 1562 / 1887, of the Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of consenting to the change of property use and development requirements as set forth therein.

MORTGAGEE CORPORATION NAME AND ADDRESS

**Renasant Bank**

Mortgagee Corporation Name

**1409 E Silver Springs Blvd. Ocala FL 34470**

Street

City

State

Zip Code



**Anne BEGGS, SVP**

\*Authorized Agent Signature

Authorized Agent Printed Name and Title

\*Note: All others besides CEO or President require attachment of original corporate resolution of authorization to sign documents of this type.

AFFIX CORPORATE SEAL

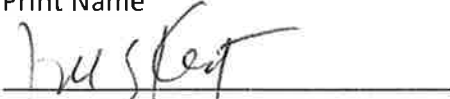
WITNESSES



Signature

**Christina Donald**

Print Name



Signature

**Will Kent**

Print Name

STATE OF FL

COUNTY OF marion

The foregoing instrument was acknowledged before me this 14 day of August, 20 23

by Anna Beglaryan, who is personally known to me or who has produced

DL as identification.



Notary Public Signature

Dawn Spade

Name Printed

SEAL



**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 #: 3482624  
Receipt #: 63292508  
Cashier Date: 09/12/2023 03:22:23 PM  
Cashier Branch: Titusville - Six Story

Print Date:  
09/12/2023 03:22:28 PM

**CUSTOMER INFORMATION**

MBV ENGINEERING INC  
1835 20TH ST  
VERO BEACH, FL 32960

**TRANSACTION INFORMATION**

Date Received: 09/12/2023  
Source Code: Titusville - Six Story  
Return Code: Mail (U.S. Postal Service)  
Trans Type: Recording

**PAYMENT SUMMARY**

Total Fees	\$61.00
Total Payments	\$61.00
Balance Due:	\$0.00

**1 Payments**

<b>CHECK #3785</b>	\$61.00
--------------------	---------

**1 Recorded Items**

**AGREEMENT**

BK/PG: 9885/287 CFN: 2023194817 Date: 09/12/2023 03:22:23 PM

From: To:

Recording @ 1st=\$10 Add'l=\$8.50 ea.

7

\$61.00

**1 Miscellaneous Items**

**AGENT TRANSMITTAL**



September 12, 2023

**MEMORANDUM**

**TO:** Recording

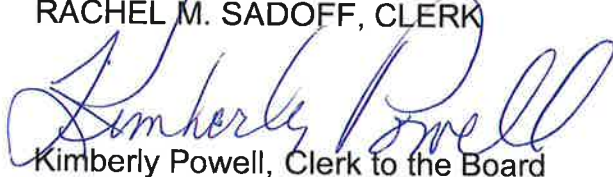
**RE:** Item F.2., Binding Development Plan with Cirrus Properties, LLC

The Board of County Commissioners, in regular session on September 7, 2023, approved and executed a Binding Development Plan with Cirrus Properties, LLC. Enclosed are original Binding Development Plan Agreement and Check No. 3785 for \$61.00.

**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

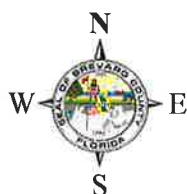
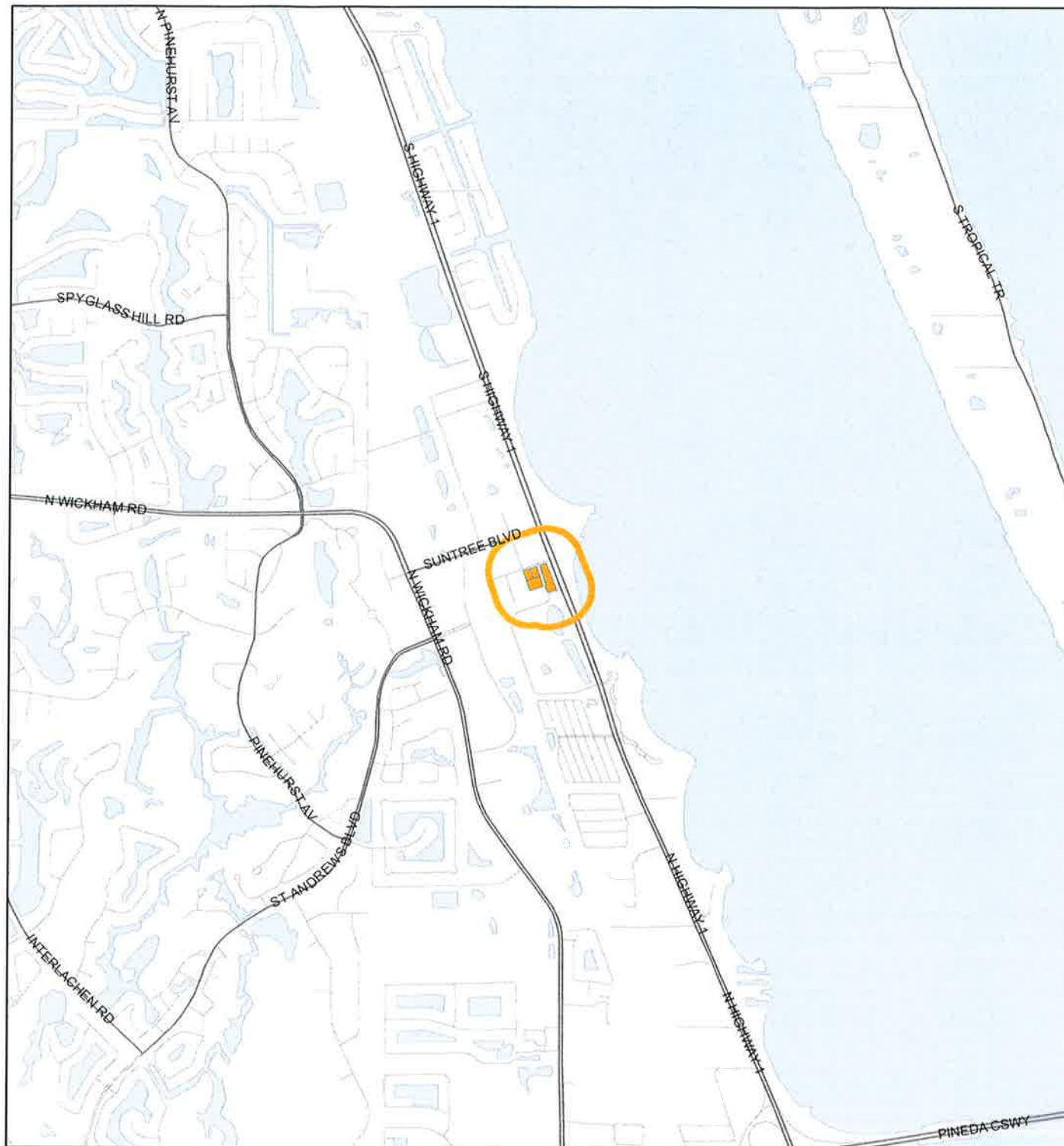
  
Kimberly Powell, Clerk to the Board

/hbs

Encls. (2)

# LOCATION MAP

Cirrus Properties LLC & Herndon, Donald & Julie  
23Z00034



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.

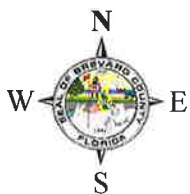
Produced by BoCC - GIS Date: 6/27/2023

Buffer  
Subject Property



# ZONING MAP

Cirrus Properties LLC & Herndon, Donald & Julie  
23Z00034



1:4,800 or 1 inch = 400 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.

Produced by BoCC - GIS Date: 6/27/2023

- Subject Property
- Parcels
- Zoning



4. **(23Z00040) Ian S. Lightholder and Teylor M. Lockey** request a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential). The property is 9.62 acres, located on the east side of Friday Rd., approx. 330 ft. south of Rector Rd. (2230 Friday Rd., Cocoa) (Tax Account 2405130) (District 1)

P&Z Recommendation: Sullivan/Bartcher – Approved. The vote was unanimous.

**BCC ACTION: Steele/Feltner – Approved with a BDP (Binding Development Plan) stipulating no overnight lodging for commercial purposes. The vote was unanimous, with Commissioner Tobia absent. The BDP will be scheduled as a Consent Item on a subsequent County Commission agenda, per Policy BCC-52. Resolution to be completed upon receipt of recorded BDP.**

5. **(23Z00033) Star Rush, LLC** (Hamilton Williams / Sean MacLaurin) requests a CUP (Conditional Use Permit) for Trailer and Truck Rental, in a PUD (Planned Unit Development) zoning classification. The property is 20.25 +/- acres, located on the southeast corner of Interstate 95 and Viera Blvd. (No assigned address. In the Viera area.) (Tax Account 3018275) (District 4)

P&Z Recommendation: Sullivan/Bartcher – Approved. The vote was unanimous.

**BCC ACTION: Feltner/Steele – Approved with the conditions that the trailer and truck rental parking shall be located on the western side of the property, and that the trailer and truck rental hours of operation be the same as the associated retail store. The vote was unanimous, with Commissioner Tobia absent.**

6. **(23SS00004) Cirrus Properties, LLC; and Donald C. and Julie M. Herndon** (Bruce Moia) requests a Small Scale Comprehensive Plan Amendment (23S.06 ), to change the Future Land Use designation from NC (Neighborhood Commercial) and CC (Community Commercial) to all CC. The property is 2.4 acres, located on the southwest corner of U.S. Highway 1 and Aspinwall Ave., and the southwest corner of Aspinwall Ave. and 2<sup>nd</sup> St. (3115 & 3125 Aspinwall Ave.; and 6550 & 6580 2<sup>nd</sup> St., Rockledge) (Tax Accounts 2602468, 2602464, 2602466, & 2602467) (District 4)

LPA Recommendation: Glover/Thomas – Approved. The vote was 7:1 with Sullivan voting nay.

**BCC ACTION: Feltner/Goodson – Approved, and adopted Ordinance 23-17. The vote was unanimous, with Commissioner Tobia absent.**

7. **(23Z00034) Cirrus Properties, LLC; and Donald C. and Julie M. Herndon** (Bruce Moia) request a change of zoning classification from GU (General Use) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is , located on the southwest corner of U.S. Highway 1 and Aspinwall Ave., and the southwest corner of Aspinwall Ave. and 2<sup>nd</sup> St. (3115 & 3125 Aspinwall Ave.; and 6550 & 6580 2<sup>nd</sup> St., Rockledge) (Tax Accounts 2602468, 2602464, 2602466, & 2602467) (District 4)

P&Z Recommendation: Glover/Thomas – Approved. The vote was 7:1 with Sullivan voting nay.

**BCC ACTION: Feltner/Steele – Approved with a BDP (Binding Development Plan), with the following stipulations: 1.) A 15-foot vegetative buffer and a 6-foot opaque fence along the west boundary of the property; no other surface or above-ground**

improvements shall be allowed within the buffer; developer shall provide a 6-foot wall along the abutting residential property. 2.) The site shall be developed as a trades retail, wholesale and storage facility, and related ancillary services and facilities; 3.) Any and all buildings and/or structures shall be limited to 28 feet in height; 4.) Outdoor lighting shall not exceed the height of any existing exterior lighting; exterior lighting fixtures shall utilize cut-off fixtures; 5.) Operation of the facility shall comply with Section 62-2271, Noise; work within the hours of 7 a.m. to 5:00 p.m. shall be performed indoors; no deliveries shall routinely occur outside the hours of 7:00 a.m. to 5:00 p.m.; 6.) The developer shall provide a traffic study detailing any required roadway improvements; if an improvement is warranted, and approved by the County, it shall be constructed accordingly. The vote was unanimous, with Commissioner Tobia absent. The BDP will be scheduled as a Consent Item on a subsequent County Commission agenda, per Policy BCC-52. Resolution to be completed upon receipt of recorded BDP.

8. **(23SS00017) Donald C. and Julie M. Herndon** (Bruce Moia) request a Small Scale Comprehensive Plan Amendment (23S.17) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.23 acres, located on the south side of Aspinwall Ave., approx. 445 ft. west of S. U.S. Highway 1. (3145 Aspinwall Ave., Rockledge) (Tax Account 2616074) (District 4)

*LPA Recommendation: Hopengarten/Sullivan – Denied. The vote resulted in a 4:4 vote, with Debbie Thomas, Henry Minneboo, Ben Glover, and Mark Wadsworth voting nay.*

*Glover/Thomas – Approved. The vote resulted in a 4:4 vote, with Ron Bartcher, Robert Brothers, John Hopengarten, and Robert Sullivan voting nay.*

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT. LETTER RECEIVED 07/26/23.

9. **(23Z00057) Donald C. and Julie M. Herndon** (Bruce Moia) request a change of zoning classification from GU (General Use) to BU-1 (General Retail Commercial). The property is 0.23 acres, located on the south side of Aspinwall Ave., approx. 445 ft. west of S. U.S. Highway 1. (3145 Aspinwall Ave., Rockledge) (Tax Account 2616074) (District 4)

*P&Z Recommendation: Glover/Thomas – Approved as BU-1-A, as amended by the applicant at the meeting. The vote was 5:3, with Bartcher, Sullivan, and Hopengarten voting nay.*

THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT. LETTER RECEIVED 08/01/23.

10. **(23Z00022) Sean and Danielle Gleason** (Kim Rezanka) request a change of zoning classification from AU (Agricultural Residential) to RU-1-13 (Single-Family Residential), on 9.47 acres, and a BDP (Binding Development Plan) limited to 22 units on the entire 22.21 acres. The property is 22.21 acres total, located on the north side of E. Crisafulli Rd., approx. 285 ft. west of Broad Acres St. (1550 E. Crisafulli Rd., Merritt Island) (Tax Account 2316598) (District 2) THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. LETTER RECEIVED 07/12/23.