



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, August 6, 2020

If you wish to speak to any item on the agenda, please fill out a speaker card. Persons addressing the Board shall have three minutes to complete his/her comments on each public hearing agenda item for which he/she has filled out a card.

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. It is the responsibility of the Chair to determine the time limit on comments under Public Comment and other agenda items that are not Quasi-Judicial Public Hearings. 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 - District 3

G. PUBLIC COMMENTS

H. PUBLIC HEARINGS

H.1. Theodore Goodenow (Chad Genoni) requests a Small Scale Comprehensive Plan Amendment from Planned Industrial to Residential 2. (20PZ00024) (Tax Account 2105262 - part of) (District 1)

H.2. Theodore Goodenow (Chad Genoni) requests a change of zoning classification from AU to RU-1-9. (19PZ00158) (Tax Account 2105262) (District 1)

H.3. Richard R. Jr., and Gina M. Wrubel, Trust, request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC to CC. (20PZ00051) (Tax Account 2000354) (District 1)

H.4. Richard R. Jr., and Gina M. Wrubel, Trust, request a change of zoning classification from AU to BU-1. (20Z00003) (Tax Account 2000354) (District 1)

- H.5. McD Family Trust, LLC, requests an amendment to an existing BDP in a BU-2 zoning classification. (20Z00004) (Tax Account 2323791) (District 1)
- H.6. Canaveral Landing, LLC, requests a change of zoning classification from TR-1 to TRC-1 with a CUP for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. (20Z00006) (Tax Account 2314846) (District 1)
- H.7. 3101 Gannett Plaza, LLC (Kevin Saltman) requests a CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center, in the BU-1 and BU-2 Zoning Classifications. (20Z00007) (Tax Accounts 2602422 & 2602423) (District 4)
- H.8. Daren T. Dempsey Revocable Trust requests a change of zoning classification from RR-1 to AU. (20Z00005) (Tax Account 2316704) (District 2)
- H.9. Marker 24 Marina, LLC (Peter Black) requests a CUP for Commercial/Recreational and Commercial/Industrial Marina in the RU-1-11 and BU-2 zoning classifications. The property is 7.08 acres, located on both sides of S. Banana River Dr., approximately 160 feet north of West Virginia Ave. (20Z00009) (Tax Account 3018251) (District 2)

K. PUBLIC COMMENTS

L. BOARD REPORTS

- L.1. Frank Abbate, County Manager
- L.2. Eden Bentley, County Attorney
- L.3. Rita Pritchett, Commissioner District 1, Vice Chair
- L.4. Bryan Lober, Commissioner District 2, Chair
- L.5. John Tobia, Commissioner District 3
- L.6. Curt Smith, Commissioner District 4
- L.7. Kristine Isnardi, Commissioner District 5

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 Resolution 2014-219 Section VIII (8.1) the agenda shall provide a section for public comment limited to thirty (30) 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 thirty (30) minute segment of public comment, speakers will be heard in the order in which they turned in a speaker card asking to be heard. Any speaker not heard during the first thirty (30) minute segment will be heard during a second public comment segment held at the conclusion of business specified on the regular Commission agenda. 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.

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BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS ON 2020-08-06 5:00
PM - ZONING
2725 Judge Fran Jamieson Way
Viera, FL, 32940
Regular Agenda
Thursday, August 6, 2020

IF YOU WISH TO SPEAK TO ANY ITEM ON THE AGENDA, PLEASE FILL OUT A SPEAKER CARD. PERSONS ADDRESSING THE BOARD SHALL HAVE FIVE MINUTES TO COMPLETE HIS/HER COMMENTS ON EACH PUBLIC HEARING AGENDA ITEM FOR WHICH HE/SHE HAS FILLED OUT A CARD.

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. IT IS THE RESPONSIBILITY OF THE CHAIR TO DETERMINE THE TIME LIMIT ON COMMENTS UNDER PUBLIC COMMENT AND OTHER AGENDA ITEMS THAT ARE NOT PUBLIC HEARINGS.

- A. CALL TO ORDER 5:00 PM
- B. MOMENT OF SILENCE
- C. PLEDGE OF ALLEGIANCE - District 3
- G. PUBLIC COMMENTS
- H. PUBLIC HEARINGS

H.1. 1867 Theodore Goodenow (Chad Genoni) requests a Small Scale Comprehensive Plan Amendment from Planned Industrial to Residential 2. (20PZ00024) (Tax Account 2105262 - part of) (District 1)

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from PI (Planned Industrial) to RES 2 (Residential 2).

Legislation Text

Administrative Policies of the Future Land Use Element.pdf

Staff Comments

GIS Maps

School Concurrency

Ordinance

FYI Submitted 06-15-20

LPA Minutes 06-15-20

Public Comment

H.2. 1858 Theodore Goodenow (Chad Genoni) requests a change of zoning classification from AU to RU-1-9. (19PZ00158) (Tax Account 2105262) (District 1)

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-1-9 (Single-Family Residential).

Legislation Text

Administrative Policies of the Future Land Use Element.pdf

Staff Comments

GIS Maps

School Concurrency

1st Draft BDP

2nd Draft BDP

3rd Draft BDP 07-06-20

Master Plan - Brooks Landing - 07-06-20

P&Z Minutes 06-15-20

P&Z Minutes 07-06-20

4th Draft BDPAddendum to Staff CommentsD1 Disclosure

- H.3. 1859 Richard R. Jr., and Gina M. Wrubel, Trust, request a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC to CC. (20PZ00051) (Tax Account 2000354) (District 1)

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial).

Legislation TextAdministrative Policies of the Future Land Use Element.pdfStaff CommentsGIS MapsLPA/P&Z Minutes

- H.4. 1860 Richard R. Jr., and Gina M. Wrubel, Trust, request a change of zoning classification from AU to BU-1. (20Z00003) (Tax Account 2000354) (District 1)

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to BU-1 (General Retail Commercial).

Legislation TextAdministrative Policies of the Future Land Use Element.pdfStaff CommentsGIS MapsP&Z/LPA Minutes

- H.5. 1861 McD Family Trust, LLC, requests an amendment to an existing BDP in a BU-2 zoning classification. (20Z00004) (Tax Account 2323791) (District 1)

It is requested that the Board of County Commissioners conduct a public

hearing to consider an amendment to an existing BDP (Binding Development Plan) in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification.

[Legislation Text](#)

[Administrative Policies of the Future Land Use Element.pdf](#)

[Staff Comments](#)

[GIS Maps](#)

[Existing BDP](#)

[Proposed BDP](#)

[Concept Plan](#)

[P&Z Minutes](#)

- H.6. 1862 Canaveral Landing, LLC, requests a change of zoning classification from TR-1 to TRC-1 with a CUP for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. (20Z00006) (Tax Account 2314846) (District 1)

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from TR-1 (Single-Family Mobile Home) to TRC-1 (Single-Family Mobile Home Cooperative) with a CUP (Conditional Use Permit) for the Cluster Development of Mobile Homes and a BDP (Binding Development Plan) limiting residential development to 100 units.

[Legislation Text](#)

[Administrative Policies of the Future Land Use Element.pdf](#)

[Staff Comments](#)

[GIS Maps](#)

[Proposed BDP](#)

[Survey](#)

[Concept Plan](#)

[Submitted by Applicant 07-06-20](#)

Revised Concept Plan 07-08-20P&Z MinutesPublic CommentD1 DisclosuresD4 DisclosureAddendum to Staff Comments

- H.7. 1863 3101 Gannett Plaza, LLC (Kevin Saltman) requests a CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center, in the BU-1 and BU-2 Zoning Classifications. (20Z00007) (Tax Accounts 2602422 & 2602423) (District 4)

It is requested that the Board of County Commissioners conduct a public hearing to consider a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center, in the BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) Zoning Classifications.

Legislation TextAdministrative Policies of the Future Land Use Element.pdfStaff CommentsGIS MapsSurveyFloor PlanP&Z Minutes

- H.8. 1864 Daren T. Dempsey Revocable Trust requests a change of zoning classification from RR-1 to AU. (20Z00005) (Tax Account 2316704) (District 2)

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential).

Legislation Text

[Administrative Policies of the Future Land Use Element.pdf](#)

[Staff Comments](#)

[GIS Maps](#)

[NMI Minutes](#)

H.9. 1865 Marker 24 Marina, LLC (Peter Black) requests a CUP for Commercial/Recreational and Commercial/Industrial Marina in the RU-1-11 and BU-2 zoning classifications. The property is 7.08 acres, located on both sides of S. Banana River Dr., approximately 160 feet north of West Virginia Ave. (20Z00009) (Tax Account 3018251) (District 2)

It is requested that the Board of County Commissioners conduct a public hearing to consider a CUP (Conditional Use Permit) for Commercial/Recreational and Commercial/Industrial Marina in the RU-1-11 (Single-Family Residential) and BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classifications.

[Legislation Text](#)

[Administrative Policies of the Future Land Use Element.pdf](#)

[Staff Comments](#)

[GIS Maps](#)

[CUP Exhibit - West Side](#)

[CUP Exhibit - East Side](#)

[Previous CUP Resolution](#)

[Public Comment](#)

[P&Z Minutes](#)

K. PUBLIC COMMENTS

L. BOARD REPORTS

L.1. Frank Abbate, County Manager

L.2. Eden Bentley, County Attorney

L.3. Rita Pritchett, Commissioner District 1, Vice Chair

L.4. Bryan Lober, Commissioner District 2, Chair**L.5. John Tobia, Commissioner District 3****L.6. Curt Smith, Commissioner District 4****L.7. Kristine Isnardi, Commissioner District 5**

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