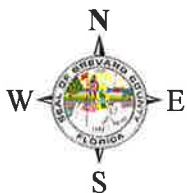
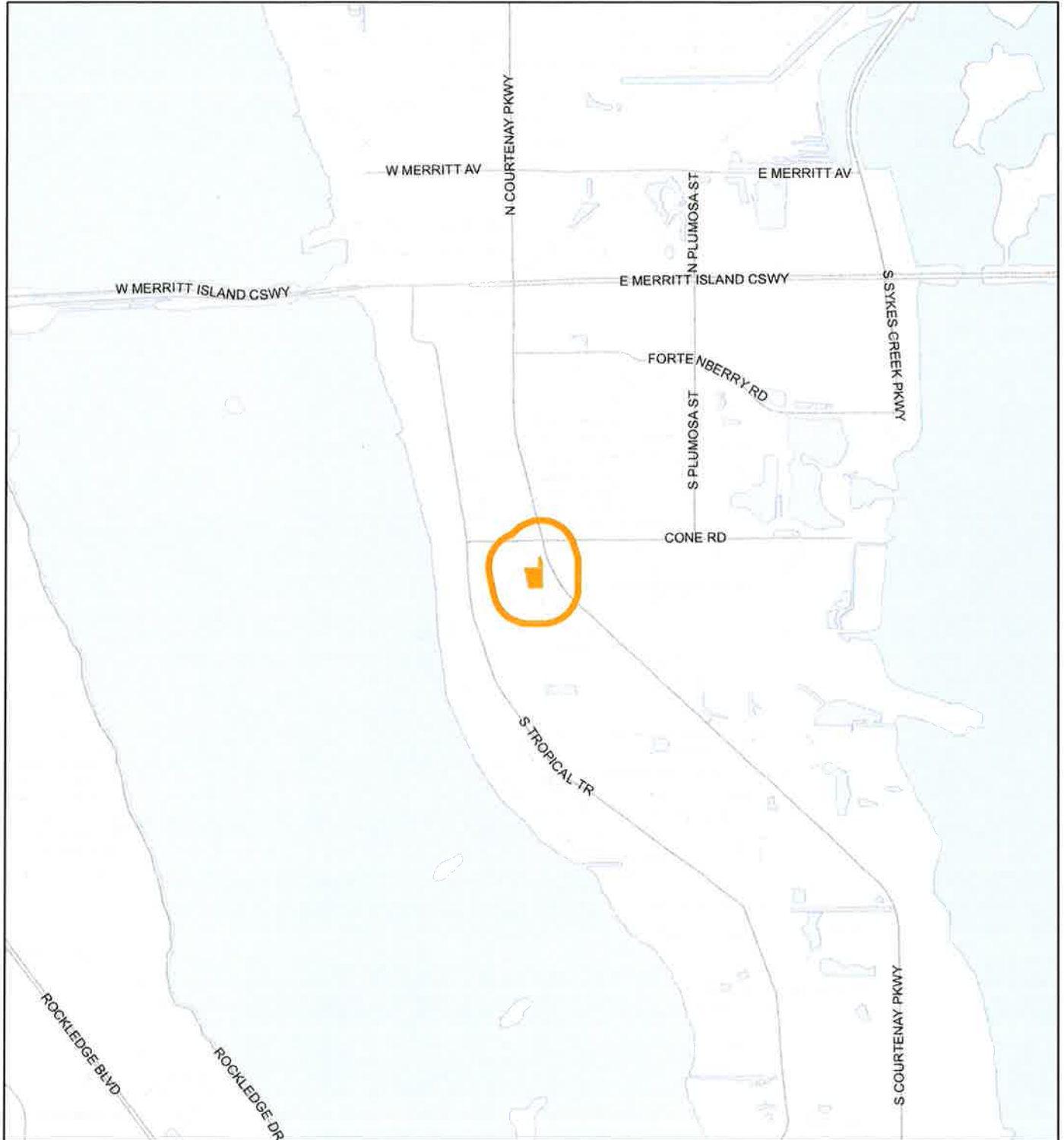


LOCATION MAP

TROY HOLDINGS LLC

25Z00001





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.

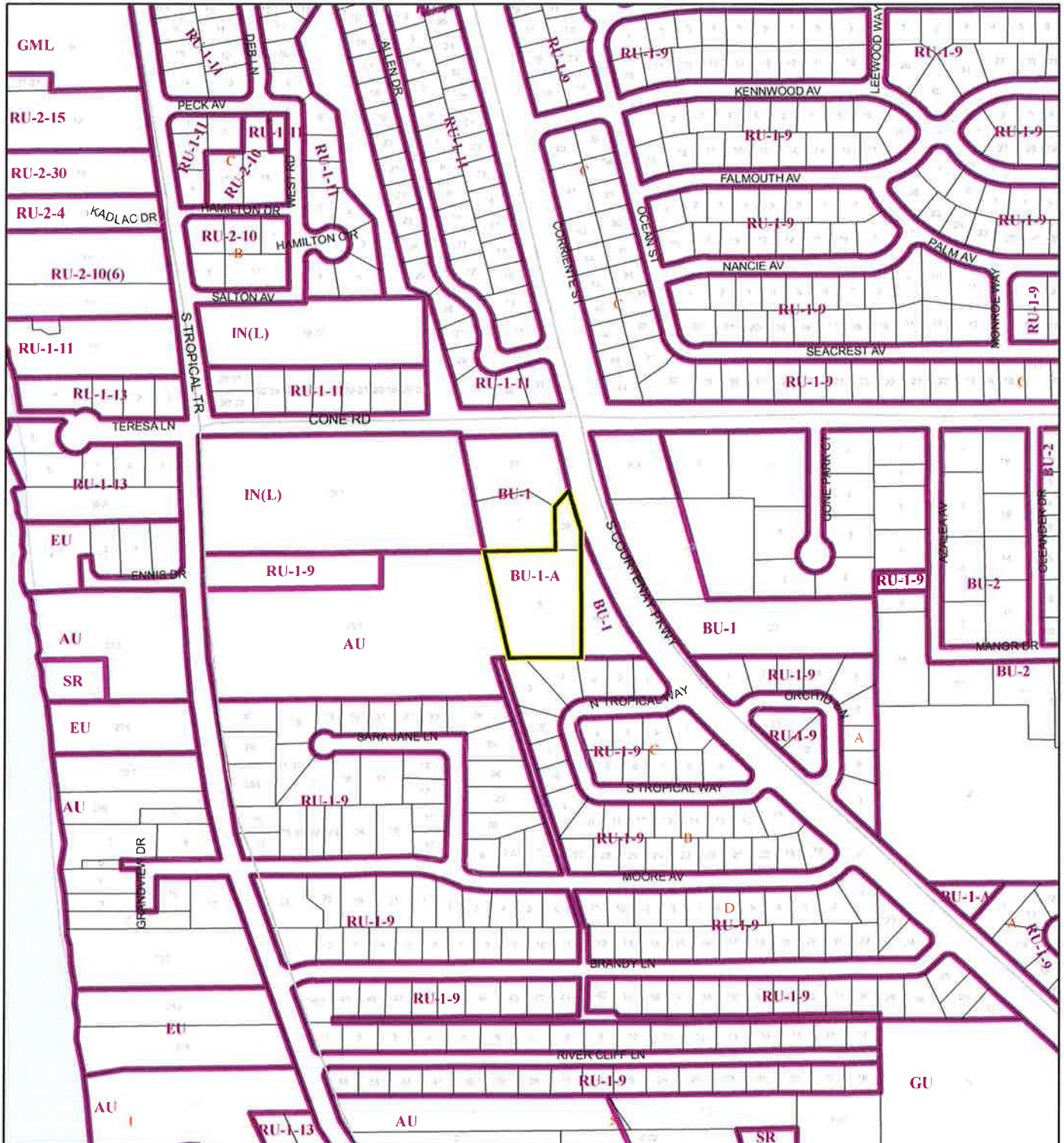
Produced by BoCC - GIS Date: 1/7/2025

-  Buffer
-  Subject Property

ZONING MAP

TROY HOLDINGS LLC

25Z00001



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: 1/7/2025

- Subject Property
- Parcels
- Zoning

P&Z – April 14, 2025

BOCC-Zoning – May 01, 2025

(25Z00001) Troy Holdings LLC requests a change in zoning classification from BU-1-A to BU-2, with removal of the BDP and a new BDP applied. The property is 1.86 acres, located on the west side of S. Courtenay Park., approximately 256 feet south of Cone Road. (No assigned address. Merritt Island) (Tax Account 2521094 and 2501390) (District 2)

P&Z Recommendation: Minneboo/Luse – Approved with a vote of 8-2.

BCC ACTION: Goodson/Adkinson – Approved the request for a zoning classification change from BU-1-A to BU-2, with removal of a BDP and a new BDP applied. The vote was unanimous.



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

May 2, 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 May 1, 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. Casabella Development, LLC. Goodson/Delaney. Continued the request for zoning classification change from BU-1-A to RU-2-6 to July 17, 2025, Zoning Meeting. (24Z00064)
- Item H.2. Wayne & Laura Bresette. Delaney/Altman. Approved the request for a zoning classification change from BU-1 to BU-2. with a Binding Development Plan (BDP), limiting usage to Mobile Home Sales and allowing for BU-1 uses. (25Z00005)
- Item H.3. Troy Holdings, LLC. Goodson/Adkinson. Approved the request for a zoning classification change from BU-1-A to BU-2, with removal of the BDP and a new BDP applied. (25Z00001)
- Item H.4. Ryan and Sarah Lawhon. Delaney/Altman. Adopted Ordinance No. 25-05, setting forth the seventh Small Scale Comprehensive Plan Amendment (25S.01), to change the Future Land Use Map (FLUM) designation from RES 1:2.5 to RES 1. (25SS00001)
- Item H.5. Ryan and Sarah Lawhon. Delaney/Altman. Approved the request for a zoning classification change from GU and SR with a BDP to RR-1 with removal of the BDP. (25Z00002)
- Item H.6. Bhawani 2023 LLC. Goodson/Feltner. Approved the request for a Conditional Use Permit (CUP) for Alcoholic Beverages for On-Premises Consumption (4COP) in conjunction with a 3,719 square foot bar with a restaurant and outdoor patio. (25Z00004)

NO OPEN MORTGAGE AFFIDAVIT

We, Troy Holdings, LLC, state that there are no open mortgages on the below described:

Property:

OFFICIAL RECORDS BOOK 4098, PAGE 0601: A PARCEL OF LAND IN LYING IN SECTION 2, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2334, PAGE 2381, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT OF INTERSECTION OF THE CENTERLINE OF SOUTH TROPICAL TRAIL (60 FOOT RIGHT OF WAY) AND A POINT 470.34 FEET SOUTH BY RIGHT ANGLE MEASUREMENT OF THE NORTH LINE OF SECTION 2; THENCE N 94 DEGREES 20'59" W, ALONG THE CENTERLINE, A DISTANCE OF 100.28 FEET, THENCE N 89 DEGREES 33'15" E, A DISTANCE OF 831.92 FEET TO A POINT ON THE CENTERLINE OF A 25 FOOT WIDE DRAINAGE EASEMENT AND THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEGREES 33'15" E, A DISTANCE OF 211.23 FEET, THENCE N 00 DEGREES 26'45" W, A DISTANCE OF 106.83 FEET, THENCE N 73 DEGREES 06'03" E, A DISTANCE OF 52.07 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH COURTENAY PARKWAY (A.K.A. STATE ROAD NO. 3, A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1578.00 FEET, SAID RADIUS BEARS S 72 DEGREES 05' 13" W, THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 00'47", A DISTANCE OF 83.00 FEET, THENCE S01 DEGREES 53'57" W, A DISTANCE OF 350.98 FEET TO THE NORTH LINE OF TROPICAL GARDENS, AS RECORDED IN PLAT BOOK 16, PAGE 138, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE S 89 DEGREES 33'15" W ALONG SAID NORTH LINE, A DISTANCE OF 195.23 FEET TO A POINT ON THE CENTERLINE OF SAID 25 FOOT DRAINAGE EASEMENT, THENCE N 13 DEGREES 18'46" W, ALONG SAID CENTERLINE, A DISTANCE OF 70.56 FEET, THENCE N 17 DEGREES 40'57" W, ALONG SAID CENTERLINE, A DISTANCE OF 55.26 FEET, THENCE N 13 DEGREES 44'12" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.09 FEET, THENCE N 17 DEGREES 23'01" W, ALONG SAID CENTERLINE, A DISTANCE OF 49.30 FEET, THENCE N 13 DEGREES 06'01" W, ALONG SAID CENTERLINE A DISTANCE OF 49.87 FEET, THENCE N 13 DEGREES 14'24" W, ALONG SAID CENTERLINE, A DISTANCE OF 43.49 FEET TO THE POINT OF BEGINNING, SUBJECT TO A DRAINAGE EASEMENT OVER THE WEST 12.5 FEET.

STATE OF FLORIDA

COUNTY OF BREVARD

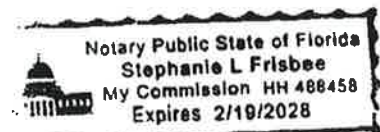
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or _____ online notarization, this 5 day of June, 2025, by Jessica Williams, who is personally known to me or who has produced Florida Driver's License as identification.

My commission expires 2/19/2028

Public SEAL.

Commission No.: HH 488458

Notary



(Name typed, printed or stamped)