

May 5th, 2022

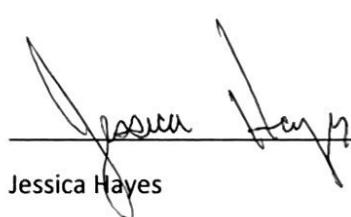
To Whom It May Concern:

We, Carter and Jessica Hayes, own the property located at 4645 N Courtenay Pkwy in Merritt Island. There is no mortgage on this property.

Signed,



Carter Hayes



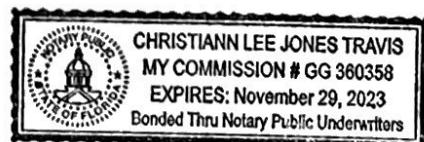
Jessica Hayes

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me, by means of physical presence this 6th day of May, 2022 by Carter Hayes and Jessica Hayes who are personally known to me.



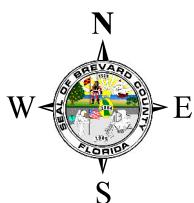
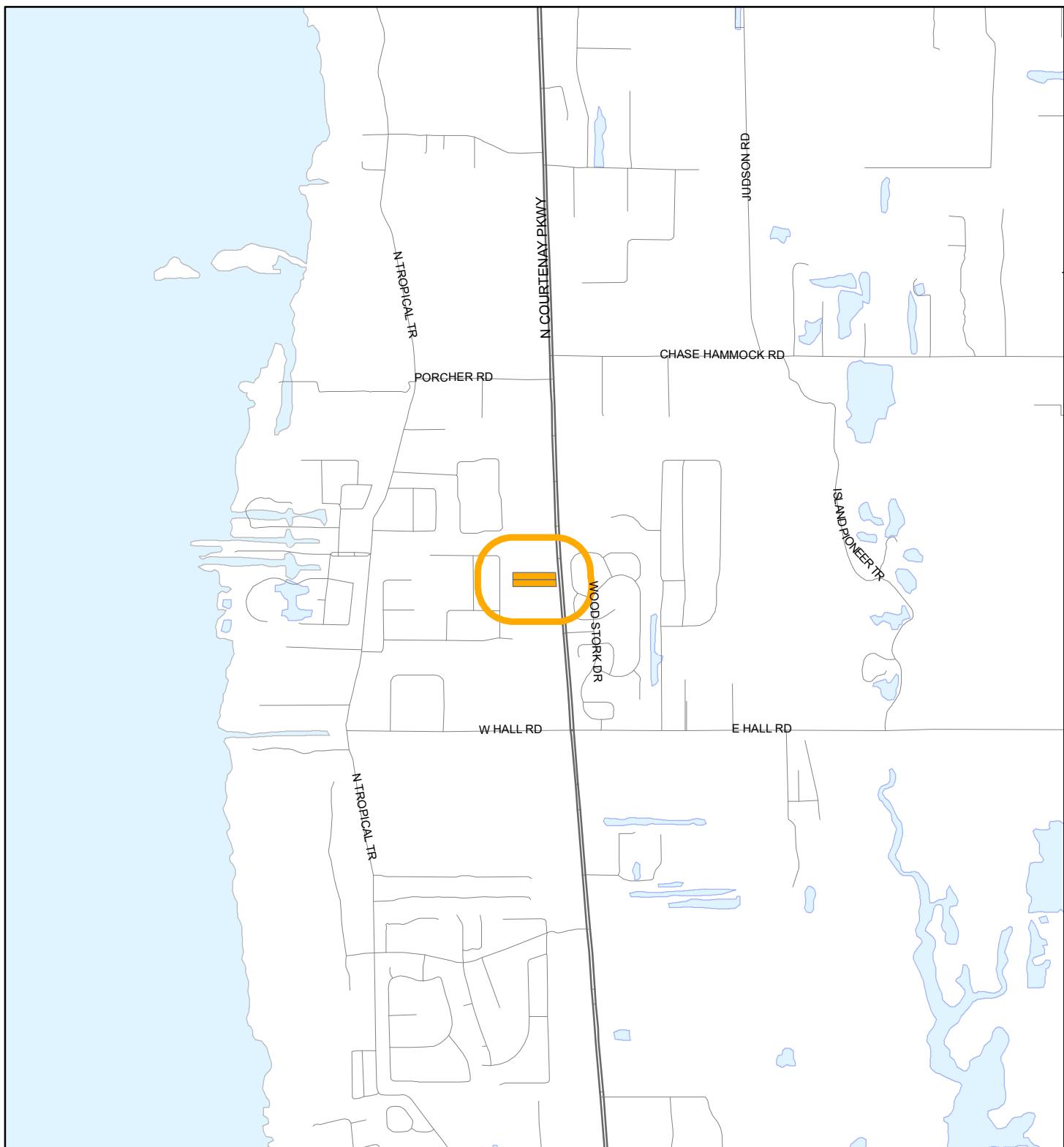
Christiann Lee Jones Travis
Notary Public, State of Florida
My Commission Expires:



LOCATION MAP

HAYES, CARTER AND JESSICA

21Z00042



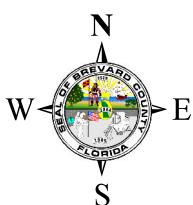
1:24,000 or 1 inch = 2,000 feet

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.

 Buffer
 Subject Property

ZONING MAP
HAYES, CARTER AND JESSICA
21Z00042



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 herein.

Produced by BoCC - GIS Date: 11/8/2021

5. **(21PZ00032) BRUCE FERNANDEZ** requests a Small Scale Comprehensive Plan Amendment (21S.06) to change the Future Land Use designation from RES 1:2.5 to RES 1. The property is 3.48 acres, located on the east side of Springfield Ave., approx. 0.42 mile south of Aurantia Rd. (4705 Springfield Ave., Mims) (Tax Account 2005100) (District 1)

LPA Recommendation: Glover/Filiberto - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved, and adopted Ordinance No. 22-02. The vote was unanimous.

6. **(21Z00019) BRUCE FERNANDEZ** requests a change of zoning classification from RRMH-2.5 (Rural Residential Mobile Home) to RRMH-1 (Rural Residential Mobile Home). The property is 3.48 acres, located on the east side of Springfield Ave., approx. 0.42 mile south of Aurantia Rd. (4705 Springfield Ave., Mims) (Tax Account 2005100) (District 1)

P&Z Recommendation: Glover/Capote - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous.

7. **(21Z00040) COBB 192, LLC** (Bruce Moia & Adam Broadway) requests a change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to all BU-2. The property is 2.11 acres, located on the north side of W. New Haven Ave., approx. 0.28 mile west of Katherine Blvd. (No assigned address. In the Melbourne area.) (Tax Account 2800098) (District 5)

P&Z/LPA Recommendation: Filiberto/Capote - Approved. The vote was unanimous.

BCC ACTION: Zonka/Lober - Approved. The vote was unanimous.

8. **(21Z00036) DAVID C. & CYNTHIA R. RAMAGE, CO-TRUSTEES** request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 4.25 acres, located on the east side of Turpentine Rd., approx. 312 ft. north of Lion Ln. (2121 Turpentine Rd., Mims) (Tax Accounts 2101027 & 3020477) (District 1)

P&Z Recommendation: Alward/Capote - Approved. The vote was unanimous.

BCC Action: Pritchett/Lober - Approved. The vote was unanimous.

9. **(21Z00045) HOWARD L. GASMAN** requests a change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 1.72 acres, located on the north side of Cangro St., approx. 617 ft. west of Osprey Ave. (5640 Cangro St., Cocoa) (Tax Account 2402174) (District 1)

P&Z Recommendation: Capote/Glover - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous.

10. **(21Z00042) CARTER & JESSICA HAYES** request a change of zoning classification from AU (Agricultural Residential) to RU-2-4 (Low Density Multi-Family Residential). The property is 2.79 acres, located on the west side of N. Courtenay Pkwy., approx. 0.38 mile north of Hall Rd. (4645 N. Courtenay Pkwy., Merritt Island) (Tax Accounts 2318403 & 2318404) (District 2)

NMI Recommendation: Ratterman/Carboneau - approved as SR (Suburban Residential), with a BDP (Binding Development Plan) limited to two units per acre. The vote was unanimous

P&Z Recommendation: Glover/Capote - approved, with a BDP limiting density to three units per acre. The vote was 7:2, with Alward and Hopengarten voting nay.

BCC ACTION: Lober/Pritchett - Approved with a BDP containing the following conditions: short-term rentals shall be prohibited; development shall be limited to two duplexes; mandatory sewer connection to each structure on the property; 160-foot natural buffer on the westernmost portion of the property, including the wetlands; and removal of Brazilian pepper trees in the buffer. The vote was 4:1, with Tobia voting nay. 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.

11. (21Z00039) **JUSTIN M. FALSCROFT** requests a change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential). The property is 3.96 acres, located at the north end of Friday Rd., on the south side of S.R. 528. (3000 Friday Rd., Cocoa) (Tax Account 2404081) (District 1)

P&Z Recommendation: Filiberto/Capote - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved as AU(L) (Agricultural Residential, Low-Intensity), with a BDP prohibiting Agritourism. The vote was unanimous. 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.

12. (21Z00041) **EDIC AND ASHLEY MORENO** request a change of zoning classification from GU (General Use) to RR-1 (Rural Residential). The property is 1.11 acres, located at the west end of Sue Dr., approx. 0.15 mile west of Clearlake Rd. (1640 Sue Dr., Cocoa) (Tax Account 2423907) (District 1)

P&Z Recommendation: Glover/Filiberto - Approved. The vote was unanimous.

BCC ACTION: Pritchett/Lober - Approved. The vote was unanimous.

13. (21PZ00082) **SUNIL RAJAN, SUDHIR RAJAN, AND SURESH RAJAN** (Kim Rezanka) request a Small Scale Comprehensive Plan Amendment (21S.09) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.92 acres, located on the east side of N. Courtenay Pkwy., approx. 0.11 mile south of Skyline Blvd. (No assigned address. In the Merritt Island area.) (Tax Account 2412234) (District 2)

LPA Recommendation: Glover/Filiberto - Tabled to the 02/14/22 P&Z meeting in order for the request to go before the MIRA board. The vote was 7:2 with Minneboo and Hopengarten voting nay.

BCC Action: Lober/Pritchett - Tabled to the 03/03/22 BCC meeting. The vote was unanimous.

PLANNING AND ZONING BOARD RECOMMENDATIONS

Item H.1. Scott Minnick. Pritchett/Lober. Tabled to the March 3, 2022 Zoning meeting. (21Z00025) (Tax Account 2102550)

Item H.2. Robert Griffith. Pritchett/Lober. Tabled to the March 3, 2022 Zoning meeting. (21Z00035) (Tax Account 2102136)

Item H.3. Sunil Rajan, Sudhir Rajan, and Suresh Rajan. Lober/Pritchett. Tabled to the March 3, 2022 Zoning meeting. (21PZ00082) (Tax Account 2412234)

Item H.4. KJ Group FL, LLC. Pritchett/Lober. Approved a CUP for alcoholic beverages (full liquor) for on-premises consumption in conjunction with a private club, in a BU-1 zoning classification. (21PZ00074) (Tax Account 2315967)

Item H.5. Steven H. Long. Pritchett/Lober. Approved a change of zoning classification from GU to AU. (21Z00038) (Tax Account 2538150)

Item H.6. Bruce Fernandez. Pritchett/Lober. Adopted Ordinance 22-02, small scale comprehensive plan amendment (21S.07) to change the future land use designation from RES 1:2.5 to RES 1. (21PZ00032) (Tax Account 2005100)

Item H.7. Bruce Fernandez. Pritchett/Lober. Approved a change of zoning classification from RRMH-2.5 to RRMH-1. (21Z00019) (Tax Account 2005100)

Item H.8. Cobb 192, LLC. Zonka/Lober. Approved a change of zoning classification from BU-1 to BU-2. (21Z00040) (Tax Account 2800098)

Item H.9. David C. and Cynthia R. Ramage. Pritchett/Lober. Approved a change of zoning classification from AU to RR-1. (21Z00036) (Tax Accounts 2101027 and 3020477)

Item H.10. Howard Gasman. Pritchett/Lober. Approved a change of zoning classification from GU to AU. (21Z00045) (Tax Account 2402174)

Item H.11. **Carter and Jessica Hayes.** Lober/Pritchett with nay from Tobia. Approved a change of zoning classification from AU to RU-2-4 with a BDP to include conditions: no short-term rentals, mandatory connection to sewer, limit to two duplexes, 160 foot natural buffer on the westernmost portion of the property which includes the wetlands, and removal of Brazilian pepper trees in the buffer. (21Z00042) (Tax Accounts 2318403 and 2318404)

Item H.12. Justin M. Falscroft. Pritchett/Lober. Approved a change of zoning classification from RR-1 to AU-L with a BDP restricting agri-tourism. (21Z00039) (Tax Account 2404081)

Item H.13. Edic and Ashley Moreno. Pritchett/Lober. Approved a change of zoning classification from GU to RR-1. (21Z00041) (Tax Account 2423907)

Item H.14. Public hearing, re: adoption of EAR based amendments, 2017-2.2 DEO #17-3ER. Lober/Pritchett. Adopted Ordinance No. 22-03, amending Article III, Chapter 62 of the Code of Ordinance of Brevard County, entitled, "The Comprehensive Plan", setting forth Plan Amendment 2017-2.2; approved staff's recommendations of Chapter 10: Coastal Management Element, adding a new objective for new policies 14.1 through 14.13, developed specifically to comply with Section 163.3178(2)(f), F.S. (Perils of Flood); and approved the following changes to Policy 14.6 and 14.9 of the EAR-based Amendments:

Policy 14.6 The County must develop mechanisms to evaluate and recommend new