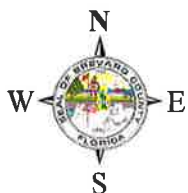
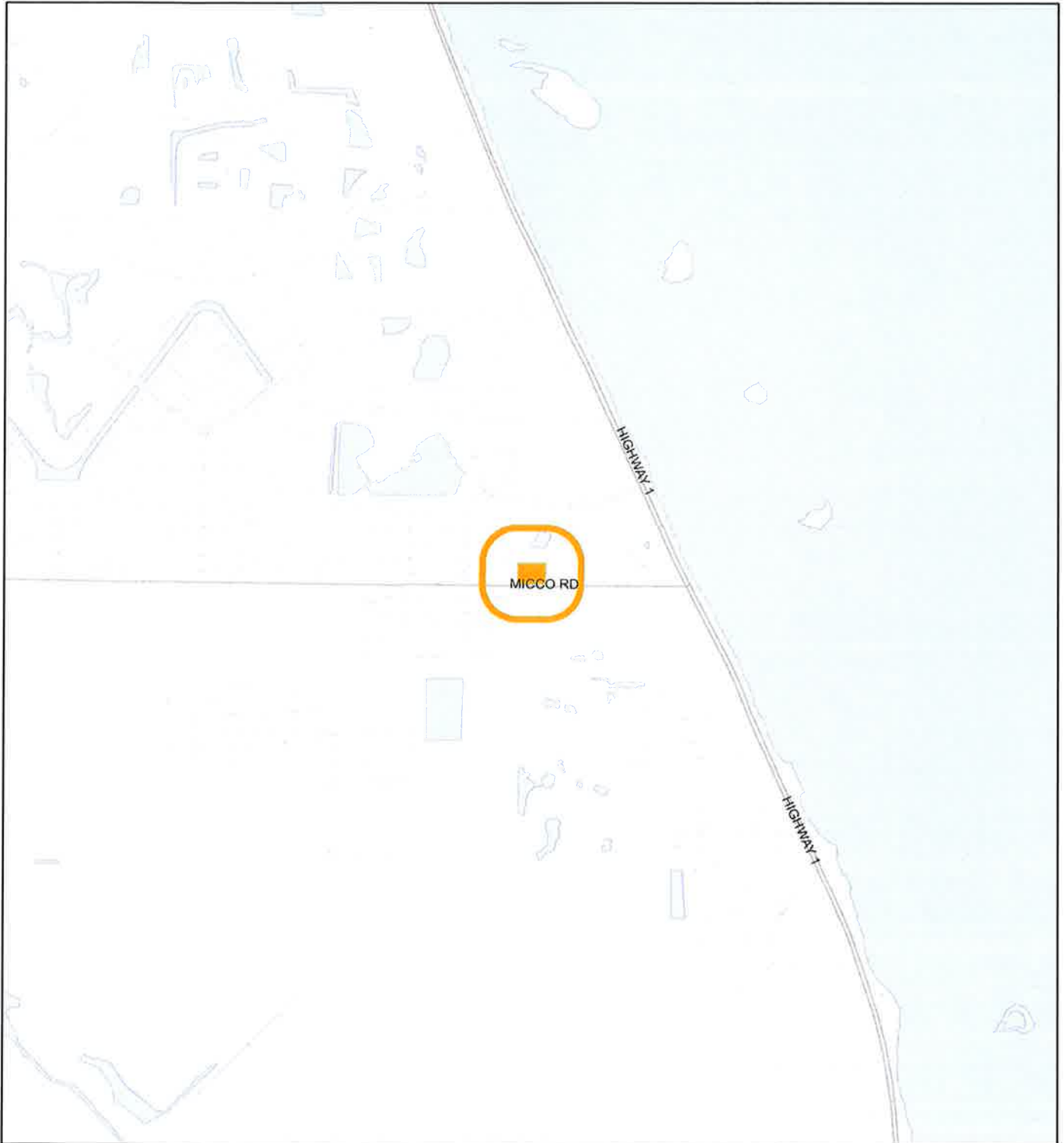


LOCATION MAP

Duffy, Nicholas
24Z00071



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: 4/1/2025

— Buffer

— Subject Property

ZONING MAP

Duffy, Nicholas
24Z00071



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: 4/1/2025

- Subject Property
- Parcels
- Zoning

P&Z – March 17, 2025

BOCC-Zoning – April 03, 2025

(24Z00071) Nicholas Duffy request a change in zoning classification from BU-1 to BU-2. The property is 2.7 acres, located on the north side of Micco Rd., approximately 390 ft. west of Ron Beatty Blvd. (No assigned address. In the Micco area) (Tax Account 3006387) (District 3)

P&Z Recommendation: Orriss/Minneboo – Approved. The vote was unanimous.

BCC ACTION: Adkinson/Delaney – Approved the request for a change of zoning classification from BU-1 to BU-2 with an existing Binding Development Plan (BDP), retaining all BU-1 uses and restricting the BU-2 use to outdoor boat and RV storage.



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

April 4, 2025

M E M O R A N D U M

TO: Billy Prasad, Interim 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 April 3, 2025, took action on Planning and Zoning Board Recommendations.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in blue ink, reading "Kimberly Powell", is written over the typed name and title.

Kimberly Powell, Clerk to the Board

Encl. (1)

cc: Alice Randall, Zoning
County Attorney

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. **City Pointe Landfall LLC.** Altman/Delaney. Continued to the July 3, 2025, Zoning Meeting. (24SS00009)
- Item H.2. **City Pointe Landfall LLC.** Delaney/Altman. Continued to the July 3, 2025, Zoning Meeting. (24PUD00003)
- Item H.3. **Jay Sriambe LLC.** Withdrawn by the applicant. Email received April 1, 2025. (24SS00015)
- Item H.4. **Jay Sriambe LLC.** Goodson/Adkinson. Approved the request for a change of zoning classification from BU-1 and BU-2 to RU-2-30. (24Z00066)
- Item H.5. **Isabela Zimmerman and Mikke Seppala.** Delaney/Altman. Approved the request for a change of zoning classification from GU to AGR. (24Z00065)
- Item H.6. **Nicholas Duffy.** Adkinson/Delaney. Approved the request for a change of zoning classification from BU-1 to BU-2. with an existing Binding Development Plan (BDP), retaining all BU-1 uses and restricting the BU-2 use to outdoor boat and RV storage. (24Z00071)
- Item H.7. **The Lila Songer Trust.** Adkinson/Goodson. With Delaney voting Nay. Adopted Ordinance No. 25-04, setting forth the sixth Small Scale Plan Amendment of 2025, (24S.20), to change the Future Land Use Designation from Agric to RES 1. (24SS00020)
- Item H.8. **The Lila Songer Trust.** Adkinson/Goodson. With Delaney voting Nay. Approved the request for a change of zoning classification from AU and RRMH-1 to RRMH-1. (24Z00070)

NO OPEN MORTGAGE AFFIDAVIT

I, Nicholas Duffy, state that there are no open mortgages on the below described:

Property:

The South 329 feet of Government Lots 3, Section 11, Township 30 South, Range 38 East, lying West of the Right of Way line of the Florida East Coast Railroad Right of Way, Less and Except that part contained in Official Records Book 1177, Page 296 and Official Records Book 1554, Page 73, Public Records of Brevard County, Florida.

STATE OF FLORIDA

COUNTY OF ~~BREVARD~~ Martin

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or
_____ online notarization, this 30 day of June, 2025, by Nicholas Duffy, who is
personally known to me or who has produced FL DL as identification.

My commission expires Nov 16 2027 Notary

Public SEAL

Commission No.: HH465270 (Name typed, printed or stamped)

