

STATE OF FLORIDA
COUNTY OF BREVARD

Debra Kay Douglas, Trustee, after being duly sworn, deposes and says:

The undersigned is the owner of the real property described as follows:

All that portion of the east 398 feet of the west 1,248 feet of the south 329 feet of Lot 3, Section 11, Township 30 South, Range 38 East, Brevard County, Florida. Tax Parcel 554, as Recorded in ORB 5798, Pages 4006 - 4007, of the Public Records of Brevard County, Florida.

There are no mortgages on the above described property

Dated this 29th day of January, 2024

Debra Kay Douglas
Signature

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was sworn to before me this 29th day of January, ²⁰²⁴ by
Debra Kay Douglas, who is ~~personally known to me~~ or who has
produced Driver's License as identification, and who did take an oath.

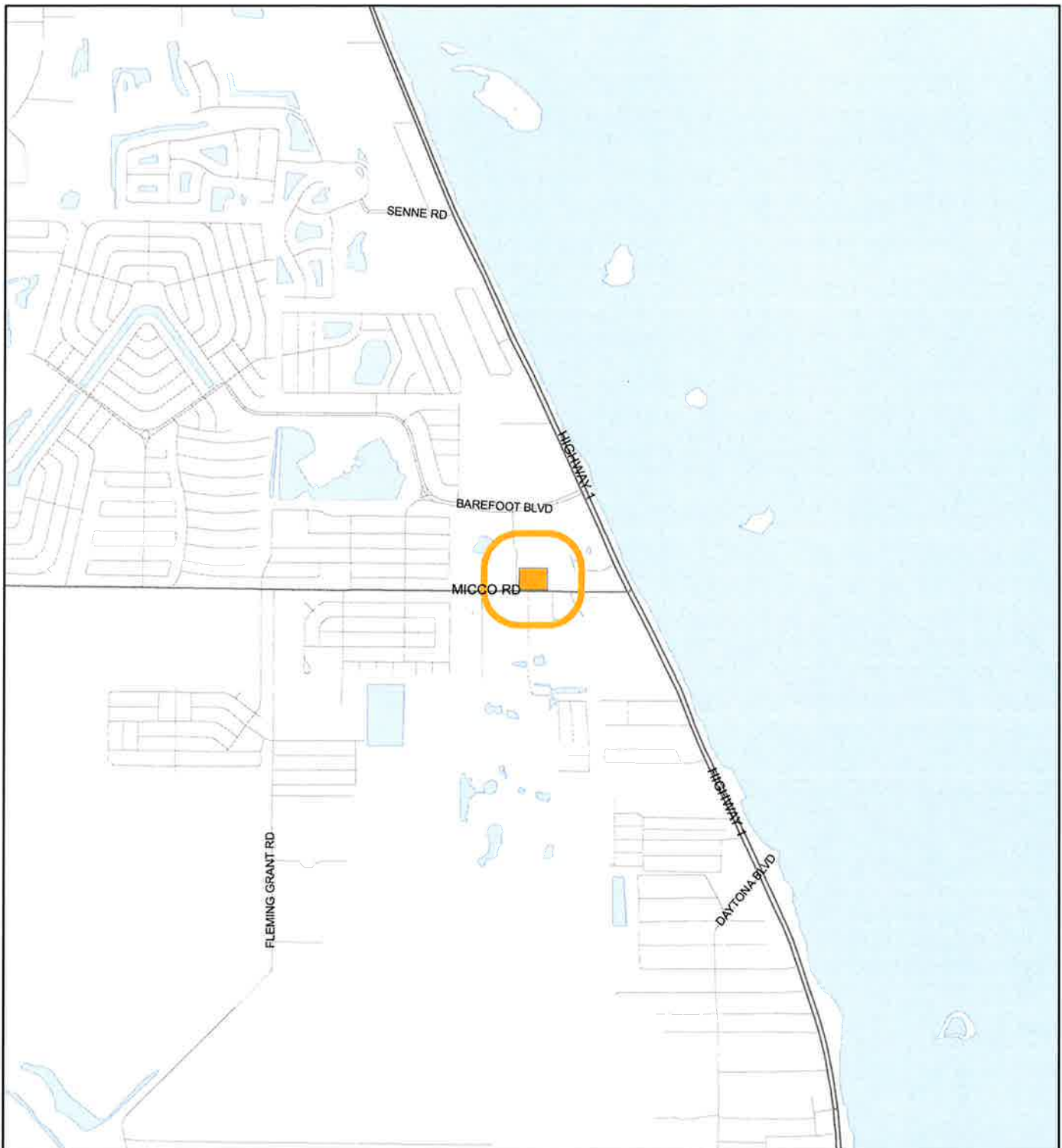
Notary Public:

Marie Brumbaugh
State of Florida at Large
My Commission Expires: 3/28/2026

(SEAL)



LOCATION MAP
DOUGLAS, DEBRA & CHARLES & SANDRA
23Z00023



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

Buffer Distance: 500 feet

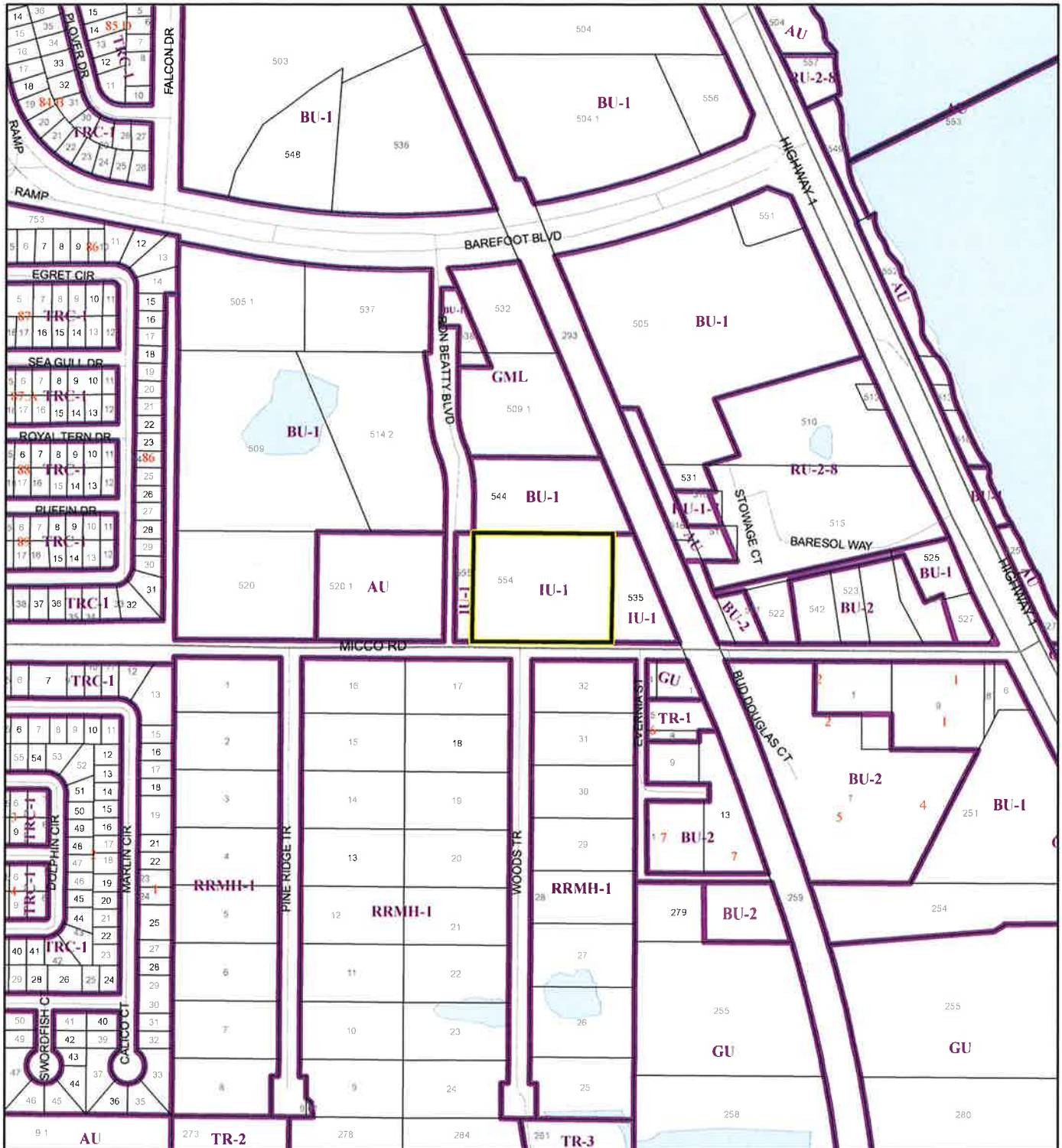
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 4/19/2023

— Buffer
— Subject Property

ZONING MAP

DOUGLAS, DEBRA & CHARLES & SANDRA
23Z00023



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: 4/19/2023

Subject Property

Parcels

Zoning

5. **(23Z00026) Mina St, LLC** (W. Nathan Meloon) requests a change of zoning classification from RU-1-13 (Single-Family Residential) to RU-2-10 (Medium Density Multi-Family Residential). The property is 0.21 acres, located on the north side of South Court, approx. 600 ft. west of N. Highway A1A (29 & 31 South Court, Indialantic) (Tax Account 2716147) (District 5)

P&Z Recommendation: Glover/Thomas – Approved with a BDP limited to a minimum of 90-day rentals. The vote was 9:2 with Minneboo and Sullivan voting nay.

BCC ACTION: Steele/Goodson – Denied. The vote was unanimous.

6. **(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 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) **2) THIS ITEM WAS WITHDRAWN BY THE APPLICANT. LETTER RECEIVED 07/12/23.**

7. **(23Z00024) Tracey C. and Teresa B. Higginbotham** (Randy Rodriguez) request a change of zoning classification from GU (General Use) to AU (Agricultural Residential). The property is 3.55 acres, located approx. 0.20 miles north of Port St. John Pkwy., and approx. 0.35 miles east of Golfview Ave. (No assigned address. In the Cocoa area.) (Tax Accounts 2312731, 2319995, & 2319996) (District 1) **THIS ITEM WAS AUTOMATICALLY TABLED TO THE 08/14/23 MEETING AT THE REQUEST OF THE APPLICANT. LETTER RECEIVED 06/01/23.**

8. **(23Z00023) Charles Steven Douglas and Debra Kay Douglas, Trustees; and Sandra J. Douglas** (Brittany LeCun) request a change of zoning classification from IU-1 (Heavy Industrial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 2.79 acres, located on the northeast corner of Micco Rd., and Ron Beatty Blvd. (No assigned address. In the Micco area.) (Tax Account 3010512) (District 3)

LPA Recommendation: Bartcher/Glover – Approved with a BDP limited to all BU-1 uses and the only BU-2 use of mini-storage, and boat and RV storage. The vote was 10:1 with Hodgers voting nay.

BCC ACTION: Tobia/Feltner – Continued to the 08/03/23 BCC meeting. The vote was unanimous.

BCC ACTION of 08/03/23: Feltner/Steele – Continued to the 09/07/23 BCC meeting. The vote was unanimous.

BCC ACTION of 09/07/23: Tobia/Feltner – Approved with a BDP retaining all BU-1 uses and limiting the BU-2 uses to ministorage, and outdoor RV and boat storage. The vote was unanimous.

BCC ACTION OF 12/07/23: Reopened Public Hearing. Tobia/Feltner. Approved with a BDP retaining all BU-1 uses and limiting the BU-2 uses to outdoor RV and boat storage. 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.

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item G.1.** **Charles Steven Douglas and Debra Kay Douglas, Trustees.** Tobia/Feltner. Approved request for a change of zoning classification from IU-1 to BU-2; and removed mini-storage as an allowable use from the BDP. (23Z00023)
- Item G.2. **Paulk Family Trust.** Pritchett/Tobia. Adopted Ordinance No. 23-32, setting forth the twelfth Small Scale Comprehensive Plan Amendment (23S.19) to change the Future Land Use designation from RES 1 to RES 2. (23SS00019)
- Item G.3. **Paulk Family Trust.** Pritchett/Tobia. Approved the request for a change of zoning classification from AU to SR. (23Z00063)
- Item G.4. **Lind, Inc.** Pritchett/Tobia. Adopted Ordinance No. 23-33, setting forth the thirteenth Small Scale Comprehensive Plan Amendment (23S.21) to change the Future Land Use designation from RES 4 and CC to all CC. (23SS00021)
- Item G.5. **Lind, Inc.** Pritchett/Tobia. Approved the request for a change of zoning classification from AU and BU-1 to BU-2. (23Z00072)
- Item G.6. **Charles K. and Judith A. Donaldson** Goodson/Pritchett. Approved the request for a change of zoning classification from AU to RU-2-4. (23Z00070)
- Item G.7. **Sundev Inc of FL.** Pritchett/Tobia. Approved the request for a change of zoning classification from TU-2 to BU-1. (23Z00071)
- Item G.8. **Lori A. Clark** Pritchett/Goodson. Approved the request for a change of zoning classification from BU-1 to BU-2. (23Z00069)
- Item G.9. **FL and NC Investment Properties, LLC.** Tobia/Goodson. Denied the request for a change of zoning classification from RR-1 to AU; and directed County Attorney's Office to provide the finding of fact. (23Z00066)