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August 5, 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

This is to correct memorandum dated July 18, 2025. The Board of County Commissioners, in regular session on July 17, 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.** Delaney/Adkinson. Approved the request for a change of zoning classification from BU-1-A to RU-2-6, **with a BDP for no short-term rentals.** (24Z00064)
- Item H.2. **Aubri Lucille Williamson.** Goodson/Adkinson. Approved the request for a change of zoning classification from RU-1-9 to RU-2-10, with a BDP for no resort dwellings and single-story, single-family only. (24Z00052)
- Item H.3. **Quentin I. Bessent, Jr.** Delaney/Adkinson. Approved the request for a change of zoning classification from AU to RU-1-11. (25Z00006)
- Item H.4. **Thomas Daugherty.** Delaney/Adkinson. Tabled the request for a change of zoning classification from GU to RU-1-11. (25Z00007)
- Item H.5. **John A. and Christine S. Conley.** Goodson/Delaney. Approved the request for a change of zoning classification from BU-2 to RU-1-11. (25Z00010)
- Item H.6. **Steven Schulze, Jr.** Adkinson/Delaney. Approved the request for a change of zoning classification from AU to RU-1-13. (25Z00011)
- Item H.7. **Eduardo Bertot and Brett Bertot.** Delaney/Adkinson. Approved the request for a change of zoning classification from BU-1 and RU-2-10 to all RU-2-10. (25Z00012)
- Item H.8. **Emerald Plaza Development, Inc.** Goodson/Delaney. Continued to August 7, 2025, Meeting. (25Z00014)
- Item H.9. **CTX Equities, Inc.** Delaney/Adkinson. Adopted Ordinance No. 25-09, setting forth the ninth Small Scale Comprehensive Plan Amendment (25S.09), to change the Future Land Use Map (FLUM) designation from NC and CC to all CC. (25SS00003)
- Item H.10. **CTX Equities, Inc.** Delaney/Adkinson. Approved the request for a change of zoning classification from GU and BU-2 to all BU-2. (25Z00013)
- Item H.11. **Linde Inc.** Delaney/Goodson. Approved the request for a Conditional Use Permit (CUP) for chemical manufacturing within an IU-1 zoning classification. (25Z00017)
- Item H.12. **Adoption of a Large Scale Comprehensive Plan Amendment (24LS00001) regarding the Brevard Barrier Island Area (BBIA) as a New Element to the Comprehensive Plan under the State Coordinated Review Process.** Adkinson/Goodson. Adopted Ordinance No. 25-10,

adopting a new element to the Comprehensive Plan for the BBIA; and authorized staff to make correction to scrivener's errors before sending to the State.

- Item H.13. **Evaluation and Appraisal Review (EAR) Based Amendments to the Comprehensive Plan (24LS00002) under the State Coordinated Review Process established by Section 163.3184, Florida Statutes.** Delaney/Adkinson, with Goodson voting Nay. Adopted Ordinance No. 25-11, adopting the EAR based amendments to the Comprehensive Plan, including those changes made necessary by Florida's Commerce's Objections, Recommendations and Comments Report pursuant to the State Coordinated Review Process (24-03ER) and approved in policies CON 4.1(A)(1), 4.1(B)(1), and 4.1(C)(2) shall remain (and not be stricken as proposed), but locational criteria shall be added to these policies so that they apply only on lands that are both north of SR 520 and west of I-95.