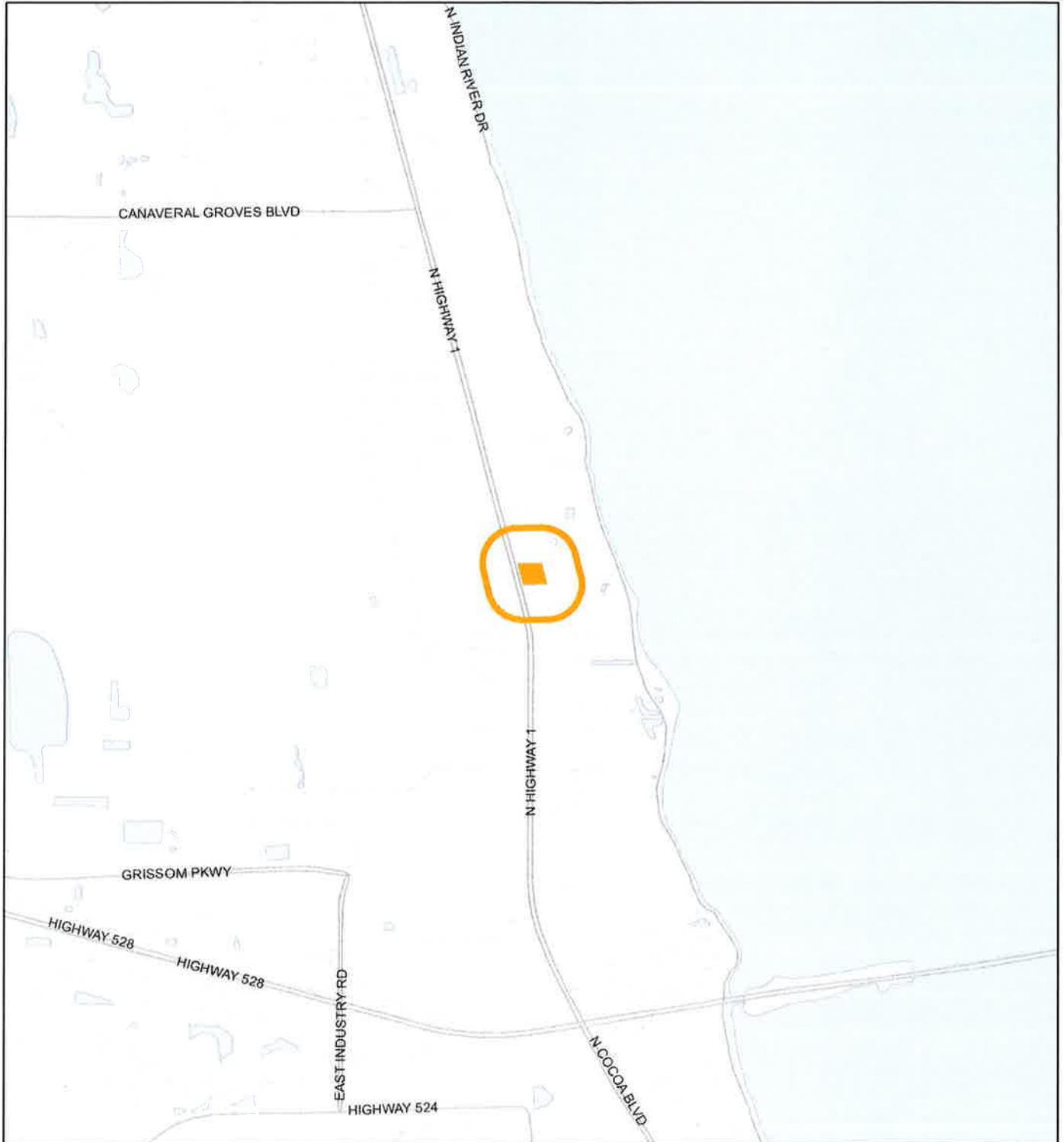


LOCATION MAP

Bresette, Wayne & Laura
25Z00005



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.

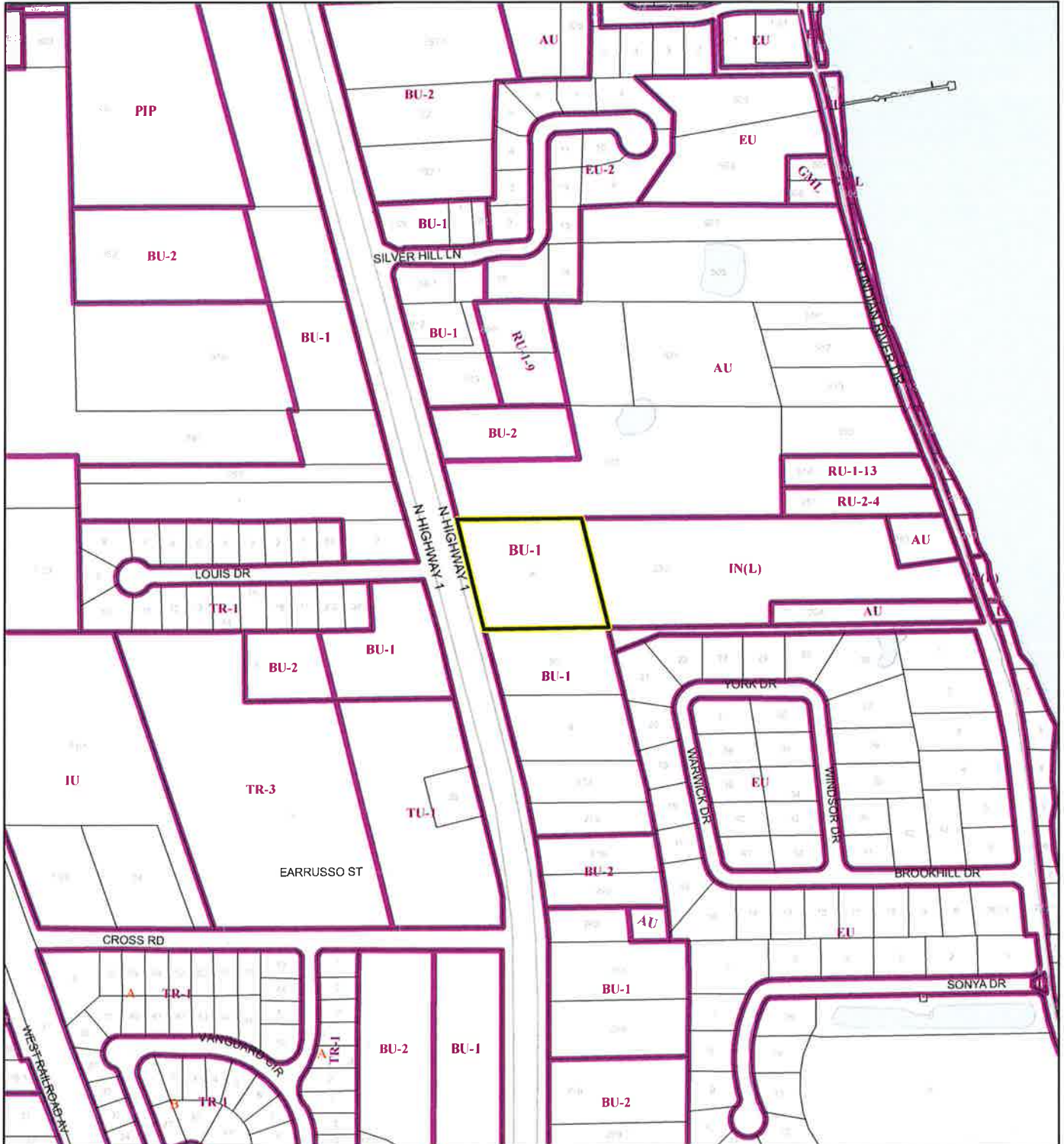
Produced by BoCC - GIS Date: 2/26/2025

Buffer
Subject Property

ZONING MAP

Bresette, Wayne & Laura

25Z00005



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: 2/26/2025

Subject Property

Parcels

Zoning

P&Z – April 04, 2025

BOCC-Zoning – May 01, 2025

(25Z00005) Home Nation Cocoa LLC (Kim Rezanka) requests change of zoning classification from BU-1 to BU-2. The property is 2.47 acres, located on the east side of US Hwy 1, approx. 875 ft. north of Cross Rd. (3740 N. Hwy 1, Cocoa) (Tax Account 2410956) (District 1)

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

BCC ACTION: 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. The vote was unanimous.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 837-2001
Fax: (321) 264-6872
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

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

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)

AFFIDAVIT OF NO MORTGAGE

ROXANNE COMINO at Home Nation Cocoa, LLC, after
being duly sworn, deposes and says:

1. I am the representative of the owner of the real property as more particularly described
in Exhibit "A" attached hereto
2. There are no mortgages on the Property

Dated May 12, 2025.

Home Nation Cocoa, LLC
3737 US Highway 1
Cocoa, FL 32926

By: 

Its: MEMBER/MANAGER

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence ,
this 12 day of May, 2025, by Roxanne Comino, for Home Nation Cocoa, LLC, who is
personally known to me/presented _____ as identification.

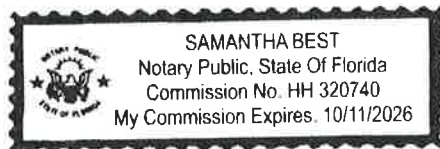
My commission expires: _____


Notary Public

SEAL

Commission No.:

Samantha Best
(Name typed, printed or stamp)



IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all
as of the date and year first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Rachel M. Sadoff, Clerk of Court
(SEAL)

Rob Feltner, Chair

As approved by the Board on _____

(Please note: You must have two witnesses and a notary for each signature required. The notary
may serve as one witness.)

WITNESSES:

Home Nation Cocoa, LLC
3737 US Highway 1
Cocoa, FL 32926

[Signature]

Andrea Lankton
(Witness Name typed or printed)

[Signature]

Blake Garrett
(Witness Name typed or printed)

[Signature]

MEMBER/MANAGER

(Title)

ROXANNE COMINO

(Name typed, printed or stamped)

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence,
this 12 day of May, 2025, by Roxanne Comino for Home Nation Cocoa, LLC, who is personally
known to me/presented _____ as identification.

My commission expires: _____

[Signature]
Notary Public

SEAL

Commission No.:

[Signature]

(Name typed, printed or stamped)

