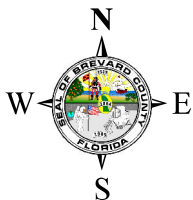
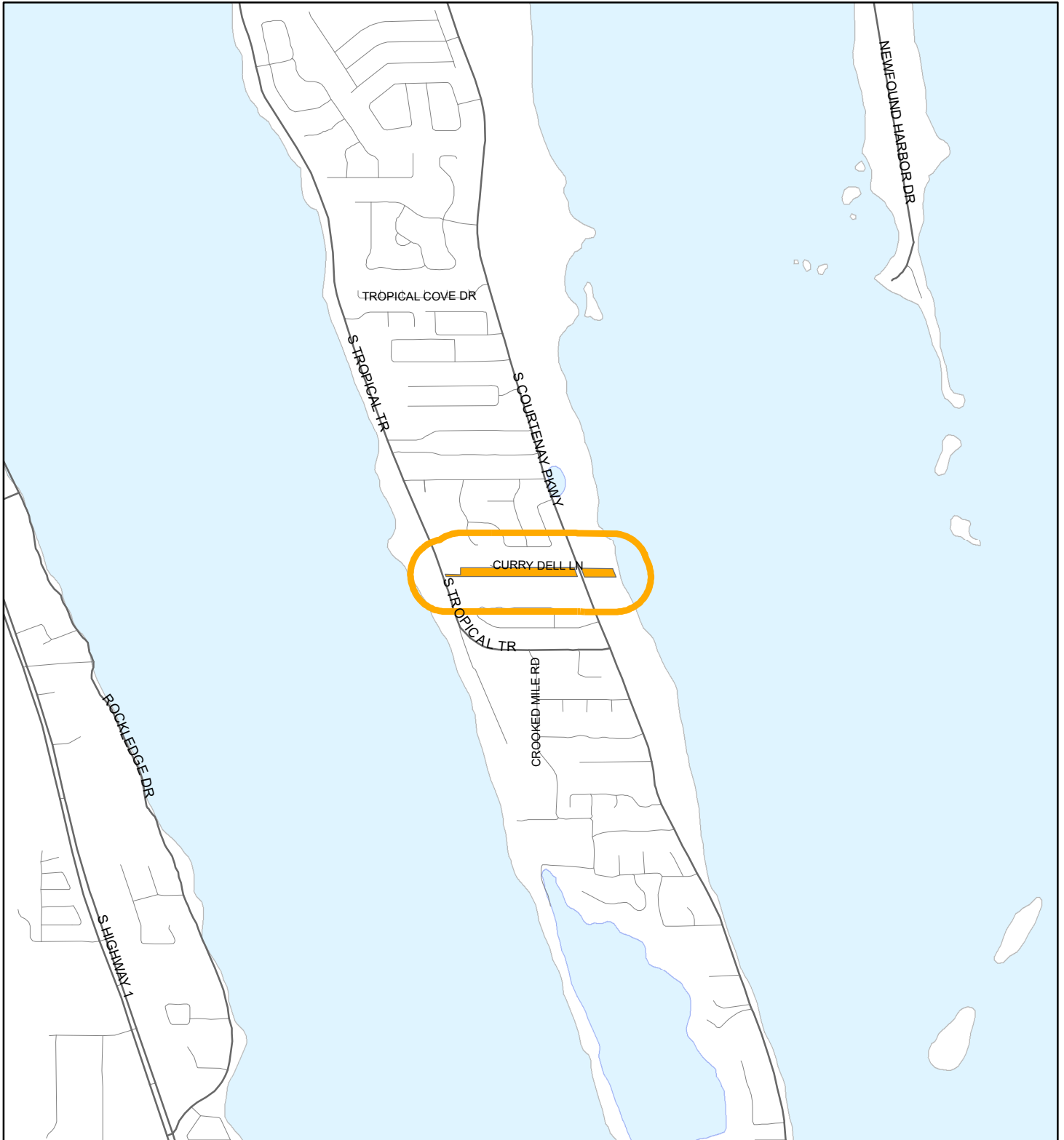


# LOCATION MAP

395 EAST, LLC  
21Z00018





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

Buffer Distance: 500 feet

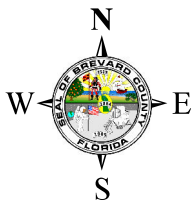
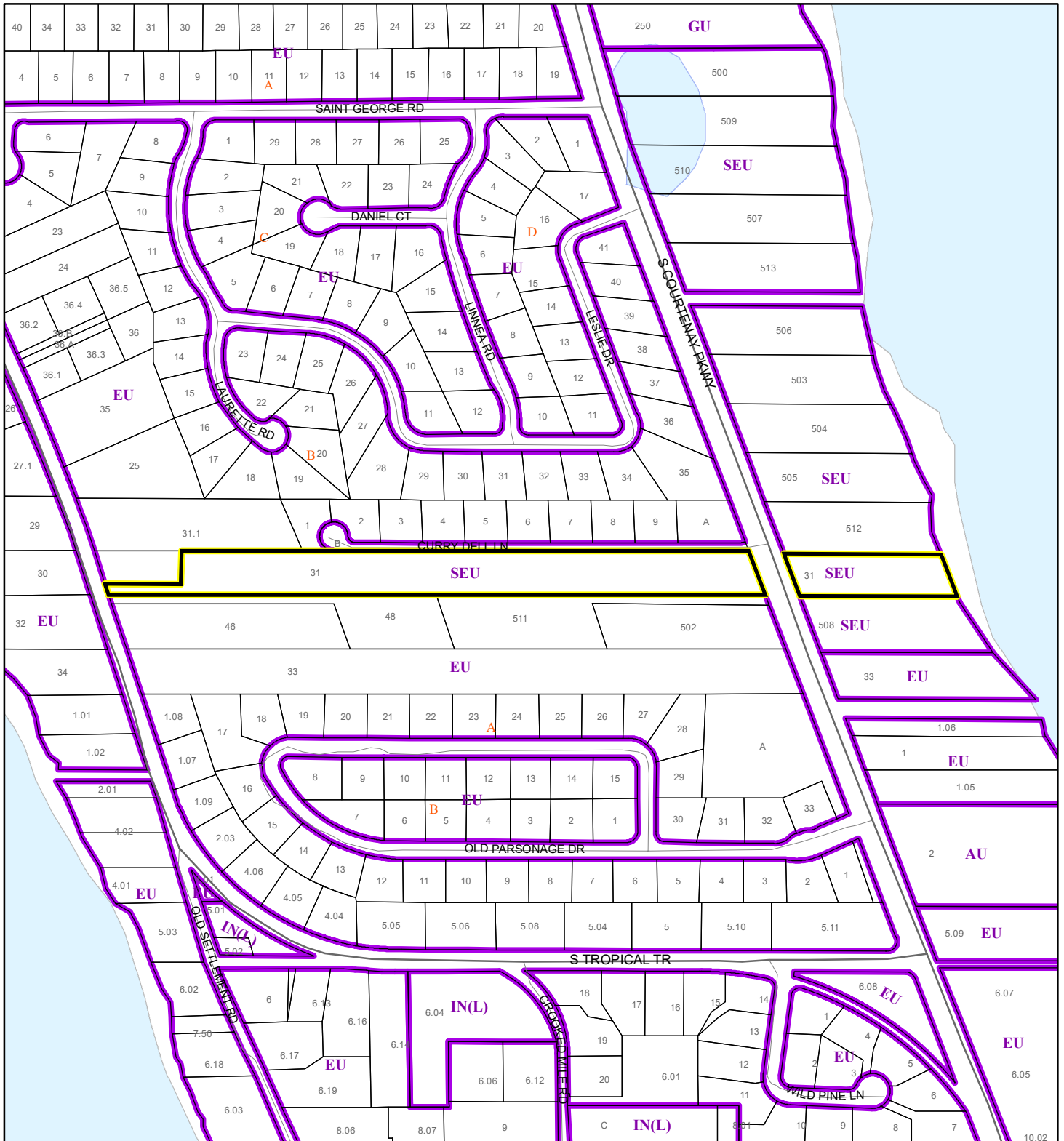
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 5/10/2021

-  Buffer
-  Subject Property

# ZONING MAP

395 EAST, LLC  
21Z00018



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: 5/10/2021

- Subject Property
- Parcels
- Zoning

was unanimous.

**Board of County Commissioners Action: Lober/Smith - Tabled to the 11/04/21 BCC Zoning meeting. The vote was unanimous, with Commissioner Tobia absent.**

- 5. SCHWAB CONSTRUCTION GROUP, INC.** (Daniel Lee Schwab) requests a change of zoning classification from BU-1 (General Retail Commercial) to RU-2-15 (Medium Density Multi-Family Residential). The property is 0.94 acres, located on the southeast corner of Palmetto Ave. and Burnwood Dr. (141 Burnwood Dr. and 165 Palmetto Ave., Merritt Island) (21Z00015) (Tax Account 2426535) (District 2)

**Planning and Zoning Board Recommendation:** Bartcher/Buchanan - Approved. The vote was unanimous.

**Board of County Commissioners Action: Lober/Smith - Approved as recommended. The vote was unanimous, with Commissioner Tobia absent.**

- 6. 395 EAST, LLC** (Alex Berkovich) requests a change of zoning classification from SEU (Suburban Estate Use) to EU (Estate Use Residential). The property is 6.33 acres, located on the southwest corner of Curry Dell Lane and S. Courtenay Pkwy. (No assigned address. In the Merritt Island area.) (21Z00018) (Tax Account 2511450) (District 2)

**Planning and Zoning Board Recommendation:** Hodgers/Bartcher - Approved with a BDP limited to no more than four single-family residences; residences not to exceed two stories; no ingress/egress to Curry Dell Lane; utilization of the advanced septic systems; and a maximum height of structures not to exceed 35 feet. The vote was 5:1, with Filiberto voting nay.

**Board of County Commissioners Action: Lober/Smith - Approved with a BDP including, but not limited to, the following conditions: development shall be limited to a maximum of four single-family residences; guesthouses shall be prohibited; maximum height of structures not to exceed 35 feet; single-family residences shall connect to sewer at time of permitting. If sewer is unavailable at time of permitting, all homes shall utilize the advanced septic systems providing no less than 65% nitrogen removal; ingress/egress from Curry Dell Lane shall be prohibited; ingress/egress shall be by newly constructed driveway to both S. Tropical Trail and N. Courtenay Parkway. The vote was unanimous, with Commissioner Tobia absent. 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.**

- 7. 4090 AURORA PINES, LLC** (Bruce Moia) requests a Small Scale Comprehensive Plan Amendment (21S.04) to change the Future Land Use designation from RES 4 (Residential 4) to RES 6 (Residential 6). The property is 6.21 acres, located on the north side of Aurora Rd., approx. 677 ft. west of Turtlemound Rd. (4090 Aurora Rd., Melbourne) (21PZ00030) (Tax Account 2702879) (District 5)

**Planning and Zoning Board Recommendation:** Filiberto/Buchanan - Tabled to the 07/26/21 LPA meeting due to lack of quorum. The vote was unanimous.

## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. CBH Properties Melbourne, LLC. Smith/Zonka, with Tobia absent. Approved changing zoning classification from BU-1, with an existing Binding Development Plan, to BU-2 and an amendment to the existing Binding Development Plan as recommended. (21Z00012).
- Item H.2. Joshua E. Motta and Virginia L. Rymer. Lober/Zonka, with Tobia absent. Approved changing zoning classification from GU to AU as recommended. (21Z00017).
- Item H.3. Schwab Construction Group, Inc. Lober/Smith, with Tobia absent. Approved changing zoning classification from BU-1 to RU-2-15 as recommended. (21Z00015).
- Item H.4. Gary E. and Joanna L. Mills. Lober/Smith, with Tobia absent. Approved changing zoning classification from AU to RR-1 as recommended. (21Z00013).
- Item H.5. 4090 Aurora Pines, LLC. Zonka/Lober, with Tobia absent. Adopted Ordinance No. 21-17, Small Scale Comprehensive Plan Amendment 21S.04 to change Future Land Use Designation from RES 4 to RES 6, with inclusion of the applicants waiver. (21PZ00030).
- Item H.6. 4090 Aurora Pines, LLC. Zonka/Lober, with Tobia absent. Approved changing zoning classification from TR-3 to TR-1-A as recommended. (21Z00016 ).
- Item H.7. Timothy and Diane Lystlund. Lober/Zonka, with Tobia absent. Continued to November 4, 2021, meeting.
- Item H.8. Timothy and Diane Lystlund. Lober/Smith, with Tobia absent. Continued to November 4, 2021, meeting.
- Item H.9. 395, East, LLC.** Lober/Smith, with Tobia absent. Approved changing zoning classification from SEU to EU; approved with a BDP including, but not limited to, the following conditions: development shall be limited to a maximum of four single-family residences; guesthouses shall be prohibited; maximum height of structures not to exceed 35 feet; single-family residences shall connect to sewer at time of permitting. If sewer is unavailable at time of permitting, all homes shall utilize the advanced septic systems providing no less than 65% nitrogen removal; ingress/egress from Curry Dell Lane shall be prohibited; ingress/egress shall be by newly constructed driveway to both S. Tropical Trail and N. Courtenay Parkway. (21Z00018).