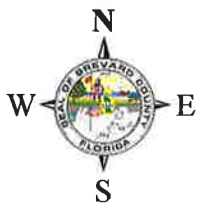
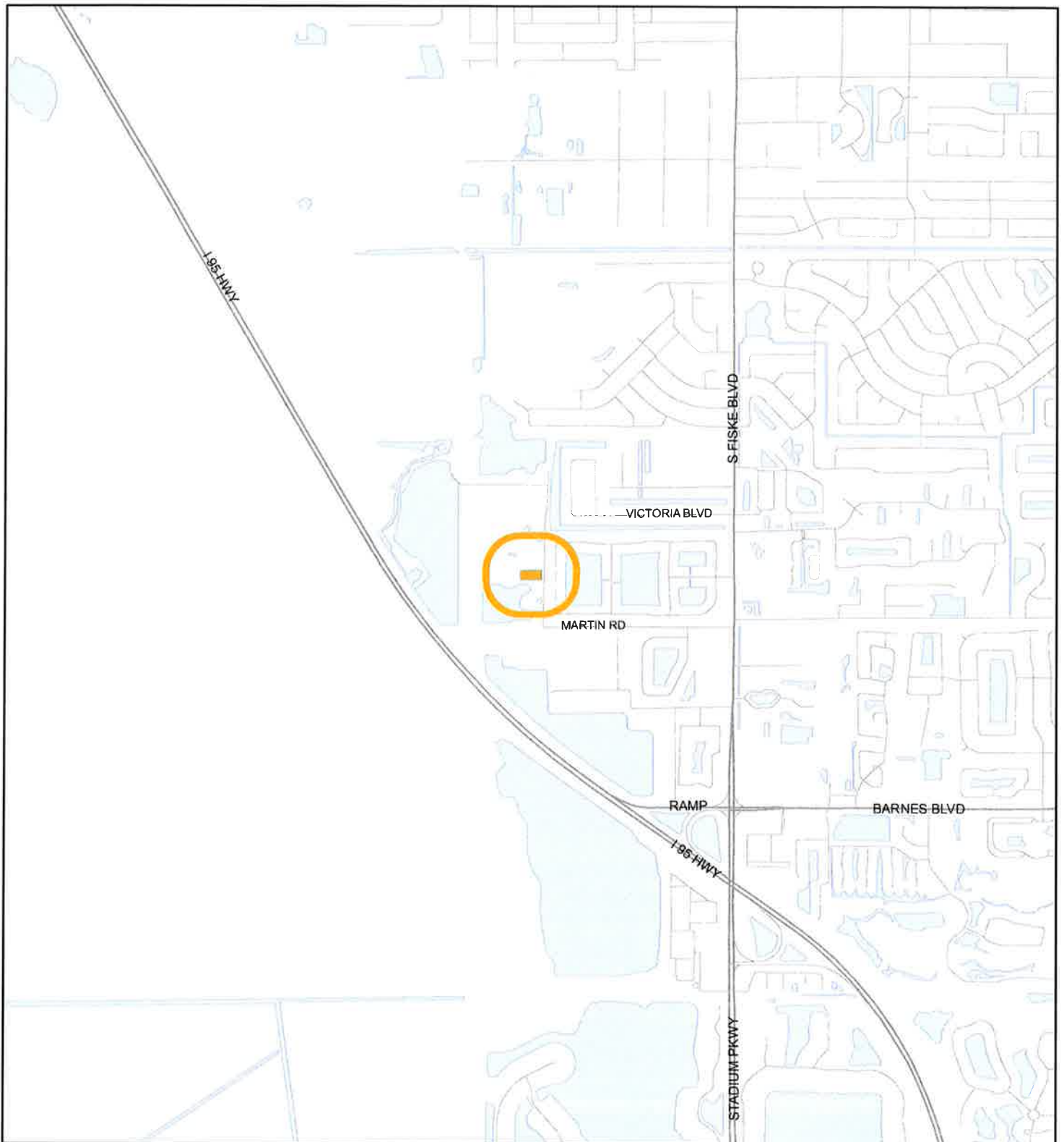


LOCATION MAP

NOGUEROLES, LUZ

24Z00060



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: 1/6/2025

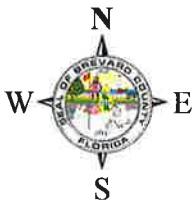
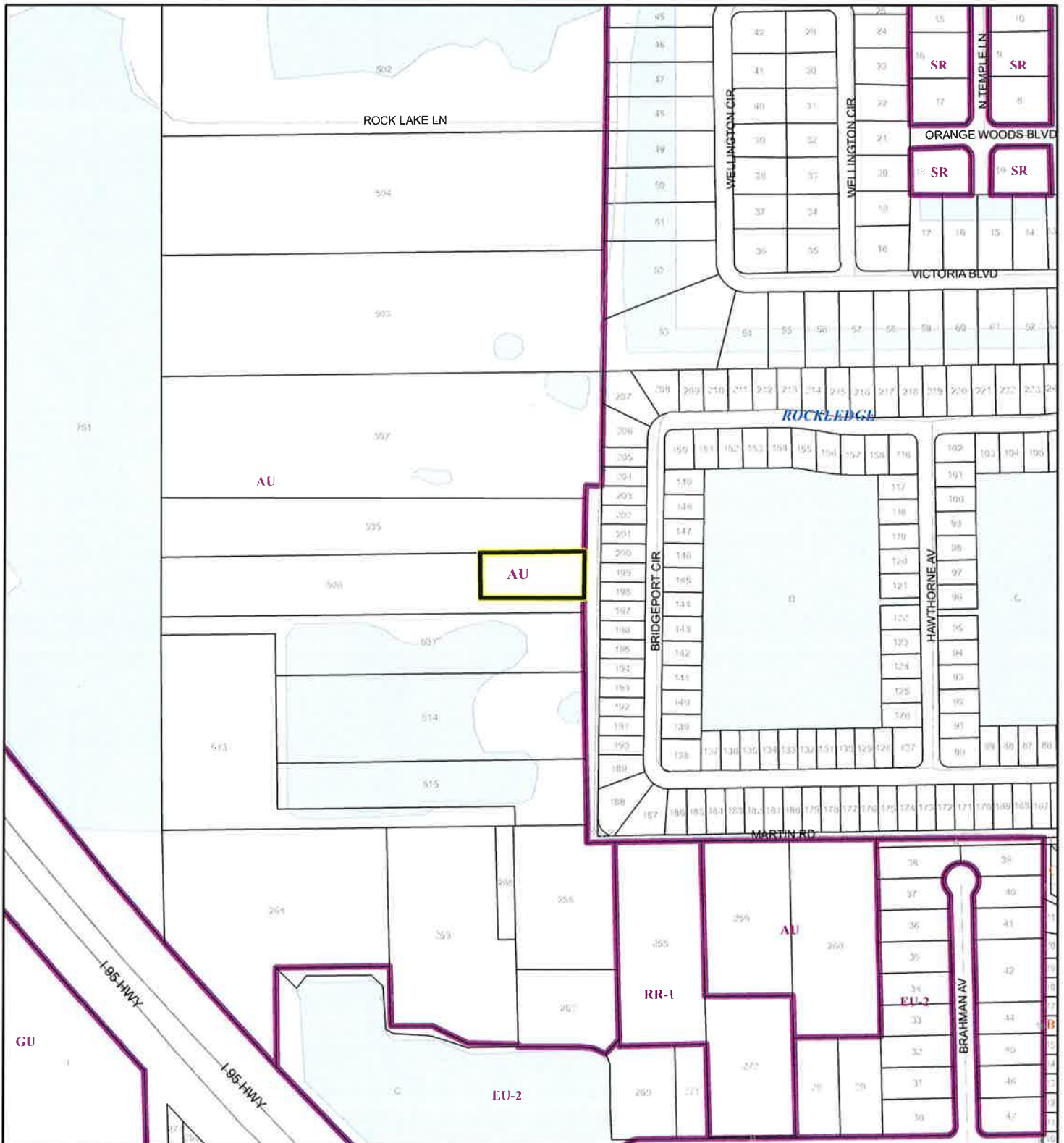
— Buffer

■ Subject Property

ZONING MAP

NOGUEROLES, LUZ

24Z00060



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: 1/6/2025

 Subject Property

 Parcels

 Zoning

P&Z – January 13, 2025

BOCC-Zoning – February 06, 2025

(24Z00060) Luz Nogueroles (Timothy Vulpus) requests a change in zoning classification from AU to RR-1. The property is 1.0 acres, located on the west side of Martin Rd., approx. 642 ft. north of its turn to the north. (1455 Martin Rd, Rockledge) (Tax Account 2509830) (District 2)

P&Z Recommendation: Bartcher/Thomas – Approved. The vote was unanimous.

BCC ACTION: Goodson/Adkinson – Approved the request for a change of zoning classification from AU to RR-1 with a Binding Development Plan limiting development on the entire five-acre parcel to on residential unit on entirety of the property. The vote was unanimous.

Commissioner Altman absent.



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

Telephone: (321) 837-2001
Fax: (321) 264-8872
Kimberly.Powell@brevardclerk.us

February 7, 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 February 6, 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

/kl

Encl. (1)

cc: Desiree Jackson, Zoning
County Attorney

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. **RHR Construction and Development LLC.** Delaney/Adkinson. Adopted Ordinance No. 25-01, setting forth the first Small Scale Comprehensive Plan Amendment of 2025, (24.12), to change the Future Land Use designation from PI to RES 4. (24SS00012) Commissioner Altman absent
- Item H.2. **RHR Construction and Development LLC.** Delaney/Adkinson. Approved the request for a change of zoning classification from GU and RU-1-11 to RU-1-11 with a Binding Development Plan for the applicant to do an engineering study to show this change would not adversely affect the drainage of the surrounding streets. (24Z00042) Commissioner Altman absent
- Item H.3. **Wanda and Dennis Crocker.** Delaney/Adkinson. Approved the request for a change in zoning classification from AU to RR-1. (24Z00059) Commissioner Altman absent
- Item H.4. **Luz Nogueroles.** Goodson/Adkinson. Approved the request for a change of zoning classification from AU to RR-1 with a Binding Development Plan limiting development on the entire five-acre parcel to one residential unit on entirety of the property. (24Z00060) Commissioner Altman absent
- Item H.5. **Tiffany and Henry Lequear.** Adkinson/Goodson. Approved the request for a change of zoning classification from RR-1 to AGR. (24Z00058)
- Item H.6. **Linde Inc.** Delaney/Altman. Adopted Ordinance No. 25-02, setting forth the second Small Scale Comprehensive Plan Amendment of 2025, (24S.16), to change the Future Land Use designation from PI and Res 2 to all Heavy/Light Industrial (H/L IND). (24SS00016)
- Item H.7. **Linde Inc.** Delaney/Adkinson. Approved the request for a change in zoning classification from IU to IU-1 with a Binding Development Plan to restrict a Live Local Project. (24Z00062)
- Item H.8. **Christopher Espanet.** Adkinson/Delaney. Denied the request for a Comprehensive Plan Amendment to change the Future Land Use designation from RES 1 to RES 2. (24SS00013)

AFFIDAVIT OF NO MORTGAGE

February 19, 2025

To Whom It May Concern:

This affidavit is to certify that the property located at 1455 Martin Road, Rockledge Florida 32955 does not have a mortgage.


Sincerely,


Luz Nelly Nogueroles
Owner

STATE OF FLORIDA

COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 26th February day of 2025, by
(name of person acknowledging.) Luz Nelly Nogueroles

 (Seal) Signature of Notary Public

Print, Type/Stamp Name of Notary Robert Alberti Jr.

Personally known: _____

OR Produced Identification: FL DL ✓

Type of Identification Produced: FL DL

