

Brevard County Board of County Commissioners

*Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida*



Minutes

Monday, June 16, 2025

3:00 PM

Commission Room

Call To Order: 3:00 p.m.

Approval of Minutes: April 14, 2025

H. Public Hearings

- H.1.** Aubri Lucille Williamson requests a change of zoning classification from RU-1-9 to RU-2-10. (24Z00052) (Tax Account 2743715) (District 5)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[GIS Maps](#)

- H.2.** Quentin I. Bessent, Jr. requests a change of zoning classification from AU to RU-1-11. (25Z00006) (Tax Account 2113028) (District 1)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.3.** Thomas Daugherty requests a change of zoning classification from GU to RU-1-11. (25Z00007) (Tax Account 2301907) (District 1)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.4.** Forbes Remodeling & Construction LLC (Chester Forbes) requests a zoning classification change from AU to RU-1-13. (25Z00009) (Tax Account 2802070) (District 5)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.5.** John A. and Christine S. Conley (Ken Ludwa and/or Savannah Farley) request a zoning classification change from BU-2 to RU-1-11. (25Z00010) (Tax Account 3019263) (District 2)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.6.** Steven Schulze, Jr. requests a zoning classification change from AU to RU-1-13. (25Z00011) (Tax Account 2800112) (District 5)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.7.** Eduardo Bertot and Brett Bertot request a zoning classification change from BU-1 and RU-2-10

to all RU-2-10. (25Z00012) (Tax Account 2301472) (District 1)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.8.** Emerald Plaza Development, Inc (Louis Riposta) requests a CUP (Conditional Use Permit) for Alcoholic Beverages for On-Premises Consumption accessory to a cigar bar in Units 1-5. (25Z00014) (Tax Account 2419246) (District 2)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)
[MIRA Comments](#)

- H.9.** CTX Equities, Inc. (Custom Built Contracting) requests a Small-Scale Comprehensive Plan Amendment (25S.09), to change the Future Lane Use designation from NC and CC to all CC. (25SS00003) (Tax Account 2409571) (District 1)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Surveys](#)
[GIS Maps](#)
[Adoption Ordinance](#)

- H.10.** CTX Equities, Inc. requests a change of zoning classification from GU and BU-2 to all BU-2. (25Z00013) (Tax Account 2409571) (District 1)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Surveys](#)
[GIS Maps](#)

- H.11.** Recommendation: 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.

Attachments: [BBIA Adoption Package with Tracked Changes](#)
[BBIA ACSC ORC Letter](#)
[BBIA Transmittal Letter 11-07-2024](#)
[EAR and ACSC Time Extension Letter](#)
[Executive Summary BBIA ACSC Public Feedback v2.pdf](#)
[Staff Comments](#)

- H.12.** Recommendation: Adoption of the Evaluation and Appraisal Review (EAR) based amendments to the Comprehensive Plan (24LS00002) to the state land planning agency (Florida Commerce) for review under the State Coordinated Review Process established by Section 163.3184, Florida Statutes.

Attachments: [EAR Adoption Package with Tracked Changes](#)
[EAR ORC Report](#)
[EAR and ACSC Time Extension Letter](#)
[Brevard County EAR Notification Ack Letter.pdf](#)
[EAR Staff Comments - Prior to Transmittal](#)
[EAR Part VII Sanitary Sewer Feasibility Study](#)

H.13. Recommendation to Board of County Commissioners RE: Amendments to Chapter 62, Article VII, Division 2, Section 62-2844, entitled Performance Security, to allow the Public Works Director to release or reduce performance security, as appropriate, for the construction of improvements associated with subdivisions and plats upon issuance of a certificate(s) of completion.

Attachments: [Performance Bond Release Ordinance final 1.docx](#)
[Performance Bond Release Ordinance Business Impact Estimate final 1.docx](#)
[ClerksMemo 04232025 ADA 05272025.pdf](#)

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the Planning and Development Department no later than 48 hours prior to the meeting at (321) 633-2069.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the Planning and Zoning Board is in session. Thank You.

This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Spectrum Cable Channel 499, Comcast (North Brevard) Cable Channel 51, and Comcast (South Brevard) Cable Channel 13 and AT&T U-verse Channel 99. SCGTV will also replay this meeting during the coming month on its 24-hour video server nights, weekends, and holidays. Check the SCGTV website for daily program updates at <http://www.brevardfl.gov>. The Agenda may be viewed at: <http://www.brevardfl.gov/Board Meetings>

Note

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