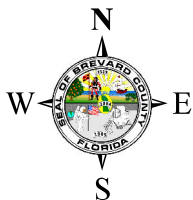
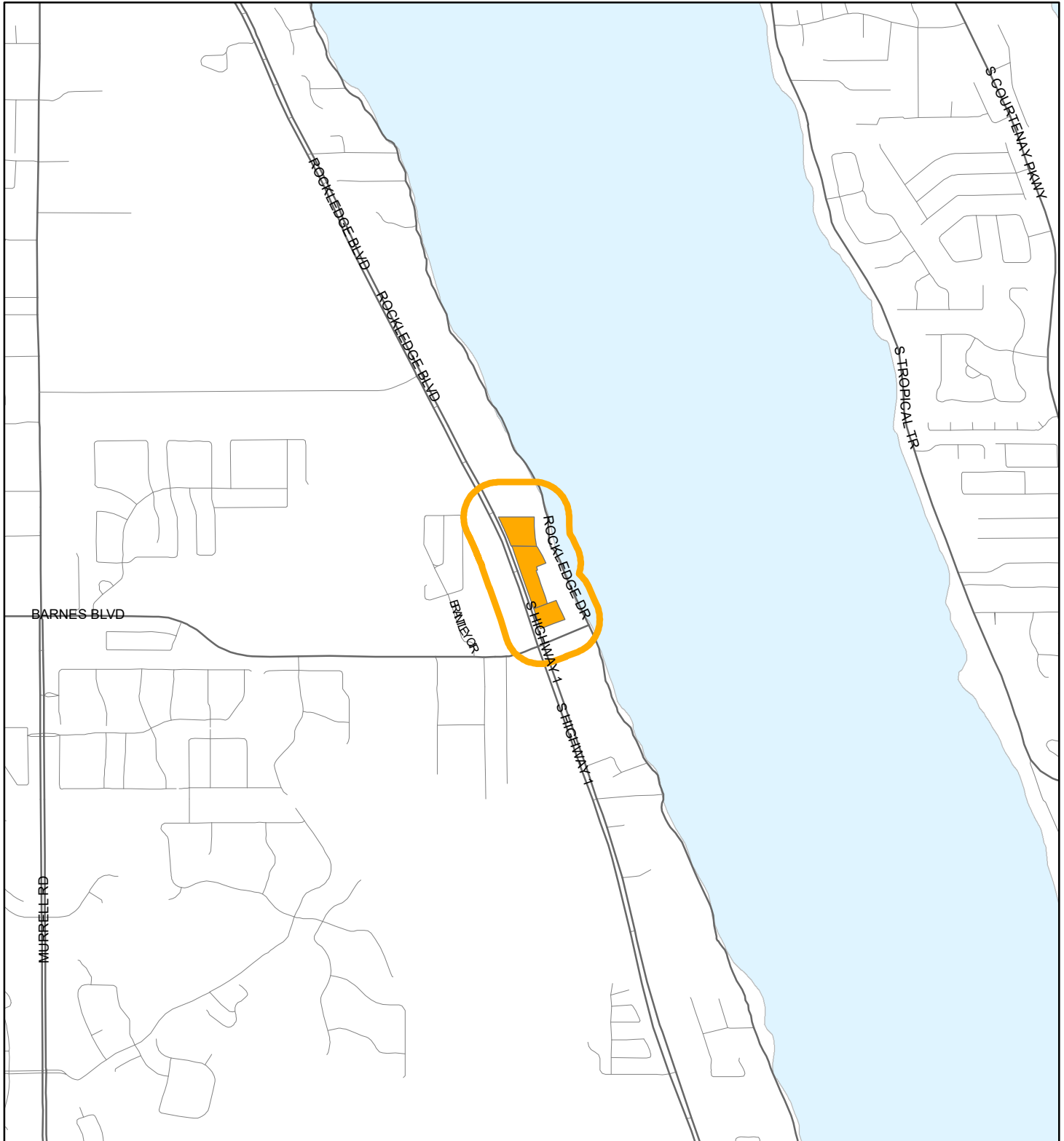


# LOCATION MAP

STORSAFE OF ROCKLEDGE, LLC

22Z00004



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.

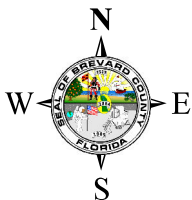
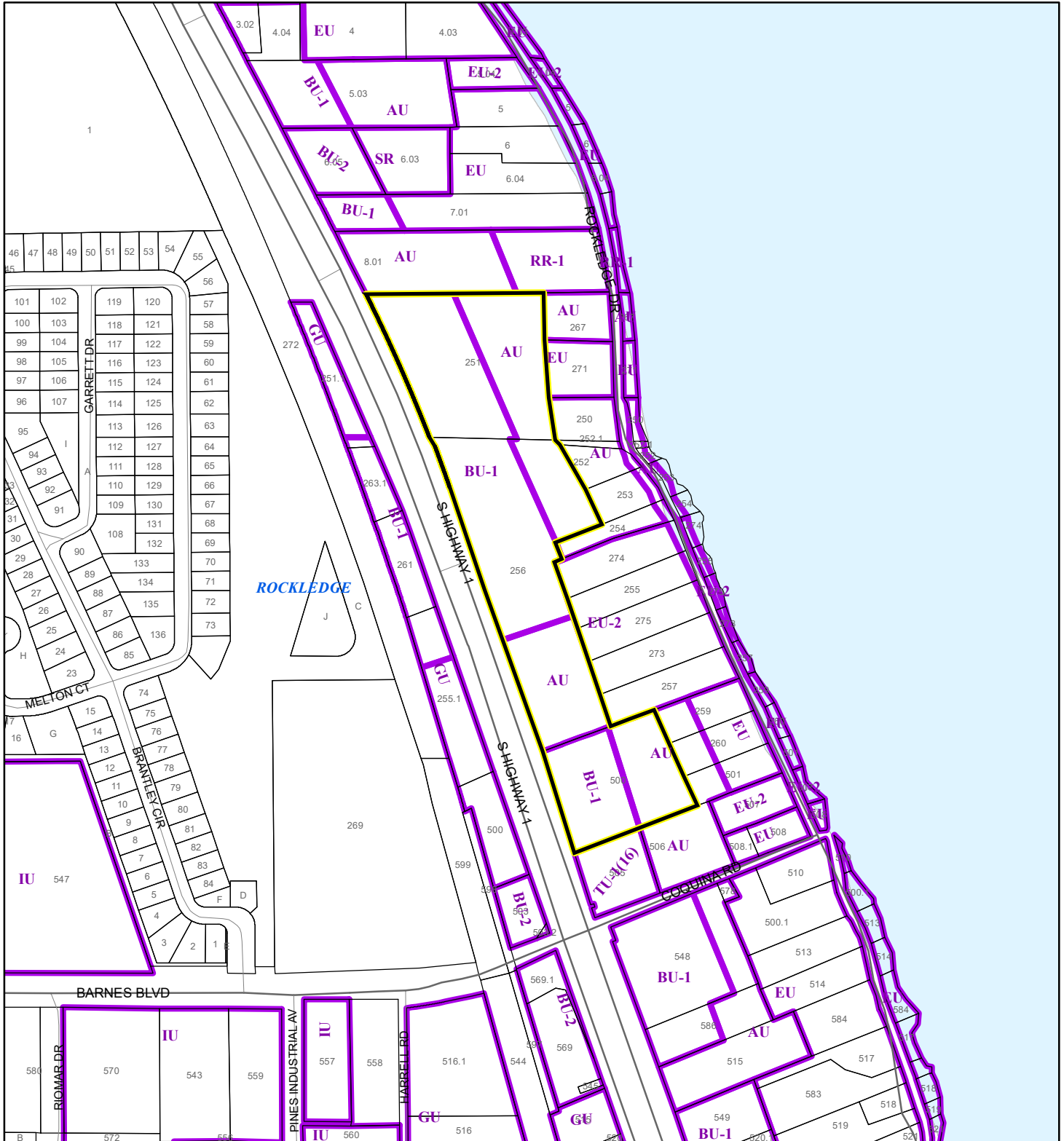
Produced by BoCC - GIS Date: 1/21/2022

Buffer  
Subject Property

# ZONING MAP

STORSAFE OF ROCKLEDGE, LLC


22Z00004



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: 1/21/2022

 Subject Property

 Parcels

 Zoning

## H. PUBLIC HEARINGS

Planning and Zoning Board / Local Planning Agency  
Monday, April 18, 2022, at 3:00 p.m.

Brevard County Board of County Commissioners  
Thursday, May 5, 2022, at 5:00 p.m.

Both at the  
Brevard County Government Center  
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

1. **(21PZ00083) STORSAFE OF ROCKLEDGE, LLC** (Nathan Lee) requests a Small Scale Comprehensive Plan Amendment (22S.03) to change the Future Land Use designation from RES 4 (Residential 4), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC. The property is 12.19 +/- acres, located on the east side of U.S. Hwy 1, approx. 192 ft. north of Barnes Blvd. (Tax Parcel 251 = No assigned address. In the Rockledge area; Tax Parcel 256 = 3700 S. Hwy 1, Rockledge; Tax Parcel 500 = No assigned address. In the Rockledge area.) (Tax Accounts 2511096, 2511103, 2511119) (District 2) This item was from the 03/14/22 P&Z meeting.

**LPA Recommendation:** Alward/Moia - Approved. The vote was unanimous.

**BCC ACTION:** Smith/Tobia - Approved as recommended, adopting Ordinance No. 22-14. The vote was unanimous.

2. **(22Z00004) STORSAFE OF ROCKLEDGE, LLC** requests a change of zoning classification from AU (Agricultural Residential) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 12.19 +/- acres, located on the east side of U.S. Hwy 1, approx. 192 ft. north of Barnes Blvd. (Tax Parcel 251 = No assigned address. In the Rockledge area; Tax Parcel 256 = 3700 S. Hwy 1, Rockledge; Tax Parcel 500 = No assigned address. In the Rockledge area.) (Tax Accounts 2511096, 2511103, 2511119) (District 2) This item was tabled from the 03/14/22 P&Z meeting.

**P&Z Recommendation:** Moia/Minneboo - Approved with a BDP containing the following conditions: 1.) the use of the property shall be limited to self-storage only; 2.) outdoor storage shall be prohibited; 3.) any buildings on the property shall be limited to single-story; 4.) no lighting elements shall face residential properties; 5.) a 20-foot landscape buffer shall be required in accordance with code requirements; 6.) a finished 8-foot masonry wall shall be required along the edge of the improvements in accordance with code requirements. The vote was unanimous.

**BCC ACTION:** Smith/Pritchett - Approved as recommended, with a BDP containing the following conditions: 1.) the use of the property shall be limited to self-storage only; 2.) outdoor storage shall be prohibited; 3.) any buildings on the property shall be limited to single-story; 4.) no lighting elements shall face residential properties; 5.) a 20-foot landscape buffer shall be required in accordance with code requirements; 6.) a finished 8-foot masonry wall shall be required along the edge of the improvements in accordance with code requirements. The vote was unanimous. 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.

## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. Storsafe of Rockledge, LLC. Smith/Tobia. Adopted Ordinance No. 22-14, setting forth the eighth Small Scale Comprehensive Plan Amendment (21S.03), changing the Future Land Use designation from RES 4, NC, and CC, to all CC. (21PZ00083).
- Item H.2. Storesafe of Rockledge, LLC. Smith/Pritchett. Approved the request of a change of zoning classification from AU and BU-1 to BU-2 and recommendation of a BDP with the following conditions: 1.) the use of the property shall be for self-storage only; 2.) outdoor storage shall be prohibited; 3.) any buildings on the property shall be limited to single-story; 4.) no lighting elements shall face the residential properties; 5.) a 20-foot landscape buffer shall be required in accordance with code requirement; and 6.) a finished eight-foot masonry wall shall be required along the edge of the improvements in accordance with code requirements. (22Z00004)
- Item H.3. Rotation Holdings, LLC. Pritchett/Tobia. Approved the request of an Amendment to an existing BDP in a BU-2 zoning classification. (3640 N. U.S. Highway 1, Cocoa) (22Z00007).
- Item H.4. Michael P. Buono and Charles T. Calhoun Pritchett/Tobia. Approved the request of changing the zoning classification from GU to RR-1. (21Z00051).
- Item H.5. Robert F. Erario and Jeremy Sothea Sun. Pritchett/Tobia. Approved the request of changing the zoning classification from BU-1 and AU to all AU. (22Z00008).
- Item H.6. Tyler M. and Cristina N. Boucher. Pritchett/Tobia. Approved the request of changing the zoning classification from AU to RR-1. (2200009).
- Item H.7. Rushing Wind, LLC. Tobia/Smith. Adopted Ordinance No. 22-15, setting forth the seventh Small Scale Comprehensive Plan Amendment (22S.02) changing the Future Land Use designation from RES 1 to RES 4 (22Z00003).
- Item H.8. Rushing Wind, LLC. Tobia/Pritchett. Approved the request of changing the zoning classification from RR-1 and IN(L) to RU-1-11. (22Z00001).