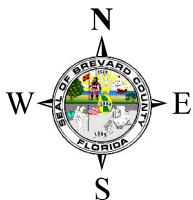
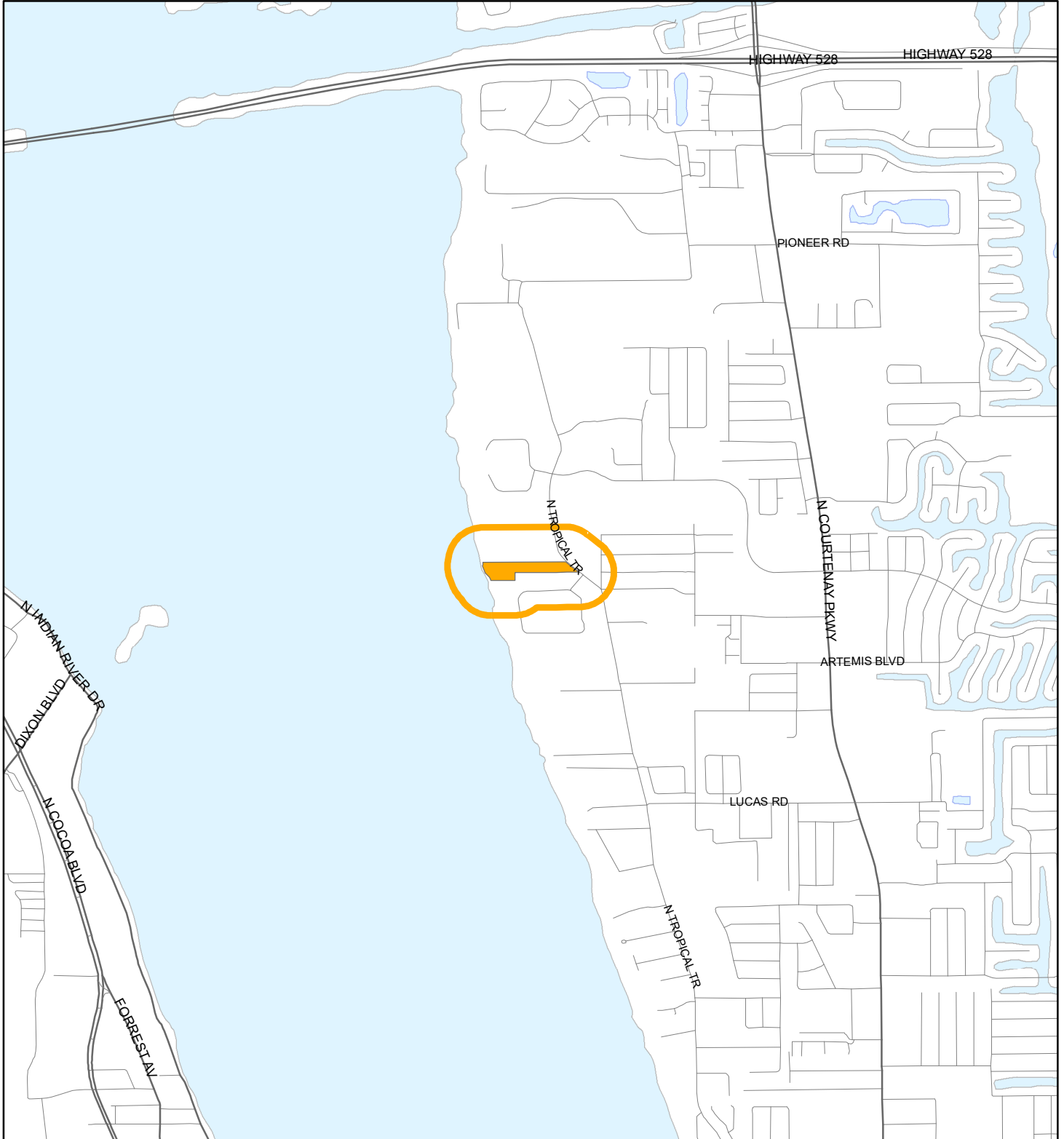


# LOCATION MAP

DONALDSON, CHARLES K.  
22SS00001 SMALL SCALE AMENDMENT 22S.04





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

Buffer Distance: 500 feet

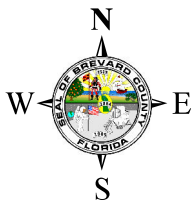
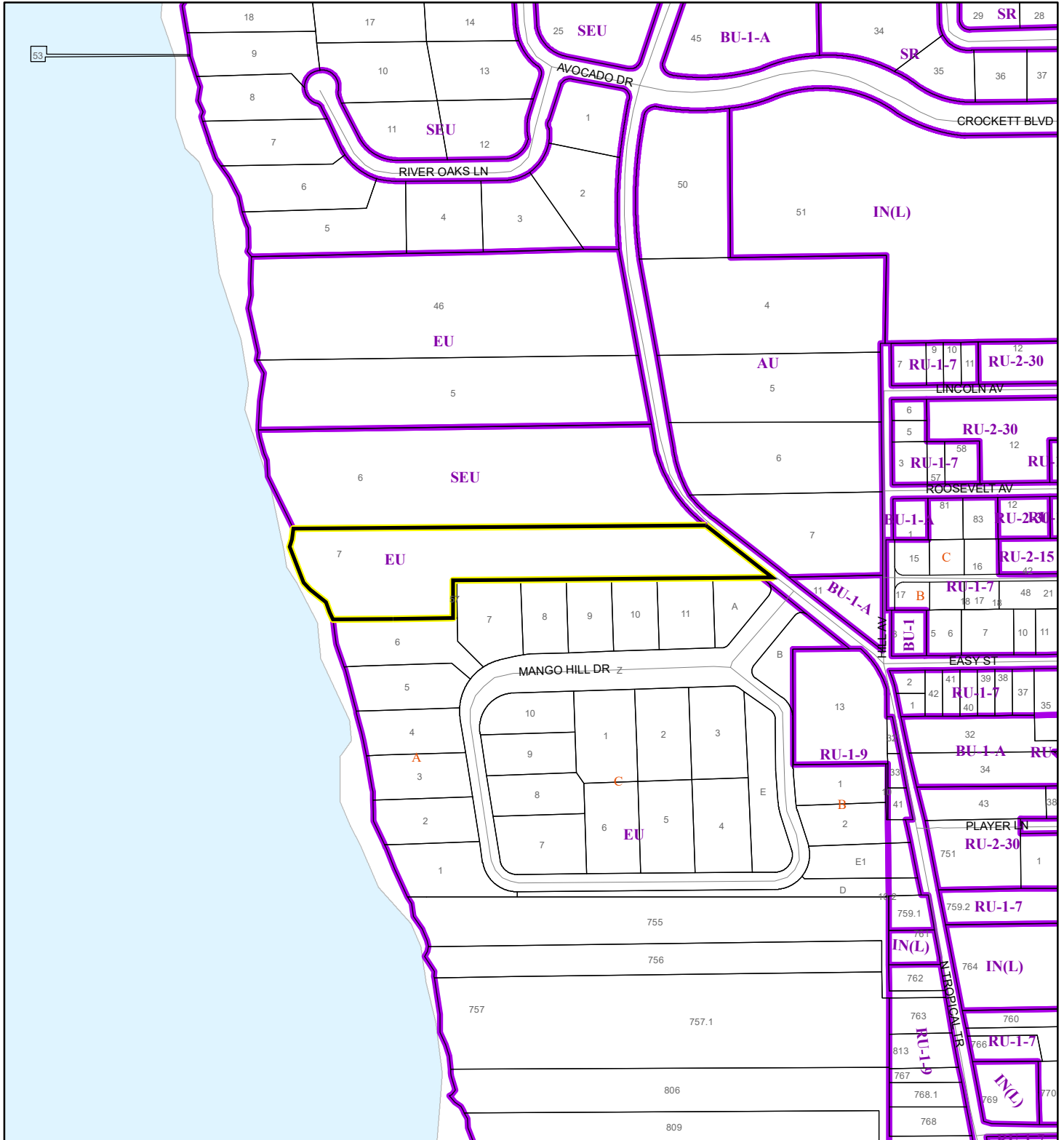
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 3/4/2022

-  Buffer
-  Subject Property

# ZONING MAP

DONALDSON, CHARLES K.  
22SS00001 SMALL SCALE AMENDMENT 22S.04



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: 3/4/2022

- Subject Property
- Parcels
- Zoning

## H. PUBLIC HEARINGS

Planning and Zoning Board / Local Planning Agency  
Monday, May 9, 2022, at 3:00 p.m.

Brevard County Board of County Commissioners  
Thursday, May 26, 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. (22SS00001) CHARLES K. DONALDSON** requests a Small Scale Comprehensive Plan Amendment (22S.04) to change the Future Land Use designation from RES 1 (Residential 1) to RES 4 (Residential 4). The property is 5.51 +/- acres, located on the west side of N. Tropical Trail, approx. 500 ft. northwest of Easy Street. (1605 N. Tropical Trail, Merritt Island) (Tax Account 2416959) (District 2).

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

**BCC ACTION:** Pritchett/Smith, approved with a BDP limiting density to two units, and adopted Ordinance 22-16. The vote was unanimous.

- 2. (22SS00002) OBC REALTY, LLC** requests a Small Scale Comprehensive Plan Amendment (22S.05), to change the Future Land Use designation from RES 15 (Residential 15) to CC (Community Commercial). The property is 0.52 acres, located on the northwest corner of S. Atlantic Ave. and 35<sup>th</sup> St. (Lot 8 = No assigned address. Lot 9.01 = 3466 S. Atlantic Ave., Cocoa Beach) (Tax Accounts 2521003 and 2521005) (District 2)

**P&Z Recommendation:** Moia/Minneboo - Approved. The vote was unanimous.

**BCC ACTION:** Smith/Pritchett - Approved as recommended, and adopted Ordinance No. 22-17. The vote was unanimous.

- 3. (22Z00012) CLIFTON THOMAS (Clayton Bennett)** requests a change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) to RU-1-13 (Single-Family Residential), with a BDP (Binding Development Plan) limited to 1 unit. The property is 0.20 acres, located on the west side of Highway A1A, approx. 170 ft. south of Ibis Dr. (5930 Hwy A1A, Melbourne Beach) (Tax Account 2954089) (District 3) THIS ITEM WAS WITHDRAWN BY THE APPLICANT ON 05/16/22

**P&Z Recommendation:** Moia/Bartcher - Denied. The vote was unanimous.

- 4. (22Z00010) WILLIAM L. (JR.) AND SHARON R. FEAGAN** request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 1 +/- acre, located on the east side of Turpentine Rd., approx. 550 ft. south of Wherry Rd. (No assigned address. In the Mims area.) (Tax Account 3022409) (District 1)

**P&Z Recommendation:** Moia/Glover - Approved. The vote was unanimous.

**BCC ACTION:** Pritchett/Smith - Approved as recommended. The vote was unanimous.

## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1.** Charles F. Donaldson. Pritchett/Smith. Adopted Ordinance No. 22-16, setting forth the ninth Small Scale Comprehensive Plan Amendment (22S.04), changing the Future Land Use designation from RES 1 to RES 4, (22SS00001). With a Binding Development Plan limiting one house on both parcels. Commissioner Tobia was absent.
- Item H.2. OBC Realty, LLC. Smith/Pritchett. Adopted Ordinance No. 22-17, setting forth the tenth Small Scale Comprehensive Plan Amendment (22S.05), changing the Future Land Use designation from RES 15 to CC. (22SS00002). Commissioner Tobia was absent.
- Item H.3. Clifton Thomas. Withdrawn by applicant. Letter received 05/16/2022.
- Item H.4. William L. (Jr.) and Sharon R. Feagan. Pritchett/Smith. Approved the request of changing the zoning classification from AU to RR-1. (22Z00010). Commissioner Tobia was absent.
- Item H.5. Heath and Shannon Morgan. Pritchett/Smith. Approved the request of changing the zoning classification from RU-1-9 to SR. The property is 0.69 acres, located on the north side of Miami Avenue., approximately. 200 feet east of City Acres Road. (22Z00011). Commissioner Tobia was absent.
- Item H.6. PR Corporate Holdings, LLC; and AKBlue Holdings, LLC. (Pritchett/Smith. Approved the request of changing the zoning classification from AU to RR-1-11. (22Z00013). Commissioner Tobia was absent.
- Item H.7. Health First, Inc.; and Health First Shared Services, Inc. Continued to July 12, 2022, Zoning Meeting.