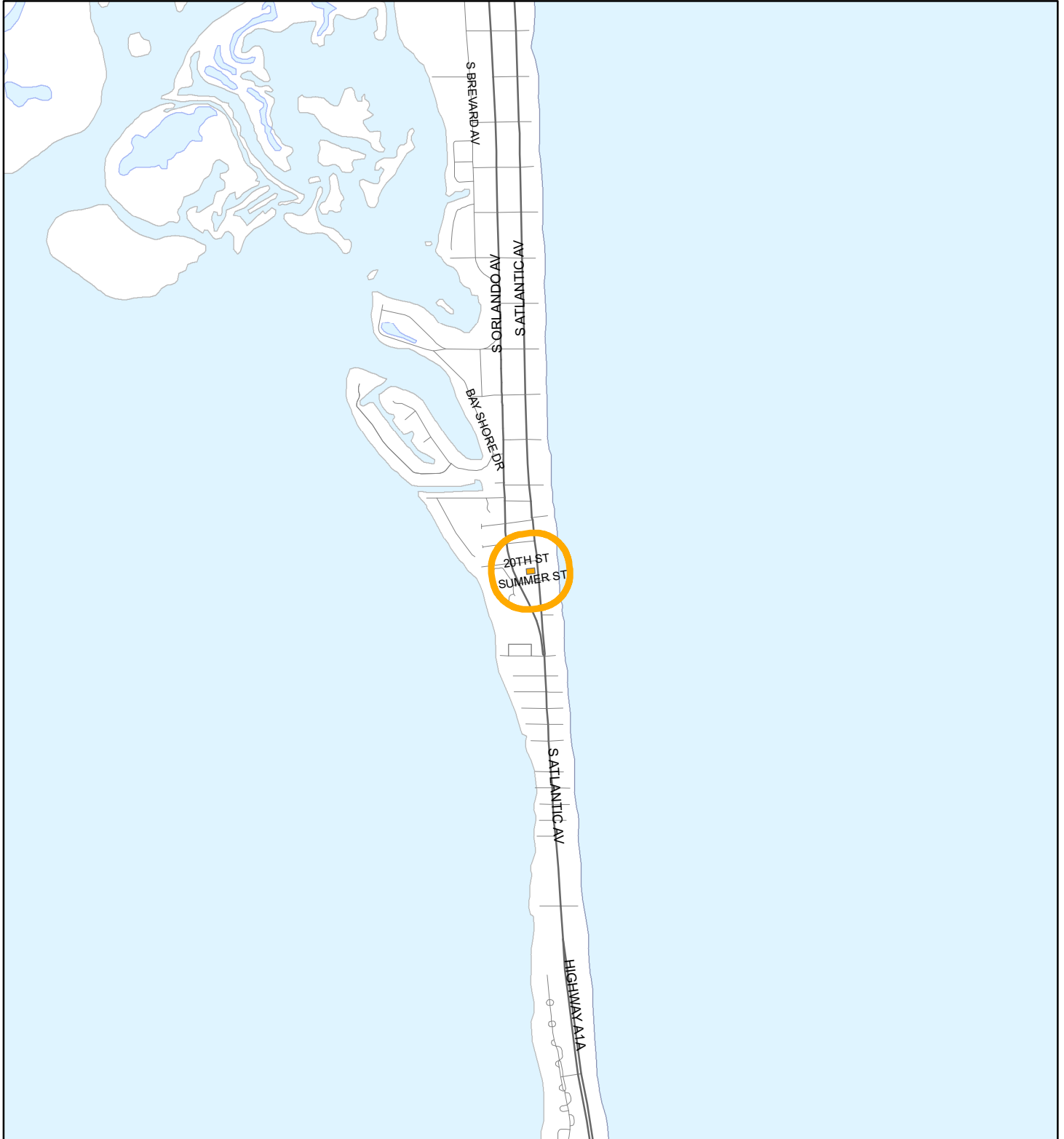


# LOCATION MAP

DeROSA HOLDINGS, LLC

22Z00022





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.

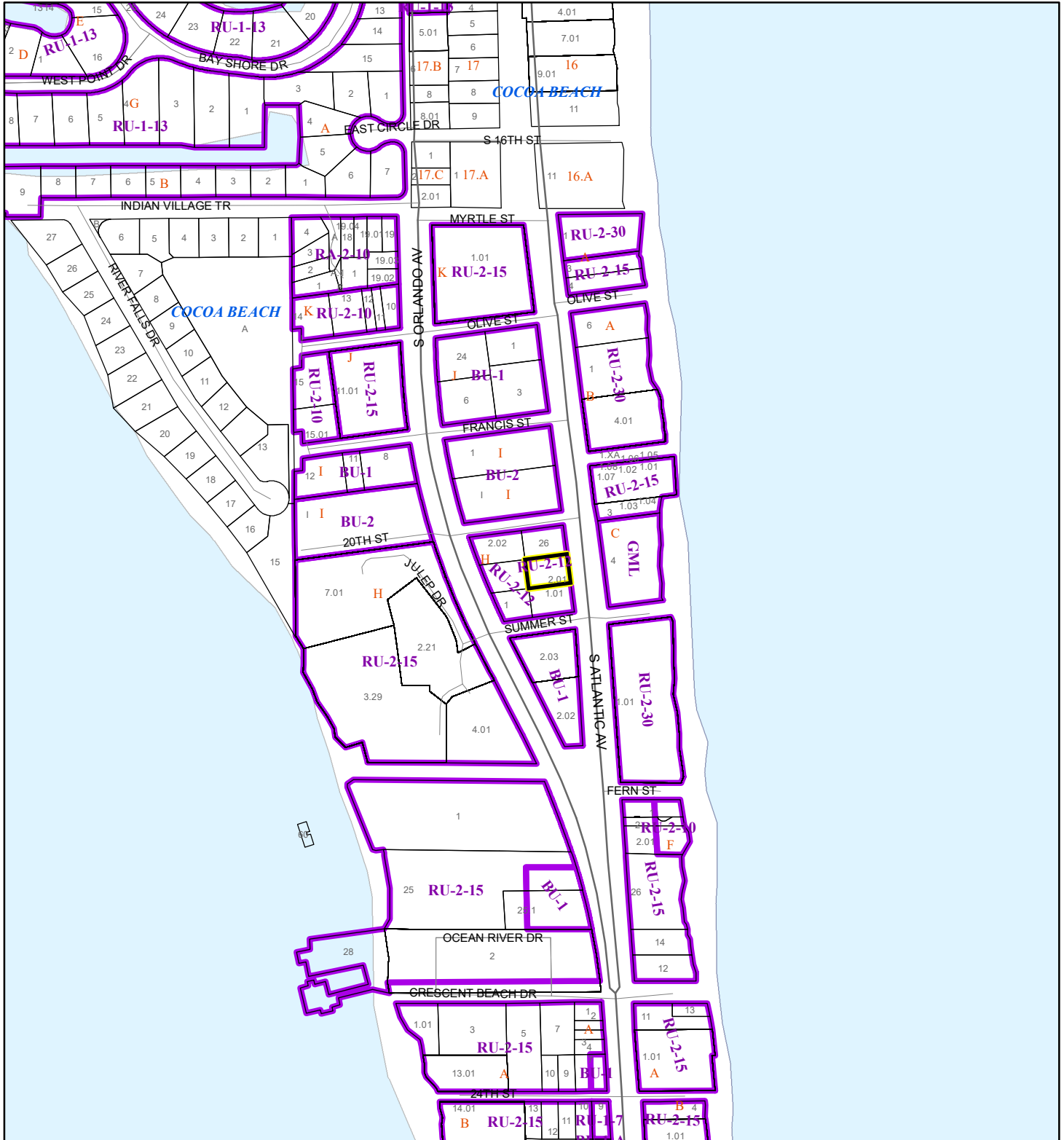
Produced by BoCC - GIS Date: 5/18/2022

 Buffer  
 Subject Property

# ZONING MAP

DeROSA HOLDINGS, LLC


22Z00022



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: 5/18/2022

 Subject Property

 Parcels

 Zoning

2)

**LPA Recommendation:** Filiberto/Alward - Denied. The vote was unanimous.  
**THIS ITEM WAS WITHDRAWN BY THE APPLICANT. LETTER RECEIVED 07/27/22.**

5. **(22Z00015) Andrea Bedard and Nicholas Boardman** (Ronald Treharne) request a change of zoning classification from AU (Agricultural Residential) to BU-1 (General Retail Commercial). The property is 1.02 acres, located on the north side of Coquina Rd., approx. 214 ft. east of U.S. Highway 1. (23 Coquina Rd., Rockledge) (Tax Account 2511124) (District 2) THE APPLICANT AMENDED THE REQUEST TO RU-2-4. LETTER RECEIVED 07/27/22.

**P&Z Recommendation:** Alward/Minneboo - Denied. The vote was unanimous.  
**BCC ACTION:** Pritchett/Tobia - Returned to P&Z meeting of 09/12/22, and BCC meeting of 10/06/22. The vote was unanimous.

6. **(22SS00005) James A. and Vikki P. Dean** request a Small Scale Comprehensive Plan Amendment (22S.08), to change the Future Land Use designation from RES 1:2.5 (Residential 1:2.5) to RES 1 (Residential 1). The property is 2.50 acres, located on the southwest corner of Canton St. and Alan Shepard Ave., Cocoa. (3525 Canton St., Cocoa) (Tax Account 2442557) (District 1)

**LPA Recommendation:** Moia/Glover - Approved. The vote was unanimous.  
**BCC ACTION:** Pritchett/Tobia - Approved as recommended. The vote was unanimous.

7. **(22Z00019) James A. and Vikki P. Dean** request a change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential). The property is 2.50 acres, located on the southwest corner of Canton St. and Alan Shepard Ave., Cocoa. (3525 Canton St., Cocoa) (Tax Account 2442557) (District 1)

**P&Z Recommendation:** Moia/Glover - Approved. The vote was unanimous.  
**BCC ACTION:** Pritchett/Tobia - Approved as recommended. The vote was unanimous.

8. **(22Z00022) DeRosa Holdings, LLC** (Kim Rezanka) requests an amendment to an existing BDP (Binding Development Plan), in a RU-2-12 (Medium Density Multi-Family Residential) zoning classification. The property is 0.24 acres, located on the west side of S. Atlantic Ave., approx. 83 ft. south of 20<sup>th</sup> St. (2050 S. Atlantic Ave., Cocoa Beach) (Tax Account 2534267) (District 2)

**P&Z Recommendation:** Alward/Glover - Approved with a BDP limiting development of the property as two detached residential units for residency and/or rental, and that the property shall remain under one ownership, unless platted or developed as a condominium. The vote was unanimous.

**BCC ACTION:** Smith/Tobia - Approved as recommended, with an amended BDP limiting development of the property as two detached residential units for residency and/or rental, and that the property shall remain under one ownership, unless platted or developed as a condominium. 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.**

9. **(22Z00023) Island Bluff, LLC** (Kim Rezanka) requests a change of zoning classification from BU-1 (General Retail Commercial) and IN(L) (Institutional Use, Low-Intensity), with an existing BDP (Binding Development Plan), to SR (Suburban Residential), removing the existing BDP, and adding a new BDP. The property is 2.12 acres, located on the west side of N. Tropical Trail, approx. 362 ft. south of Merritt Ave. (495 W. Merritt Ave., Merritt Island) (Tax Account 2426893) (District 2)

**P&Z Recommendation:** Alward/Moia - Approved, removing the existing BDP and adding a new BDP limiting density to one unit per acre, for a total of two units. The vote was unanimous.  
**BCC ACTION:** Smith/Tobia - Approved as recommended, removing the existing BDP and adding a new BDP limiting density to one unit per acre, for a total of two units. 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.**

10. **(22SS00003) Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer** (John Rosenthal) requests a Small Scale Comprehensive Plan Amendment (22S.06), 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 17.70 +/- acres, located on the north side of Port St. John Parkway, approx. 570 ft. west of Grissom Parkway. (No assigned address. In the Cocoa area.) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (District 1)

**LPA Recommendation:** Alward/Moia - Approved. The vote was unanimous.  
**BCC ACTION:** Smith/Tobia - Approved, and adopted Ordinance **22-??**. The vote was unanimous.

11. **(22Z00020) Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer** (John Rosenthal) requests a change of zoning classification from GU (General Use), BU-1-A (Restricted Neighborhood Commercial), and BU-1 (General Retail Commercial), with existing BDPs (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial), and removal of existing BDP's (Binding Development Plan). The property is 17.70 +/- acres, located on the north side of Port St. John Parkway, approx. 570 ft. west of Grissom Parkway. (No assigned address. In the Cocoa area.) (Tax Accounts 2312189, 2312249, 2312191, 2312201, 2312205, 2312203, 2312233, 2312234, 2312213, & 2312214) (District 1)

**P&Z Recommendation:** Alward/Moia - Approved. The vote was unanimous.  
**BCC ACTION:** Pritchett/Smith - Approved as recommended. The vote was unanimous.

12. **(22SS00006) Jacob Aaron Corporation; Gigi II, LLC; The BDM Financial Corporation; and Michael P. and Lori L. Melzer** (Kim Rezanka) requests a Small Scale Comprehensive Plan Amendment (22S.09) to change the Future Land Use designation from NC

## PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. Daniel P. and Amber N. Allen. Pritchett/Smith, with Commissioner Tobia voting Nay. Approved the request of CUP for Farm Animals limited to (2 pot-bellied pigs and 4 chickens) and Fowl for Medical Hardship in an RR-1 zoning classification. (22Z00017).
- Item H.2. Evan Bales and Kelsey Godfrey. Pritchett/Tobia. Approved the request of CUP for Guesthouse with the condition of a kitchen being prohibited in a RU-1-11 Zoning Classification as recommended. (22Z00024).
- Item H.3. William and Jeanette Gonedridge. Pritchett/Tobia. Approved the request of change of zoning classification from AU to RR-1, with a BDP limiting development to a total of two separate lots. (22Z00018).
- Item H.4. Andrea Bedard and Nicholas Boardmen. Withdrawn by applicant. Letter received 07/27/2022.
- Item H.5. Andrea Bedard and Nicholas Boardmen. Pritchett/Tobia. Approved staff's recommendation to remand the request to change zoning classification from AU to BU-1 to the September 12, 2022, Planning and Zoning meeting for applicant to amend the request. (22Z00015).
- Item H.6. James A. and Vikki P. Dean. Pritchett/Tobia. Adopted Ordinance No. 22-22, setting forth the twelfth Small Scale Comprehensive Plan Amendment (22S.08), to change the Future Land Use designation from RES 1:2.5 to RES 1 as recommended. (22SS00005).
- Item H.7. James A. and Vikki P. Dean. Pritchett/Tobia. Approved the request of changing of zoning classification from AU to RR-1 as recommended. (22Z00019).
- Item H.8. DeRosa Holdings, LLC. Smith/Tobia. Approved the request of amending an existing BDP in an RU-2-12 zoning classification as recommended. (22Z00022).
- Item H.9. Island Bluff, LLC. Smith/Tobia. Approved the request of changing zoning classification from BU-1 and IN(L) with an existing BDP, to SR, removing the existing BDP, and adding a new BDP as recommended. (22Z00023).
- Item H.10. Sunshine Petro, Inc.; Jacob Aaron Corporation; and Alice Elaine Tisthammer. Smith/Pritchett. Adopted Ordinance No. 22-23, setting forth the eleventh Small Scale Comprehensive Plan Amendment (22S.06), to change the Future Land Use Designation from RES 4, NC, and CC, to all CC as recommended. (22SS00003).