



BOARD OF COUNTY COMMISSIONERS

Planning and Development
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

205.07

**Application for Zoning Action, Comprehensive Plan Amendment, or
Variance**

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 20PZ00080

Existing FLU: Agriculture Existing Zoning: GU

Proposed FLU: Res 1:2.5 Proposed Zoning: _____

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

Clarence Coomer
Name(s) _____ Company _____
1600 Garden St. Appt 36 Tinsville FL 32796
Street City State Zip Code
321-890-7482
Matt Coomer 1966@yahoo.com
Email Phone Cell

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

☐ Attorney ☐ Agent ☐ Contract Purchaser ☐ Other _____

Name(s) Company

Street City State Zip Code

Email Phone Cell

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APPLICATION NAME

☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)

☒ Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)

☐ Text Amendment (CP): Element _____

☐ Other Amendment (CP): _____

☐ Rezoning Without CUP (RWOC)

☐ Combination Rezoning and CUP (CORC)

☐ Conditional Use Permit (CUP)

☐ Binding Development Plan (BDP)

☐ Binding Development Plan (BDP) (Amendment)

☐ Binding Development Plan (BDP) (Removal)

☐ Variance(s) (V)

☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures

☐ Administrative Approval of Flag Lot or Easement

☐ Other Action: _____

Acreage of Request: 3.56

Reason for Request: Change FLU from Agriculture
to Residential 12.5

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- ☒ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- ☐ An approval of this application does not entitle the owner to a development permit.
- ☐ I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.

Clarence Coomer
Signature of Property Owner or
Authorized Representative

16 July 2020
Date

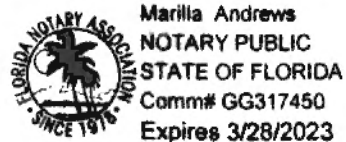
State of Florida

County of Brevard

Subscribed and sworn to me before me this 16 day of, July, 20 20,
personally appeared Clarence Coomer, who is personally known to me or
produced FL DL as identification, and who did / did not take an oath.

Marilla Andrews
Notary Public Signature

Seal



Office Use Only:

Accela No. 20P200080 Fee: 81,219 Date Filed: 7/16/20 District No. 1

Tax Account No. (list all that apply) 2001250 + 2001246

Parcel I.D. No.

205 34 15 AI 6 4.01 + 4.05
Twp Rng Sec Sub Block Lot/Parcel

Planner: GCR Sign Issued by: _____ Notification Radius: 500'

MEETINGS

DATE

TIME

☐ P&Z

☐ PSJ Board

☐ NMI Board

☒ LPA

Nov 9
Get 5, 2020

3pm

☐ BOA

☒ BCC

Dec 3
Nov 5, 2020

5pm

Wetland survey required by Natural Resources ☐ Yes ☒ No Initials _____

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?

☐ Yes ☒ No

If yes, list _____

Location of subject property:

on south side of Lloyd St, 2,190 feet west of Meadows
Green Road

Description of Request:

Change PLM from Agriculture (1:5) to Res 1:2.5

ACCELA # 20 PZ00080

DOCUMENT SUBMITTAL REQUIREMENTS

Application type	Application	Authorization to Act Form ¹	Recorded Property Deeds	Legal Description of Request ²	Certified Survey ⁸	Property Appraisers Map	Concurrency	School Concurrency ³	Wetland Survey ⁴	CUP Worksheet & Sketch ⁵	Comp Plan Information ⁶	Notice to Applicants	Neighbors Affidavit ⁷	Letter to Zoning Official	Variance Hardship Worksheet ⁹	*Additional Documentation	Fees
	✓																
NUMBER OF COPIES REQUIRED																	
Staff to check indicating receipt	✓																✓
Comprehensive Plan Amendment ⁶	1	X	1	2	2	1		1			1					*	Y
Zoning request	1	1	1	1	1 ⁸	1	1	1	1			1				*	Y
Conditional Use Permit (CUP)	1	1	1	1	1 ⁸	1				1		1					Y
AA – Waiver	1	1			1	1							1	1			Y
AA – Easement or Flag lot	1	1	1	1	1	1											Y
Variance	1	1	1	1	1	1									1	*	Y

¹ Authorization to Act form is required, if other than the owner of record is making the application. If the property is not owned in entirety, by the applicant, either a Form "A", or a notarized letter must accompany the application giving written consent by all property owners of the subject property.

² Legal Description must be typed on a separate sheet, if not easily described on the deed.

³ School Board Concurrency application is required if the request represents an increase of more than one residential unit.

⁴ Wetland Survey required on Commercial or Industrial property.

⁵ CUP applications require a completed worksheet and a sketch plan with the application signed by a planner.

⁶ Must include Comprehensive Plan Amendment supplemental form reviewed by a planner prior to submitting formal application. The supplement must include a written statement explaining the rationale and the appropriate data and analysis necessary to support the proposed change.

⁷ Administrative waivers requiring a signed affidavit from all abutting property owners indicating no objection to the requested waiver of lot size, width or depth requirement. The affidavit must state the specific request.

⁸ Survey must be submitted if requested by staff.

⁹ Variance Hardship Worksheet must be filled out completely, addressing the six criteria for a hardship.

***Additional information may be requested by staff dependent upon the requested action. These include but are not limited to impact analysis studies:**

Traffic Impact Analysis (TIA): TIA must be submitted if required by the County Traffic Engineer. Analysis methodology must be coordinated with the Traffic Engineering Office.

Environmental Impact Analysis: The analysis must be conducted by a qualified environmental professional and dated less than one year old. The analysis must document the types of habitat found on site; identify vegetation types, soils types, wetlands, floodplain; and any other environmental concerns.

Water and Sewer Demand: Identify the potable water and sanitary sewer demand for the amendment based on the current and proposed future land use designations using the per capita water and wastewater standards of the applicable service provider.



Planning & Development

Central Cashier

2725 Judge Fran Jamieson Way

Building A, Room 114

Melbourne, FL 32940

RECEIPT OF PAYMENT

Payment Date: 8/11/2020

Receipt #: 574898

Transaction Id#

Payment Method	Payment Reference #	Amount Paid	Comments
Cash		\$1,219.00	
		\$1,219.00	Total
FL			
PZ Miscellaneous Fees		\$1,219.00	
20PZ00080			
Fee	Invoice #	Amount	
Comprehensive Plan	675395	\$919.00	
NRMO	675395	\$300.00	
Grand Total			\$1,219.00

Additional Fees may apply to obtain a Certificate of Completion, a Certificate of Occupancy, Pre-Power, or Final Inspection.

To verify fees please visit the Brevard County Planning & Development Search.

www.brevardcounty.us/PlanningDev

P (321) 633-2068 F (321) 633-2052

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Brevard County

Supplement to Comprehensive Plan Amendment Application

Planning and Zoning Office, 2725 Judge Fran Jamieson Way, Viera, FL 32940
(321) 633-2069



1. Type of Application:

☒ Small-scale Comprehensive Plan Future Land Use Map Amendment

☐ Large-scale Future Land Use Map Amendment

☐ Comprehensive Plan Text Amendment

Plan Element(s) of Text Amendment request: _____

2. Applicant: Clarence Coomes **Staff Planner:** GER

3. Comprehensive Plan Amendment Information:

Adopted Future Land Use Designation: Agricenter
Requested Future Land Use Designation: RES 1:2.5
Existing Zoning: GU

Proposed Text Amendment (if applicable): Attach the proposed text amendment in a strike-thru/underlined format along with one copy on a CD in Microsoft Word, rtf or text format.

4. Description of Request/Justification: Must include a written statement explaining the rational and the appropriate data and analysis necessary to support the proposed change.

Text amendment supplemental information shall include any goal, objective, policy, implementation strategy, directive and any supporting data and analysis, including maps, figures and tables, and; (1) Identification of the particular element of the plan on which the request is based; and, (2) Citation of the existing language which is proposed to be changed; and, (3) Proposed rewording of the existing language or the wording of proposed new test.

Combining lots so I can place
mobile home on 2.5 for 1

(use additional sheets if necessary)

CALCULATION OF PUBLIC HEARING APPLICATION FEES -ZONING OFFICE

PUBLIC HEARING APPLICATION FEES	BASE FEE	ACREAGE FEE	UNIT FEE	SUB-TOTAL
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REZONING

Environmental Area	511.00			
Residential Professional	960.00			
General Use and Agricultural Use	849.00*	(-5) x 24**		
Single-Family Residential	849.00*	(-5) x 24**		
Single-Family Mobile Home	849.00*	(-5) x 24**		
Commercial/Planned Commercial	1,184.00	() x 24		
Tourist Commercial	1,855.00	() x 45		
Industrial/Planned Industrial	1,855.00	() x 45		
Planned Unit Development	5,661.00	() x 45		
Single-Family Attached Residential	960.00	() x 24		
Multiple-Family Residential	960.00	() x 24		
Recreational Vehicle Park	1,408.00	() x 24		
Mobile Home Park/Mobile Home Co-op	1,408.00	() x 24		

CUP'S OR ROU APPLICATIONS

Fee per request (with rezoning)	447.00			
Fee per request (without rezoning)	849.00			

OTHER APPLICATION FEES

Consultant fee Retainer per Tower Application	6,934.00			
Transfer of Development Rights	1,520.00			
Comprehensive Plan Appeals (Vested Rights)				
One (5.0 acres or less) Single-family residential	433.00			
All other Appeals	1,733.00			
Variance/Appeals of Administrative Interpretation				
Base Fee	598.00			
Fee for each additional request	182.00			
Special Hearing Fee for P & Z / LPA	3,692.00			
Special Hearing Fee for BOA	1,872.00			
All Other Unlisted Zoning Applications	849.00			
Miscellaneous				

COMPREHENSIVE PLAN AMENDMENTS

Small Scale Amendment	919.00			919.00
Large Scale Amendment	1,785.00	\$43 per acre		
Maximum Fee on a Single Application	17,334.00			

SUB-TOTAL ****/*****

FEES COLLECTED FOR ADMINISTRATIVE ACTIONS

Office of Natural Resources zoning review (if applicable)	300.00			300.00
flag lot &/or easement review	300.00			
Land Development PUD review	100.00			
flag lot &/or easement review	150.00			
Address Assignment review of flag lot &/or easement	100.00			
Zoning fee	277.00			

BASE FEE ADJUSTMENTS

* If area for these requests have the potential for only one more lot, the fee is	288.00			
** Maximum acreage fees for these requests shall be	2,240.00			
*** Maximum Planned Unit Development Fee shall be	13,432.00			
**** Maximum fee for all other zoning requests shall be	8,955.00			

TOTAL

1219.00



ACCELA FEE SHEET

Fee Schedule: Zoning
Version: Version 1

Payment Period	Priority	Subgroup	Fee Code	Fee Item	Quantity
FINAL			PZ300	Zoning/Variance	
FINAL			PZ310	Comprehensive Plan	919.00
FINAL			PZ320	Waiver/Easement	
FINAL			PZ330	Address Assignment	
FINAL			PZ340	Natural Resources	300.00
FINAL			PZ350	Miscellaneous	
FINAL			PZ360	Tower Application / Consultant Fee	
FINAL			PZ370	Land Development PUD Review	

\$1,219.00

THIS INSTRUMENT CONTAINS THE OFFICIAL
RECORD BOOK AND PAGE NUMBERS DESCRIBING
THE PARCELS TO BE ADVERTISED.

Warranty Deed

This Indenture, made, July 22, 2018 A.D.

Between

Tropical Group Investments Three, LLC whose post office address is: 941 NW 45th Avenue, Coconut Creek, Florida 33066 a limited liability company existing under the laws of the State of Florida, Grantor and Clarence Coomer, a single man whose post office address is: 1600 Garden Street #36, Titusville, Florida 32796, Grantee,

SIGNATURE

Witnesseth, that the said Grantor, for and in consideration of the sum of \$14,000., to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Brevard, State of Florida, to wit:

SB 1/4 of Tract 4, Block 6, Section 15, Township 20 South, Range 34 East, according to the plat of Indian River Park, a subdivision according to the plat thereof recorded at Plat Book 2, Page 33, in the Public Records of Brevard County, Florida.

and

The West 1/2 of the NE 1/4 of Tract 4, Block 6, Section 15, Township 20 South, Range 34 East, according to the plat of Indian River Park, a subdivision according to the plat thereof recorded in Plat Book 2, Page 33, of the Public Records of Brevard County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

THIS IS VACANT LAND.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Tropical Group Investments Three, LLC

By:

David E. Anderson
Its Manager

Signed and Sealed in Our Presence:

Robina Davidian
Witness Print Name

OCTAVIO ROSKEN
Witness Print Name

State of FLORIDA

County of BREVARD

The foregoing instrument was acknowledged before me this July 22, 2018, by David E. Anderson, the Manager of Tropical Group Investments Three, LLC A limited liability company existing under the laws of the State of Florida, on behalf of the company.

He/She is personally known to me or has produced a driver's license as identification.

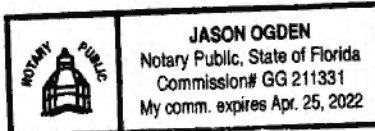
Notary Public

Notary Printed Name:

My Commission Expires: APR 25, 2022

(Seal)

Prepared by:
Adeline B. Cabanillas, an employee of
State Title Partners LLP,
300 West Fee Avenue Suite B
Melbourne, Florida 32901
File Number: STP-26513



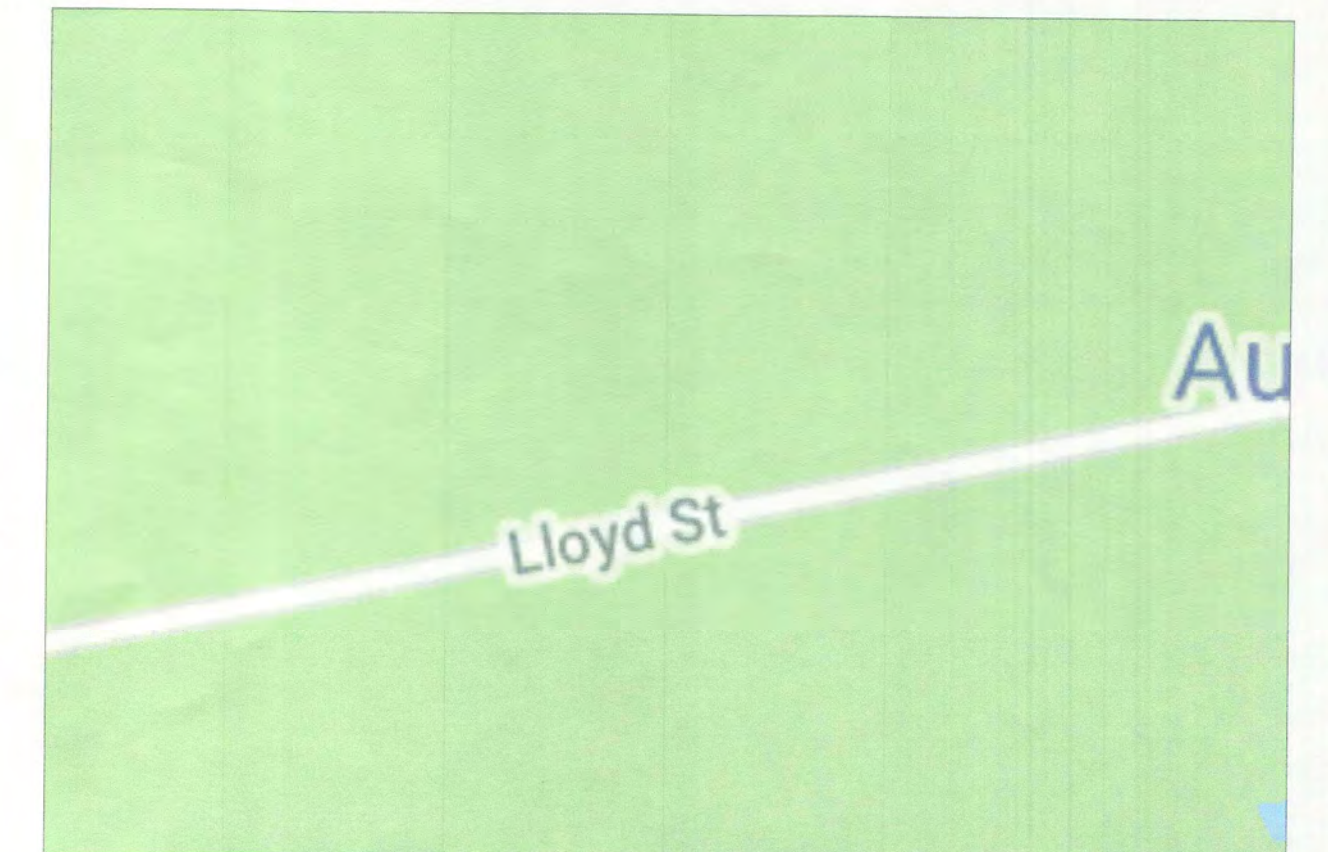
101

BOUNDARY SURVEY OF
XXX LLOYD STREET
MIMS, FL 32754

PREPARED FOR:
CLARENCE COOMER

LEGAL DESCRIPTION

SE 1/4 OF TRACT 4, BLOCK 6, SECTION 15, TOWNSHIP 20 SOUTH, RANGE 34 EAST, ACCORDING TO THE PLAT OF INDIAN RIVER PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 33, IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
AND
THE WEST 1/2 OF THE NE 1/4 OF TRACT 4, BLOCK 6, SECTION 15, TOWNSHIP 20 SOUTH, RANGE 34 EAST, ACCORDING TO THE PLAT OF INDIAN RIVER PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

Flood Zone: A
Community Number: 125092
Panel: 12009C0100
Suffix: G
Base Flood Elevation: NAVD88
FIRM Date: 3/17/2014
FIRM Effect./Rev Date: 3/17/2014



LEGEND

A/C AIR CONDITIONER
B.P. BACKFLOW PREVENTER
C.B.S. CONCRETE BLOCK STRUCTURE
E.E. ELEVATION
F.F. FINISHED FLOOR
I.D. IDENTIFICATION
L. LENGTH
L.B. LICENSED BUSINESS
M. MEASURED
N.T.S. NOT TO SCALE
N&D NAIL & DISC
N.A.V. NORTH AMERICAN VERTICAL DATUM
N.G.V. NATIONAL GEODETIC VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
P. PLAT
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
P.R.M. PERMANENT REFERENCE MONUMENT
P.B. PLAT BOOK
P.K. PARKER KYLON NAIL
R. RADIUS
T.A. TANGENT
T.B.M. TEMPORARY BENCH MARK
C. CENTERLINE
& AND
NUMBER
Δ DELTA OR CENTRAL ANGLE
CONCRETE

NOTES:

- LEGAL DESCRIPTION PROVIDE BY CLIENT.
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED. UNLESS OTHERWISE NOTED
- SOME FEATURES NOT DRAWN TO SCALE IN ORDER TO SHOW DETAIL.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH PROPERTY LINE, HAVING A BEARING OF S 78°40'31" W.

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *Kenneth S. Osborne*
KENNETH S. OSBORNE
PROFESSIONAL SURVEYOR & MAPPER #0415

Project C-19536
Date 07-28-2020
Scale 1"=40'

Sheet 1 of 1

COMPASS
SURVEYING
WWW.COMPASSSURVEYING.NET

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2001246
Owners Coomer, Clarence
Mailing Address 1600 Garden St, Apt 36 Titusville FL 32796
Site Address Not Assigned
Parcel ID 20G-34-15-AI-6-4.01
Property Use 0010 - Vacant Residential Land (Single Family, Platted)
Exemptions None
Taxing District 1300 - Unincorp District 1
Total Acres 2.33
Subdivision Indian River Park
Site Code 0001 - No Other Code Appl.
Plat Book/Page 0002/0033
Land Description Indian River Park SE 1/4 Of Tract 4 Blk 6

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$3,030	\$3,030	\$3,030
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$3,030	\$3,030	\$3,030
Assessed Value School	\$3,030	\$3,030	\$3,030
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$3,030	\$3,030	\$3,030
Taxable Value School	\$3,030	\$3,030	\$3,030

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/22/2018	\$14,000	WD	Vacant	8222/1797
04/27/2006	\$18,000	WD	Vacant	5637/6545
01/03/2006	\$1,000	WD	Vacant	5589/8332
12/21/2005	\$1,000	WD	Vacant	5589/8331
12/09/1976	\$4,500	WD	--	1697/0635

No Data Found



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2001250
Owners Coomer, Clarence
Mailing Address 1600 Garden St, Apt 36 Titusville FL 32796
Site Address Not Assigned
Parcel ID 20G-34-15-AI-6-4.05
Property Use 0010 - Vacant Residential Land (Single Family, Platted)
Exemptions None
Taxing District 1300 - Unincorp District 1
Total Acres 1.23
Subdivision Indian River Park
Site Code 0001 - No Other Code Appl.
Plat Book/Page 0002/0033
Land Description Indian River Park W 1/2 Of NE 1/4 Of Tract 4 Blk 6 As
Des IN Orb 2653 Pg 148

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$12,920	\$9,840	\$8,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$12,920	\$7,740	\$7,040
Assessed Value School	\$12,920	\$9,840	\$8,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$12,920	\$7,740	\$7,040
Taxable Value School	\$12,920	\$9,840	\$8,000

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/22/2018	\$14,000	WD	Vacant	8222/1797
01/31/2006	\$65,000	WD	Vacant	5604/7655
10/03/2005	\$5,000	WD	Vacant	5554/0152
10/30/1993	--	QC	Vacant	3345/1887
12/02/1985	\$6,000	WD	--	2653/0148

No Data Found

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Account: 2001250 & 2001246



Search Results: Parcel (Tax Account)

Address

○ Override 1

Street Label

□ Future Landuse

□ Section

