



BOARD OF COUNTY COMMISSIONERS

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

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 # 21200004

Existing FLU: ON NC Existing Zoning: R-1-9 RU-1-9

Proposed FLU: _____ Proposed Zoning: BU-2

PROPERTY OWNER INFORMATION

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

Robert Van Horn \ Gerald K. Houck

Name(s)		Company	
640 N. Tropical Tr.	Merritt Island	FI	32953
Street	City	State	Zip Code
bobandmarybeachside@yahoo.com	321-266-0291	321-266-0291	
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



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) (building permits will not be approved until 30 days after the date the order is signed)
- Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- Administrative Approval of Flag Lot or Easement
- Administrative Approval of On-Premises Consumption of Alcoholic Beverages for Restaurants / Snack Bars
- Other Action: _____

Acreage of Request: .53

Reason for Request:

The property has, to our knowledge, never been used for any other reason than a single-family residence. The current building is extremely functionally obsolete and dated. The amount of deferred maintenance is immense and likely precludes restoration of the residence. The property sits in an industrial area in which every parcel for 2-3 blocks on three sides are zoned BU-2. The north side is Cone Road and a wide grassy right-of-way. With the passing of the long-time owner, it would be far from the highest and best use of the property to remain a residence. The future possible uses include medical offices/clinic, retail, or light manufacturing. From a property tax standpoint, changing the zoning would be advantageous to the county.

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.
- For Variances, I understand that building permits will not be approved until 30 days after the date the order is signed, in order to comply with the appeal procedure.
- 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.

Robert Van Horn Donald K. Hancock

Signature of Property Owner or
Authorized Representative

1/8/2021
Date

State of FLORIDA

County of BREVARD

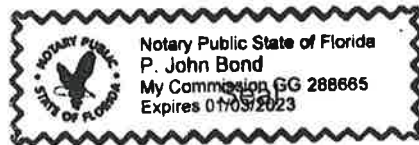
Subscribed and sworn before me, by ✓ physical presence or _____ online notarization,

this 8 day of, JANUARY, 20 21, personally appeared

_____, who is personally known to me or produced

_____ as identification, and who did / did not take an oath.

P. John Bond
Notary Public Signature



Office Use Only:

Accela No. 21200004 Fee: 1484.00 Date Filed: 1/8/21 District No. 2

Tax Account No. (list all that apply) 2501307

Parcel I.D. No.

25 36 02 CM 2 18
Twp Rng Sec Sub Block Lot/Parcel

Planner: KH Sign Issued by: KH Notification Radius: 500'

MEETINGS

	DATE	TIME
<input checked="" type="checkbox"/> P&Z	<u>3/8/2021</u>	<u>3:00pm</u>
<input type="checkbox"/> PSJ Board	_____	_____
<input type="checkbox"/> NMI Board	_____	_____
<input type="checkbox"/> LPA	_____	_____
<input type="checkbox"/> BOA	_____	_____
<input checked="" type="checkbox"/> BCC	<u>4/15/21</u>	<u>5:00pm</u>

Wetland survey required by Natural Resources Yes No Initials KH

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

Yes No If yes, list MIRA

Location of subject property:

South side of Cone Rd, approx. 896 feet west of S. Plumosa St.

Description of Request:

Rezone RU-1-9 → BU-2

