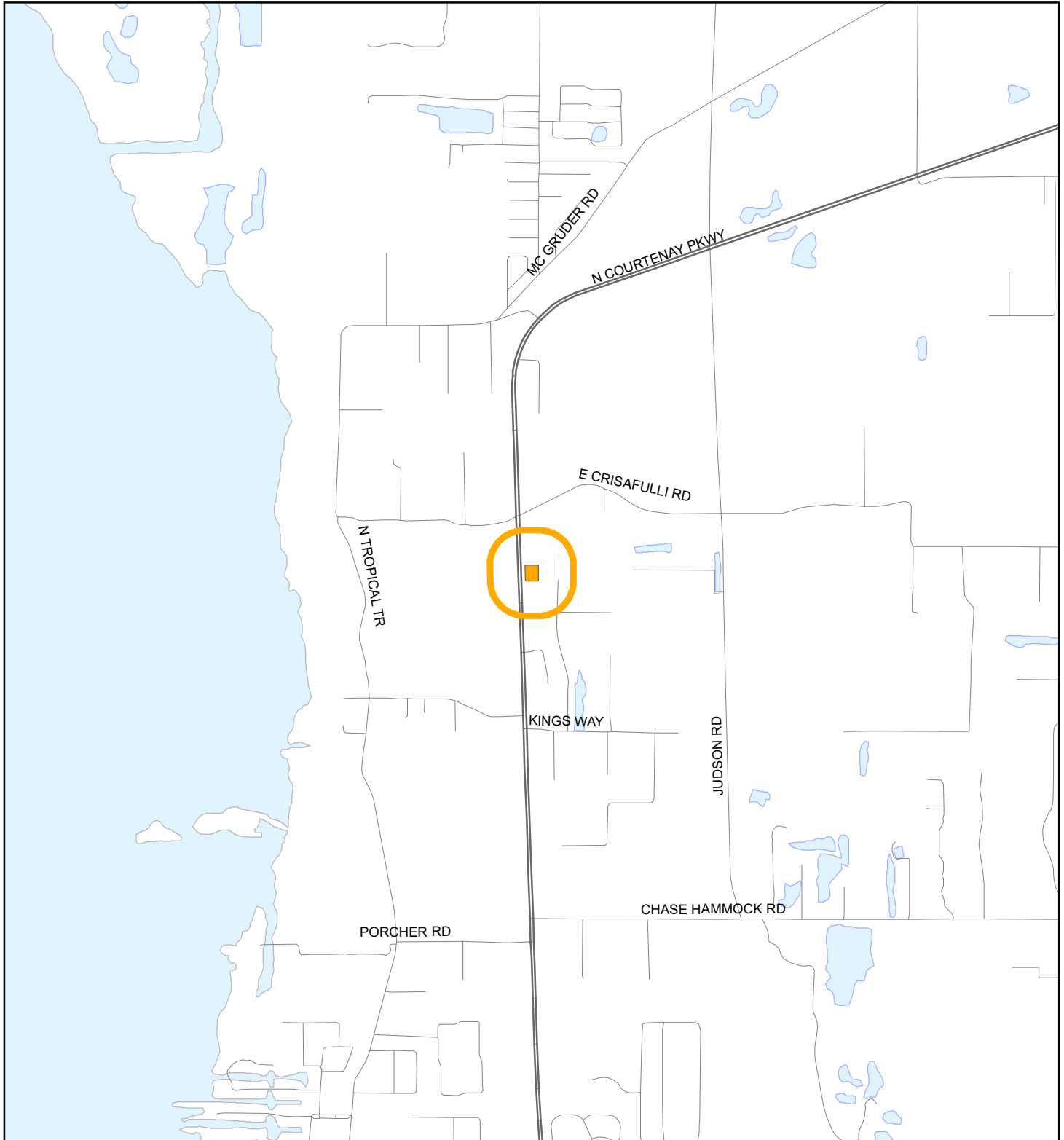


LOCATION MAP

COOLTURAL LAND, LLC

21Z00009



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.

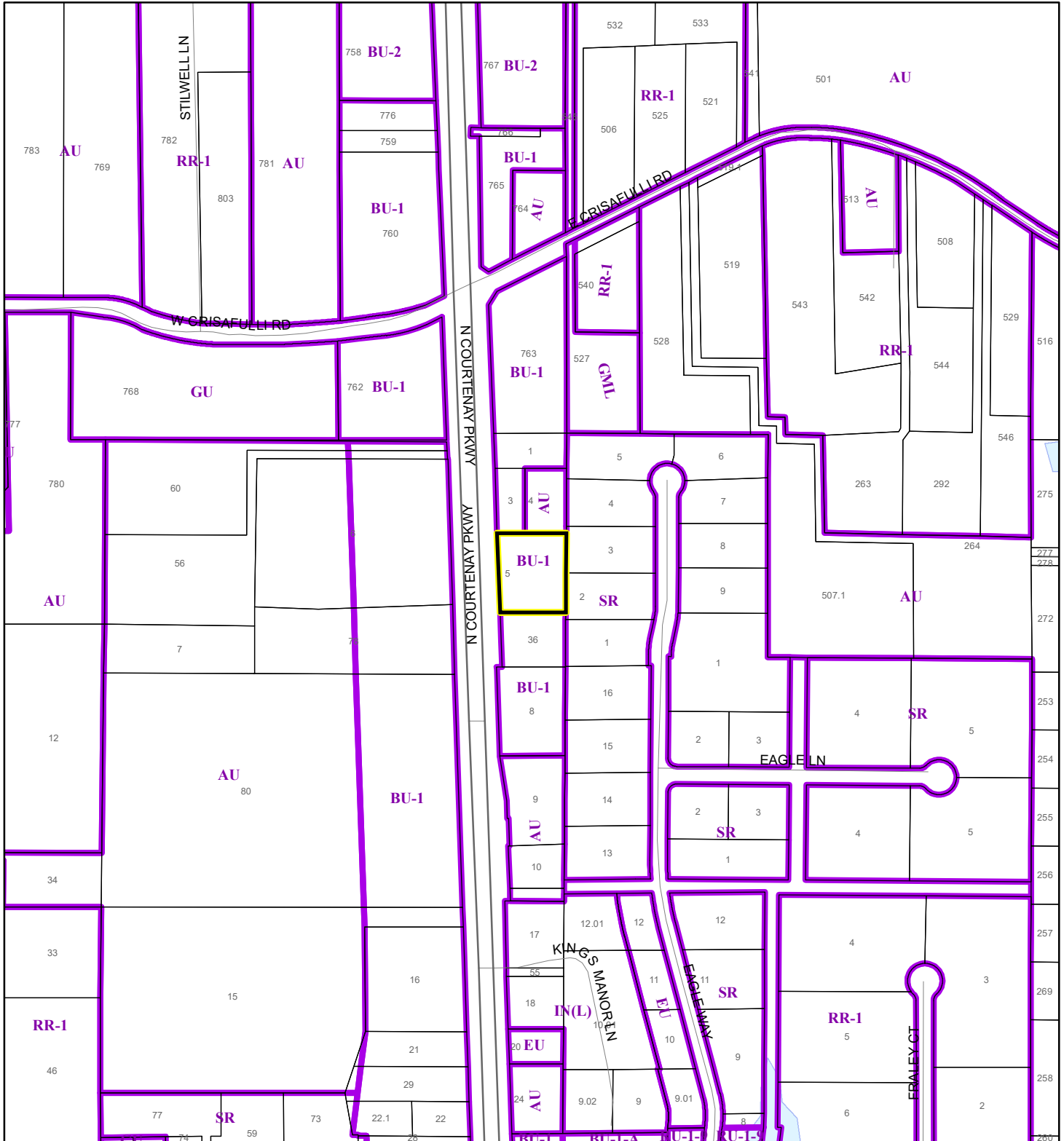
Produced by BoCC - GIS Date: 3/9/2021

Buffer
Subject Property

ZONING MAP

COOLTURAL LAND, LLC

21Z00009



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: 3/9/2021

Subject Property

Parcels

Zoning

H. PUBLIC HEARINGS

North Merritt Island Dependent Special District Board
Thursday, May 13, 2021, at 6:00 p.m.
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

Local Planning Agency
Monday, May 17, 2021, at 3:00 p.m. (Item 1 only)
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

Brevard County Board of County Commissioners
Thursday, May 27, 2021, at 5:00 p.m.
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

1. **KAT-CAM, LLC** (Patricia Garagozlo) requests a Small Scale Comprehensive Plan Amendment (21S.02) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.59 acres, located on the west side of N. Courtenay Pkwy., approx. 0.11 mile north of Gator Dr. (No assigned address. In the N. Merritt Island area.) (21PZ00018) (Tax Account 2410506) (District 2)

North Merritt Island Board Recommendation: Ratterman/Lindhorst - Approved. The vote was 6:1, with Carbonneau voting nay.

Local Planning Agency Action: Bartcher/Buchanan - Approved. The vote was unanimous.

Board of County Commissioners Action: Lober/Smith - **Approved as recommended, and adopted Ordinance 21-15. The vote was unanimous.**

2. **KAT-CAM, LLC** (Patricia Garagozlo) requests a change of zoning classification from AU (Agricultural Residential) to BU-2 (Retail, Warehousing, and Wholesale Commercial), on property described as Tax Parcel 269, as recorded in ORB 5411, Page 1101, of the Public Records of Brevard County, Florida. **Section 02, Township 24, Range 36.** (0.59 acres) Located on the west side of N. Courtenay Pkwy., approx. 0.11 mile north of Gator Dr. (No assigned address. In the N. Merritt Island area.) (21Z00006) (Tax Account 2410506) (District 2)

North Merritt Island Board Recommendation: Ratterman/Carbonneau - Approved as BU-1. The vote was unanimous.

Board of County Commissioners Action: Lober/Smith - **Approved as BU-1 on the eastern 130 feet, and BU-2 on the remaining western portion of the property. The vote was unanimous.**

3. **COOLTURAL LAND, LLC** (Thomas Jones) requests change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 1.02 acres, located on the east side of N. Courtenay Pkwy., approx. 700 ft. south of Crisafulli Rd. (No assigned address. In the Merritt Island area.) (21Z00009) (Tax Account 2317004) (District 2)

North Merritt Island Board Recommendation: Testa/Carbonneau - Denied. The vote was unanimous.

Board of County Commissioners Action: Lober/Smith - Approved, with a BDP (Binding Development Plan), to include a 20-foot Vegetative Buffer with no administrative waiver, on the entire North and East Boundaries; to include a 25-foot Use Buffer on the entire North and East Boundaries; to include an 8-foot opaque PVC or wood fence, from finished floor elevation, or a 12-foot opaque PVC or wood fence, from filled grade, at the entirety of the North and East Boundaries at the 25- foot Use Buffer location, not at the property edge; to preclude the following uses, as defined in Section 62- 1483(1)(b): aquariums, auditoriums, automobile hire, automobile repairs (as defined in Section 62- 1102), automobile washing, billiard rooms and electronic arcades, bottling beverages, blowing alleys, cafeterias , child or adult day care centers, colleges and universities, commercial schools offering instruction in dramatic, musical, or other cultural activity, including martial arts, conservatories, convenience stores, with or without gasoline sales, dancing halls and academies, dry cleaning and laundry pickup stations, dry cleaning plants, dyeing and carpet cleaning, fertilizer stores, foster homes, fraternities and sororities, funeral homes and mortuaries, furriers, group homes, levels I and II, hospitals, ice plants, kindergartens, laundries, nursing homes, paint and body shops, parking lots (commercial), pawn shops, pet kennels, pet shops, resort dwellings, sale of alcoholic beverages, package only, seafood processing plants, sharpening and grinding shops, television and broadcasting stations, theaters, tobacco stores, welding repair; and to preclude the following uses, as defined in Section 62- 1483(1)(c): assisted living facility, automobile and motorcycle repair (major) and paint and body work, automobile tires and mufflers (new) (sales and service), cemeteries and mausoleums, commercial entertainment and amusement enterprises, crematoriums, engine sales and service, farm machinery sales and services, garage or mechanical service, gasoline service stations, manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain products, motorcycle sales and service, railroad, motor truck and water freight and passenger stations, recovered materials processing facility, service station for automotive vehicles and U-Haul service, substations, and transmission facilities, tourist efficiencies and hotels and motels, treatment and recovery facility. 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. Lantzcom MI, LLC. Lober/Smith. Approved changing zoning classification from RU-2-30 to RU-2-15 as recommended. (21Z00007).
- Item H.2. J.W. Dunn Lodge No. 37, Inc. Smith/Lober. Approved changing zoning classification from IN(L) to RR-1 as recommended. (21Z00008).
- Item H.3. Habitat for Humanity of Brevard County, Inc. Zonka/Lober. Approved changing zoning classification from AU to RU-1-13 as recommended. (21Z00010).
- Item H.4. KAT-CAM, LLC. Lober/Smith. Adopted Ordinance No. 21-15, setting forth the Second Small Scale Plan Amendment of 2021, 21S.02, to change the Future Land Use designation from NC to CC. (21PZ00018).
- Item H.5. KAT-CAM, LLC. Lober/Smith. Approved changing zoning classification from AU to BU-2 on 130 feet of the Western half of the North and South boundary and from AU to BU-1 on the remaining Eastern portion of the North and South boundary. (21Z00006).
- Item H.6. Cooltural Land, LLC. Lober/Smith. Approved changing zoning classification from BU-1 to BU-2, with a Binding Development Plan, to include a 20-foot Vegetative Buffer with no administrative waiver, on the entire North and East Boundaries; to include a 25-foot Use Buffer on the entire North and East Boundaries; to include an 8-foot opaque PVC or wood fence, from finished floor elevation, or a 12-foot opaque PVC or wood fence, from filled grade, at the entirety of the North and East Boundaries at the 25-foot Use Buffer location, not at the property edge; to preclude the following uses, as defined in Section 62- 1483(1)(b): aquariums, auditoriums, automobile hire, automobile repairs (as defined in Section 62-1102), automobile washing, billiard rooms and electronic arcades, bottling beverages, blowing alleys, cafeterias, child or adult day care centers, colleges and universities, commercial schools offering instruction in dramatic, musical, or other cultural activity, including martial arts, conservatories, convenience stores, with or without gasoline sales, dancing halls and academies, dry cleaning and laundry pickup stations, dry cleaning plants, dyeing and carpet cleaning, fertilizer stores, foster homes, fraternities and sororities, funeral homes and mortuaries, furriers, group homes, levels I and II, hospitals, ice plants, kindergartens, laundries, nursing homes, paint and body shops, parking lots (commercial), pawn shops, pet kennels, pet shops, resort dwellings, sale of alcoholic beverages, package only, seafood processing plants, sharpening and grinding shops, television and broadcasting stations, theaters, tobacco stores, welding repair; and to preclude the following uses, as defined in Section 62-1483(1)(c): assisted living facility, automobile and motorcycle repair (major) and paint and body work, automobile tires and mufflers (new) (sales and

service), cemeteries and mausoleums, commercial entertainment and amusement enterprises, crematoriums, engine sales and service, farm machinery sales and services, garage or mechanical service, gasoline service stations, manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain products, motorcycle sales and service, railroad, motor truck and water freight and passenger stations, recovered materials processing facility, service station for automotive vehicles and U-Haul service, substations, and transmission facilities, tourist efficiencies and hotels and motels, treatment and recovery facility. (21Z00009).