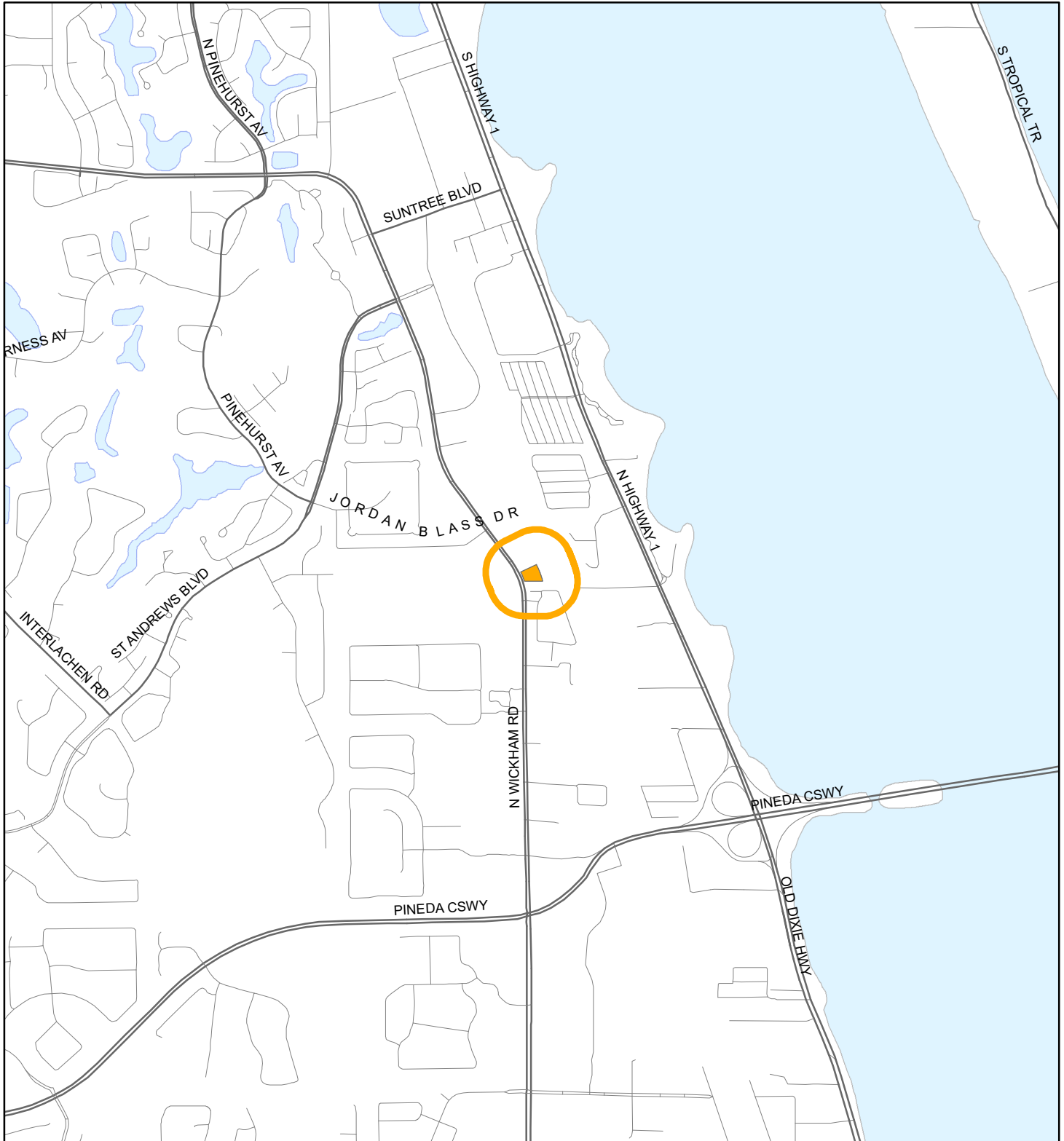


LOCATION MAP

CBH PROPERTIES MELBOURNE, LLC

21Z00012



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

Buffer Distance: 500 feet

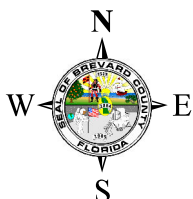
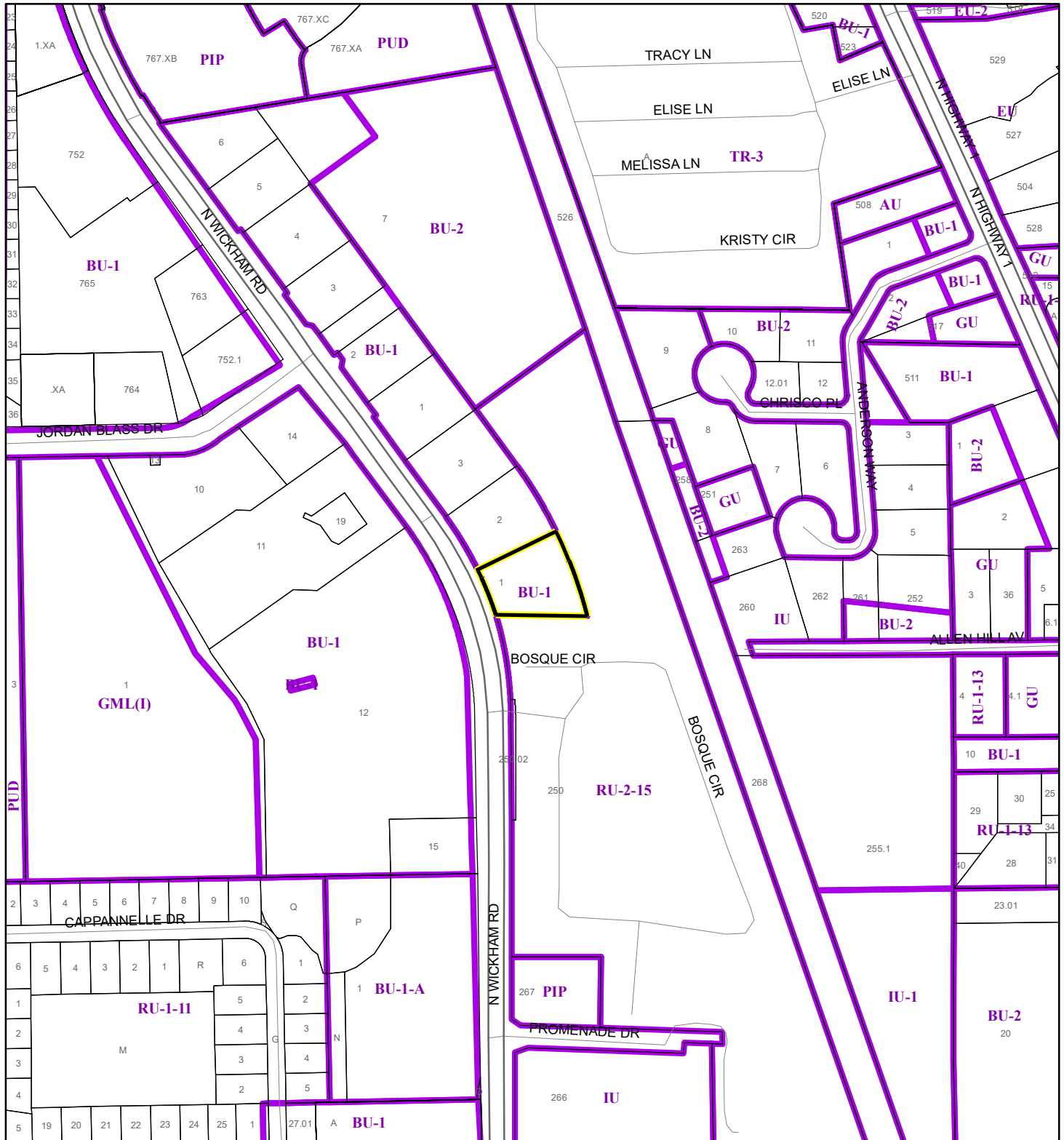
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 3/29/2021

Buffer
Subject Property

ZONING MAP


CBH PROPERTIES MELBOURNE, LLC
21Z00012



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: 3/29/2021

 Subject Property

 Parcels

 Zoning

H. PUBLIC HEARINGS

Local Planning Agency
Monday, July 26, 2021, at 3:00 p.m.

Brevard County Board of County Commissioners
Thursday, August 3, 2021, at 5:00 p.m. (Items 1 & 2)

Brevard County Board of County Commissioners
Thursday, August 24, 2021, at 9:00 a.m. (Item 3)

All at the
Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, First Floor, Viera, Florida

- 1. CBH PROPERTIES MELBOURNE, LLC** (Bruce Moia) requests a change of zoning classification from BU-1 (General Retail Commercial) with an existing BDP (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial) and an amendment to the existing BDP. The property is 1.15 acres, located on the east side of N. Wickham Rd., approx. 0.13 mile south of Jordan Blass Dr. (6315 N. Wickham Rd., Melbourne) (21Z00012) (Tax Account 3022324) (District 4) This item was tabled from the 07/12/21 P&Z meeting.
Planning and Zoning Board Recommendation: Glover/Capote - Approved. The vote was unanimous.
Board of County Commissioners Action: Smith/Zonka - Approved as recommended, with a BDP including, but not limited to, the following stipulations: the property shall remain in conformance with the terms and provisions of the approved BDP recorded in ORB 8345, Pages 662 - 666; the approved uses shall be limited to those permitted uses of BU-1 and major automotive repairs only; parts and materials shall be stored in the rear of the shop, out of view from Wickham Road. The vote was unanimous, with Commissioner Tobia absent. 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.
- 2. 4090 AURORA PINES, LLC** (Bruce Moia) requests a Small Scale Comprehensive Plan Amendment (21S.04) to change the Future Land Use designation from RES 4 (Residential 4) to RES 6 (Residential 6). The property is 6.21 acres, located on the north side of Aurora Rd., approx. 677 ft. west of Turtlemound Rd. (4090 Aurora Rd., Melbourne) (21PZ00030) (Tax Account 2702879) (District 5) This item was tabled from the 07/12/21 P&Z meeting. **Planning and Zoning Board Recommendation:** Glover/Buchanan - Approved. The vote was unanimous.
Board of County Commissioners Action: Zonka/Lober - Approved with Waiver Agreement, and adopted Ordinance No. 21-17. The vote was unanimous, with Commissioner Tobia absent.
- 3. 4090 AURORA PINES, LLC** (Bruce Moia) requests a change of zoning classification from TR-3 (Mobile Home Park) to TR-1-A (Single-Family Mobile Home). The property is 6.21 acres, located on the north side of Aurora Rd., approx. 677 ft. west of Turtlemound Rd. (4090 Aurora Rd., Melbourne) (21Z00016) (Tax Account 2702879) (District 5). This item was tabled from the

PLANNING AND ZONING BOARD RECOMMENDATIONS

- Item H.1. CBH Properties Melbourne, LLC. Smith/Zonka, with Tobia absent. Approved changing zoning classification from BU-1, with an existing Binding Development Plan, to BU-2 and an amendment to the existing Binding Development Plan as recommended. (21Z00012).
- Item H.2. Joshua E. Motta and Virginia L. Rymer. Lober/Zonka, with Tobia absent. Approved changing zoning classification from GU to AU as recommended. (21Z00017).
- Item H.3. Schwab Construction Group, Inc. Lober/Smith, with Tobia absent. Approved changing zoning classification from BU-1 to RU-2-15 as recommended. (21Z00015).
- Item H.4. Gary E. and Joanna L. Mills. Lober/Smith, with Tobia absent. Approved changing zoning classification from AU to RR-1 as recommended. (21Z00013).
- Item H.5. 4090 Aurora Pines, LLC. Zonka/Lober, with Tobia absent. Adopted Ordinance No. 21-17, Small Scale Comprehensive Plan Amendment 21S.04 to change Future Land Use Designation from RES 4 to RES 6, with inclusion of the applicants waiver. (21PZ00030).
- Item H.6. 4090 Aurora Pines, LLC. Zonka/Lober, with Tobia absent. Approved changing zoning classification from TR-3 to TR-1-A as recommended. (21Z00016).
- Item H.7. Timothy and Diane Lystlund. Lober/Zonka, with Tobia absent. Continued to November 4, 2021, meeting.
- Item H.8. Timothy and Diane Lystlund. Lober/Smith, with Tobia absent. Continued to November 4, 2021, meeting.
- Item H.9. 395, East, LLC. Lober/Smith, with Tobia absent. Approved changing zoning classification from SEU to EU; approved with a BDP including, but not limited to, the following conditions: development shall be limited to a maximum of four single-family residences; guesthouses shall be prohibited; maximum height of structures not to exceed 35 feet; single-family residences shall connect to sewer at time of permitting. If sewer is unavailable at time of permitting, all homes shall utilize the advanced septic systems providing no less than 65% nitrogen removal; ingress/egress from Curry Dell Lane shall be prohibited; ingress/egress shall be by newly constructed driveway to both S. Tropical Trail and N. Courtenay Parkway. (21Z00018).