

# **Brevard County Board of County Commissioners**

*Brevard County Government Center  
2725 Judge Fran Jamieson Way  
Building C, Commission Room  
Veira, Florida 32940*



## **Minutes**

**Thursday, June 11, 2020**

**6:00 PM**

**Government Center, Building C, Commission Room**

## Call To Order

## Approval of Minutes

### H. Public Hearings

- H.10.** Bud and Mary Carol Crisafulli request a change of zoning classification from GU to SEU. (20PZ00017) (Tax Account 2316832) (District 2)

**Attachments:** [Administrative Policies of the Future Land Use Element.pdf](#)  
[Staff Comments](#)  
[GIS Maps](#)

Bud and Mary Carol Crisafulli

A change of zoning classification from GU (General Use) to SEU (Suburban Estate Use Residential). The property is 2.23 acres, located on the west side of Country Lane, approximately 162 feet south of Kings Way. (5305 Country Lane, Merritt Island) (20PZ00017) (Tax Account 2316832) (District 2)

Bud Crisafulli – Bud Crisafulli, 5525 North Courtenay Parkway, Merritt Island. The property has belonged to my family since the early '60's. This is our experimental nursery that's about two or so acres and has a different variety of citrus trees and various root stalks trying to combat the viruses that are affecting the agricultural industry. Being GU in the middle of the large area doesn't work, so I'm here to ask you to make it consistent with the other properties that are there.

Kim Smith – Kim Smith, North Merritt Island Homeowners Association, PO Box 542372, Merritt Island. Regarding his request, the North Merritt Island Homeowners Association really has no objection to your request, but the one question for the applicant would be why SEU and not RR-1.

Bud Crisafulli – I believe the compatible lots in the area are SEU. On one side it's EU, and on the other side there might be a couple of RR-1 lots, but it's mostly SEU, and that's the reason.

Mary Hillberg - Any further public comment? Seeing none, I bring it back to the board. What's the pleasure of the board?

Jim Carbonneau – I have no questions. I think the request is appropriate.

Mary Hillberg – Is there a motion?

Jim Carbonneau – I'll make a motion to approve.

Jack Ratterman – I second.

Mary Hillberg – Motion by Jim, and a second by Jack.

Mary Hillberg called for a vote on the motion as stated and it passed unanimously.

**Result:** APPROVED

**Mover:** Jim Carbonneau

**Second:** Jack Ratterman

- H.11.** William Clarke (Kim Rezanka) requests a change of zoning classification form BU-1-A and BU-1

to BU-2. (20PZ00038) (Tax Account 2410519) (District 2)

**Attachments:**        [Administrative Policies of the Future Land Use Element.pdf](#)  
                              [Staff Comments](#)  
                              [GIS Maps](#)

William Clarke (Kim Rezanka)

A change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) and BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 0.80 acres, located on the east side of North Courtenay Parkway, approximately 0.18 mile south of Hall Road. (4140 North Courtenay Parkway, Merritt Island) (20PZ00038) (Tax Account 2410519) (District 2)

Kim Rezanka – My name is Kim Rezanka, with Cantwell and Goldman, and I'm here on behalf of Mr. Clarke. This is a rezoning of an existing building that was built in 2012. It's in an area that has BU-1, BU-2, and BU-1-A; the reason for the change of zoning to BU-2 is because Mr. Clarke wishes to do wholesale, a sales room, and storage rooms for marine fabricated materials. I have some information for you so you know exactly what that is. (The information submitted by the applicant can be found in File 20PZ00038, located in the Planning and Development Department). He owns a company called Transworld Distributing International, Inc., and I have pictures of the building and what he's planning to distribute. What I've provided to you is the property detail card for Mr. Clarke's property that shows this was built in 2012; also, his company's Sunbiz Transworld Distributing International, Inc. record, and pictures of his building currently zoned BU-1. This area, I know you're all familiar with, to the north of this is vacant property; to the south of it is Standard Marine, and they do fabricating and shift repair; to the south of that is Ivey's Construction; on the other side is an electrical company, a pest control company, warehousing, KDI, and Santa Cruz Construction. The reason this is requested is so he can distribute wholesale his fasteners, and that's only allowed in BU-2. With that, I would request that you approve the rezoning from BU-1 to BU-2.

Mary Hillberg – Does anyone have any questions of the applicant?

Jim Carbonneau – This is just for storing and distributing, no manufacturing?

Kim Rezanka – Correct.

Mary Hillberg – It says here there are wetlands and it says in the outline there are wetlands, hydric soils, aquifer recharge, protected species, and landscaping and tree preservations reservations. I don't think all of those are applicable, but the aquifer recharge, the wetlands, and the hydric soils, are they a lot?

Kim Rezanka – This is already a built building, so there's nothing new going on the property. He is not putting in new warehouses or containers; it's an existing building and he's just using what's there, and trying to zone it appropriately to do what he would like to do.

Kim Smith – Kim Smith, North Merritt Island Homeowners Association, PO Box 542372, Merritt Island. If, as specified, all storage is in the back, to the east of the property, then there is no objection.

Mary Hillberg – Is there anyone else who would like to speak to this item? Seeing none, I bring it back to the board.

Jim Carbonneau – Motion to approve. I don't think there is anything strange about this, it meets

the uses in the area.

Catherine Testa – I second.

Mary Hillberg – Open to discussion from the board.

Gina Lindhorst – I have no issues.

Chair Mary Hillberg called for a vote on the motion as stated, and it passed unanimously

**Result:** APPROVED

**Mover:** Jim Carbonneau

**Second:** Catherine Testa

- H.12.** MI Plaza Group, LLC (Matthew Phillips / Kim Rezanka) requests removal of an existing BDP; a CUP for an overnight commercial parking lot; and a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a restaurant, in a PIP zoning classification. (20PZ00027) (Tax Account 2459292) (District 2)

**Attachments:** [Administrative Policies of the Future Land Use Element.pdf](#)  
[Staff Comments](#)  
[GIS Maps - Alcohol](#)  
[GIS Maps - BDP & Parking](#)  
[Trip Generation Analysis](#)  
[Proposed Site Plan](#)  
[Route Map](#)  
[Existing BDP](#)  
[Response to Staff Comments](#)  
[Correction to Response to Staff Comments](#)  
[Public Comment](#)

Contact Planning and Development for the minutes for Item H.12.

**Result:** DENIED

**Public Comment**

Adjournment

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the Planning and Development Department no later than 48 hours prior to the meeting at (321) 633-2069.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the Planning and Zoning Board is in session. Thank You.

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