



MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Suzanne Sherman, City Manager

THRU: Lisa Frazier, AICP, Growth Management Director

DATE: June 25, 2024

RE: Ordinance 2024-26, rezoning property located west of and adjacent to Cogan Drive, in the vicinity north of Melbourne-Tillman Water Control District Canal 42, from GU (General Use Holding District) to CC (Community Commercial District) (3.00 acres) (Case Z23-00015, Kathleen Jones Trustee; PSP of Brevard, LLC; and RRLC, LLC), first reading. (Quasi-Judicial Proceeding)

SUMMARY:

Kathleen Jones Trustee; RRLS LLC; RTLD LLC; PSP of Brevard LLC (Jake Wise, P.E, Construction Engineering Group, Rep.) has submitted for a rezoning from GU, General Use Holding District to CC, Community Commercial. The undeveloped three-acre parcel is located west of and adjacent to Cogan Drive SE, north of and adjacent to Melbourne-Tillman Water Control District Canal 42. The rezoning request is to allow for the development of an enclosed, three (3) story, 100,000 square foot, internally accessed, self-storage facility, which will have 830 units.

All rezoning requests shall be in accordance with items (a) through (f) of Section 185.201(C)(2). In consideration of the surrounding properties, it is important to note that North of the site is an existing Brevard County office complex. To the south and east are a canal, stormwater ponds, wooded areas, and an FPL transmission easement. To the west is a 17-acre, county-owned, undeveloped, wetland area with the closest residence over 800 feet away across the woods. This site is more than adequately removed from the residential development so as to have little to no negative impact. Additionally, the proposed use is a very low traffic generator, and the proposed building incorporates additional architectural features which enhance its appearance as an office building. This rezoning request meets the requirements for rezoning approval

REQUESTING DEPARTMENTS:

Growth Management

STAFF RECOMMENDATION:

Approval

Planning & Zoning Board Recommendation:

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion by Mr. Good, **Seconded** by Mr. McLeod to submit Case Z24-00015 to the City Council for approval.

Result: Carried 7 to 0

Aye: Olszewski, Good, Boerema, Jaffe, Jordan, McLeod, Warner

Nay: None

Abstain: None

ATTACHMENTS:

1. Z23-00015 Staff Report
2. Z23-00015 Survey
3. Z23-00015 Site Sketch
4. Z23-00015 Landscape Plan
5. Z23-00015 Traffic Narrative
6. Z23-00015 Factors of Analysis
7. Z23-00015 Citizen Participation Plan
8. Z23-00015 Architectural Narrative
9. Z23-00015 Renderings
10. Z23-00015 Application
11. Z23-00015 Letter of Authorization 1
12. Z23-00015 Letter of Authorization 2
13. Z23-00015 Letter of Authorization 3
14. Z23-00015 Letter of Authorization 4
15. Z23-00015 Legal Acknowledgement
16. Z23-00015 Legal Ad
17. Ordinance 2024-26