

Public Hearing
Item H-13: Superior Sheds,
SS-25-02-073 & RZ-25-01-070

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Biology Professor, Retired

20706 Nettleton Street, Wedgefield Rural Settlement, FL

May 6, 2025

From Today's Agenda

“County Staff has recommended to make a finding of inconsistency with the Comprehensive Plan on both the FLUM Amendment and Rezoning requests, and the Planning & Zoning Commission recommended denial at the March 20, 2025, public hearing”

I urge the BCC to unanimously deny this rezoning request.

Focus on One Item from Staff Report

"Additionally, the proposed request is inconsistent with the following Comprehensive Plan provisions: . . .

FLU6.2.12 states that Neighborhood commercial uses in Rural Settlements shall be developed according to the following criteria:

A. These uses shall be located to serve the residents of the rural area and not primarily to attract "pass-by" trips; and,

B. These uses shall contain retail and personal services intended to serve the immediate population."

Legal Meaning of "Shall"

- Imperative: it's a command
- Mandatory: a waiver is not permitted
- County staff already found that this rezoning request is inconsistent with FLU 6.2.12
- The Planning & Zoning Commission upheld County Staff's recommendation

Superior Shed's Website Proclaims That It Serves a Wide Area



experienced product knowledge
to design your dream Building.

Shed sales & deliveries plus
Carport & Steel Building installs
servicing Orlando, Orange
County and All Orlando
communities, Osceola County,
Kissimmee, St. Cloud and
Surrounding Areas.



meet any need.

*Shed Sales and delivery plus
Carport and Steel Buildings
serving Cocoa, Brevard County,
East Volusia, East Orange,
Sharpes, Port Saint John, Cape
Canaveral Groves, Rockledge,
Viera Titusville, Mims, Palm
Shores, Indialantic, Malabar,
Satellite Beach, Micco, Roseland,
Deer Park, Melbourne,
Rockledge, Courtenay, Merritt
Island, Malabar, Palm Bay and
Beyond!

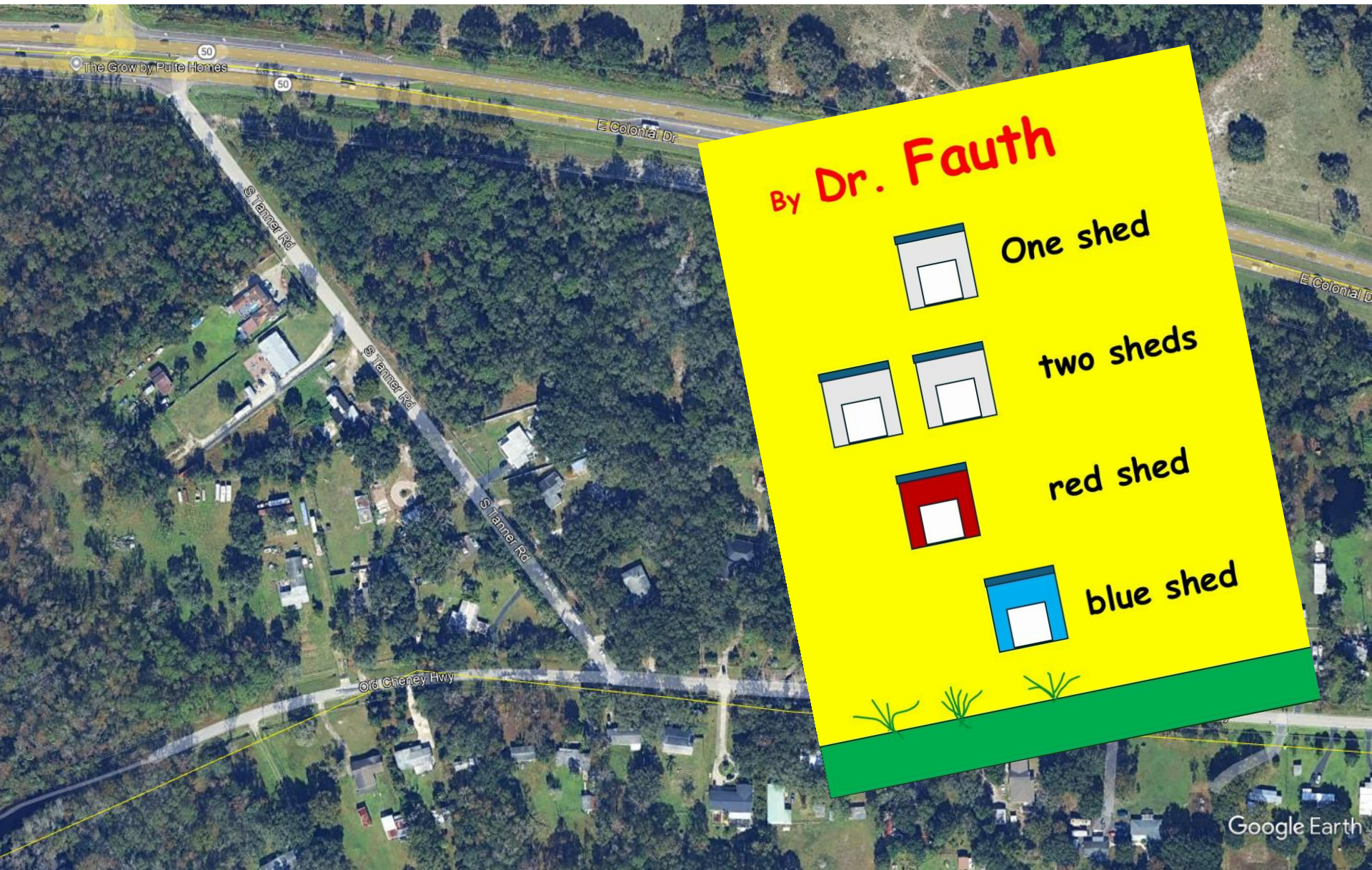
AA  periorsheds.com 

 superiorsheds.com

Residents of the Rural Settlement already Have Sheds!



They Have So Many Sheds!



Something Else is Going on Here

Former UCF Chair Marcos Marchena resigns from Board of Trustees

Jason Beede
Feb 14, 2019



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Democracy Withers When Prior Relationships and Perceived Power Influence Elected Officials

30	Slovakia	0.836	Working Democracy
31	Greece	0.834	Working Democracy
32	Czech Republic	0.834	Working Democracy
33	Latvia	0.83	Working Democracy
34	Barbados	0.83	Working Democracy
35	Israel	0.821	Working Democracy
36	United States of America	0.811	Deficient Democracy
37	Cape Verde	0.792	Deficient Democracy
38	Jamaica	0.787	Deficient Democracy
39	Trinidad and Tobago	0.784	Deficient Democracy
40	Slovenia	0.782	Deficient Democracy
41	Tunisia	0.779	Deficient Democracy
42	Malta	0.774	Deficient Democracy
43	Vanuatu	0.769	Deficient Democracy



Trust this BCC

- County staff and the Planning & Zoning Commission that you appointed recommended denying this rezoning request
- It's inconsistent with multiple elements of the Comprehensive Plan
- I urge the BCC to send a message with a unanimous decision against this rezoning request