

Building and Construction Advisory Committee Minutes

The Brevard County Building and Construction Advisory Committee (BCAC) met on Wednesday, March 9, 2022, at 1:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Members present were: Michael Williams, District 1; Scott Carswell, District 2; and Ralph Durham, Chair, District 4.

Staff present were: Jeffrey Ball, Planning and Zoning Manager; Terry Talbert, Building Official; and Jennifer Jones, Special Projects Coordinator.

The Chair, Ralph Durham, called the meeting to order at 1:00 p.m.

Ordinance Amending General Development Standards for Wireless Telecommunications Facilities.

Jeffrey Ball stated before the committee is a proposed ordinance to update our current definition of wireless telecommunications facilities contained in Section 62-2403, which does not address new technology such as small wireless facilities. The proposed legislation amends the current definition of wireless telecommunications facilities to incorporate the definition of small wireless facilities as delineated in State law. Furthermore, the proposal amends Section 62-2422 in order to provide a setback requirement for the placement of wireless telecommunications facilities as they relate to residential structures, child care facilities, and public and non-public schools. The amendment also creates a new Section 62-2425, which prohibits commercial wireless providers from installing wireless telecommunications facilities in residential zoning classifications.

Michael Williams asked how the proposed change originated. Mr. Ball replied staff was directed by the Board of County Commissioners to make the amendment because the definitions changed. The technology is small enough that it can be put on light poles within the right-of-way so there is no need for the big cell towers 200 feet from the right-of-way.

Ralph Durham stated it is about 5G providing the loopholes that were missed on the bigger antennas to provide better coverage. People have asked for this because they want better and faster data. He said a lot of municipalities, counties, cities, and states have already addressed this, and what Brevard County is doing is virtually the same thing. He said he read about the adverse reaction potential, and it's been deemed safe, but there are some areas that a person with a pacemaker within 8 inches of a small wireless box, may have a potential adverse health reaction. He asked if the County gets money from the wireless facilities. Mr. Ball replied yes, there are contracts with companies such as AT&T. Mr. Durham stated there is also the permitting aspect and he's sure staff is following the Florida Association of Counties on the steps of permitting these facilities as well. Mr. Ball replied zoning does not have any jurisdiction within the right-of-way; everything that gets permitted within the right-of-way is permitted through Public Works.

Motion by Michael Williams, seconded by Scott Carswell, to approve the proposed Ordinance Amending General Development Standards for Wireless Telecommunications Facilities. The motion passed unanimously.

Building Code Monthly Review

Terry Talbert, Building Official, gave the board a monthly report of building permits. JPI are the inspectors we have a contract with, and they did 394 inspections last month; the private inspectors did 97 inspections; and the County's inspectors did 3,870 inspections. A new inspector has been

hired, so he will be able to let go of the JPI inspectors. There is also a new architect starting next week as a plans examiner. There are more inspections coming in through the BASS system than people calling the department, which is good. The roofing permits are stable. Single-family dwellings as of this month have slowed down a little compared to last month, but multi-family permits are still very high.

Adjournment

The meeting was adjourned at 1:14 p.m.