

Building and Construction Advisory Committee Minutes

The Brevard County Building and Construction Advisory Committee (BCAC) met on Wednesday, October 12, 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: Michael Williams, District 1; Mike Jaffe, District 3; Ralph Durham, Vice Chair, District 4; and Bruce Moia, Chair, District 5

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

The Chair, Bruce Moia, called the meeting to order at 1:00 p.m.

Approval of September 7, 2022 Minutes

Motion by Ralph Durham, seconded by Mike Williams, to approve the minutes of September 7, 2022. The motion passed unanimously. Michael Williams abstained from voting.

Code Changes to Update Comprehensive Plan Policy Numbering in Sections 62-1255 (Establishment of Zoning Classifications); 62-1573 (Institutional Use); and 62-2106 (Mixed Use)

Jeffrey Ball stated this is an update that is a result of the EAR based amendments that were recently approved, and only changes a couple of policy references in three sections of the Zoning Code: Section 62-1255, establishment of zoning classifications; Section 62-1573, Institutional Use; and Section 62-2106, Mixed Use.

No public comment.

Motion by Ralph Durham, Seconded by Mike Jaffe, to approve the proposed code changes to update the Comprehensive Plan Policy numbering in Sections 62-1255, 62-1573, and 62-2106. The motion passed unanimously.

Changes to Various Code Sections Regarding Sewer Lift Stations, Sewer Vacuum Stations, and other Water and Sewer Utility Infrastructure Elements

Jeffrey Ball stated the item originated in regards to the Utilities Department needing more flexibility when they construct lift stations or vacuum stations on unplatted property. The first change is adding a definition to Section 62-1102, for sewer lift stations, vacuum stations, and utility infrastructure elements. The other changes provide for performance standards in Section 62-1844.7 that allow for different parameters for sewer lift stations less than 300 square feet; if greater than 300 square feet, they will have to do other things as well. Other changes are to Section 62-2103, the alteration of the lot size. Staff has added a provision that if reducing the size of property by more than 50% it is considered a nonconforming lot. The last change exempts sewer lift stations, sewer vacuum stations, and water utility infrastructure elements from the site planning process.

Mike Williams asked Mr. Ball to elaborate on Section 62-2103(c).

Mr. Ball explained it is a new paragraph that allows for a 50% reduction to the size of the lot. If there is a property that is zoned RR-1, which requires one acre, it can go down to 50%, and that doesn't require Utilities to buy more property than they need to build a lift station or vacuum station.

Mr. Williams asked if it is a smaller lot. Mr. Ball replied it will have to meet the criteria of the zoning classification, and it will be a case-by-case basis.

Bruce Moia stated he has never heard of minimum lot sizes being an issue for lift stations or vacuum stations.

Mr. Ball explained that Section 62-1844.7(2)(b) states, "Sewer lift stations, sewer vacuum stations, and other water and sewer utility infrastructure elements are exempt from having to meet the minimum lot size requirements (width, depth, and area) of the zoning classification in which they are located." He said Section 62-2103, referred to earlier, is only for lot sizes made nonconforming as a result of dedication or partial condemnation. He stated if the Utilities Department buys a property, it does not have to meet the minimum lot size. He said the language in the code changes make property considered nonconforming lots of record because there was a taking.

Mr. Moia clarified it only applies to the remainder of the lot. If you only take a portion of the lot and take 50% or less, then the lot becomes nonconforming. This isn't for the lift station lot, this is for what is leftover. He stated he understands and agrees with the code changes.

Motion by Ralph Durham, seconded by Mike Jaffe, to approve changes to various code sections regarding sewer lift stations, sewer vacuum stations, and other water and sewer utility infrastructure elements. The motion passed unanimously.

Building Code Monthly Review

Terry Talbert, Building Official, gave the board a monthly report, and stated new single-family residence permits are 41% negative so far this year and they are slowing down because of interest rates. Inspections are down 20%, roof permits are down 21%, the number of permits issued is down 28%, and monthly inspections by JPI are also down. Inspection requests through BASS are still busy. At yesterday's Commission meeting, the Board directed staff to waive permit fees for 90 days on fences, A/C, roofs, screen repairs, etc. due to Hurricane Ian.

Ralph Durham asked, with the impending DOE regulations, has the Building Officials Association considered using remaining stock.

Terry Talbert stated contractors will be allowed to use the stock they have until it runs out.

Mr. Durham stated manufacturers are already starting to make the changes required by the DOE.

Adjournment

The meeting was adjourned at 1:24 p.m.