

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 8, 2024**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Board members present were: Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Ben Glover (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4 Alt); David Bassford (D5 Alt); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseesse, Deputy County Attorney; Billy Prasad, Deputy Director, Planning & Development; Paul Body, Senior Planner; and Kristen Champion, Special Projects Coordinator.

Approval of the November 13, 2023, P&Z/LPA Minutes

Motion by Davis Bassford, seconded by Robert Sullivan, to approve the P&Z/LPA minutes of November 13, 2023. The motion passed unanimously.

Florida Dealer Center, LLC (Bruce Moia) A change of zoning classification from BU-1 and BU-2 with an existing BDP to all BU-2 and removal of the existing BDP. The property is 2.97 acres, located on the west side of Grissom Pkwy., approx. 150 ft. south of the Camp Rd. Grissom Pkwy. intersection. (No assigned address. In the Cocoa area.) (23Z00081) (Tax Accounts 2314551 & 2314553)

Bruce Moia of MBV Engineering, Melbourne stated he would like to rezone in order to build warehouse offices.

No public comment.

Motion by John Hopengarten, seconded by Ron Bartcher, to recommend approval of the change of zoning classification from BU-1 and BU-2 to all BU-2 with the removal of an existing BDP. The motion passed unanimously.

3955 King's Hwy, LLC (Bryan Potts) A Small-Scale Comprehensive Plan Amendment (23S.11), to change the Future Land Use designation RES 8 (Residential 8) and CC (Community Commercial) to all CC (Community Commercial). The property is 3.5 acres, located on the southeast corner of Kings Highway and the Florida East Coast Railroad. (No assigned address. In the Cocoa area.) (23SS00011) (Tax Account 2301890) (District 1)

Bryan Potts, 2494 Rose Spring Drive, Orlando, stated his clients were in the process of designing a self-storage facility on the larger parcel, and intended to maximize the property by putting the stormwater on the adjacent smaller parcel, but it did not have the proper Future Land Use. The larger parcel has the proper zoning and Future Land Use.

No public comment.

Motion by Ben Glover, seconded by Ron Bartcher, to recommend approval of the change of the Future Land Use designation from RES 8 and CC to all CC. The motion passed unanimously.

Quality RV Florida, LLC (David John Mancini) A Small-Scale Comprehensive Plan Amendment (23S.24), to change the Future Land Use designation from RES 6 (Residential 6) to CC (Community Commercial). The property is 5.32 acres, located on the south side of Aurora Rd., approx. 0.27 miles east of N. John Rodes Blvd. (4213 & 4255 Aurora Rd., Melbourne) (23SS00024) (Tax Account 2702826) (District 5)

Quality RV Florida, LLC (David John Mancini) A change of zoning classification from RU-1-7 (Single-Family Residential) to BU-1 (General Retail Commercial). The property is 5.32 acres, located on the south side of Aurora Rd., approx. 0.27 miles east of N. John Rodes Blvd. (4213 & 4255 Aurora Rd., Melbourne) (23SS00024) (Tax Account 2702826) (District 5)

David Mancini, 1455 Aurora Rd., Melbourne, stated he would like to rezone the property to bring the existing business use into compliance.

Public comment.

Terrance Burt, 1531 Morgan Court, Melbourne, asked for clarification that there is no proposed change of the existing business use.

Mr. Mancini clarified that they're only rezoning the property to be able to install a taller fence and bring the property into County compliance.

Motion by Ron Bartcher, seconded by Debbie Thomas, to recommend approval of the change of the Small Scale Comprehensive Plan Amendment from RES 6 to CC. The motion passed unanimously.

Motion by Ron Bartcher, seconded by Debbie Thomas, to recommend approval of the change of zoning classification from RU-1-7 to BU-1. The motion passed unanimously.

Travis and Rebecca Pless A Small-Scale Comprehensive Plan Amendment (23S.23), to change the Future Land Use designation from AGRIC (Agricultural) to RES 1 (Residential 1). The property is 1.21 acres, located on the south side of Pine Needle St., approx. 840 ft. west of Meadow Green Rd. (4753 Pine Needle St., Mims) (23SS00023) (Tax Account 2002077) (District 1)

Travis and Rebecca Pless A change of zoning classification from GU (General Use) to RRMH-1 (Rural Residential Mobile Home). The property is 1.21 acres, located on the south side of Pine Needle St., approx. 840 ft. west of Meadow Green Rd. (4753 Pine Needle St., Mims) (23SS00023) (Tax Account 2002077) (District 1)

Travis Pless, 3403 Dione St., West Melbourne, stated he would like to rezone in order to build a single-family residence.

No public comment.

Motion by Ron Bartcher, seconded by Robert Sullivan, to recommend approval of the change of the Small Scale Comprehensive Plan Amendment from AGRIC to RES 1. The motion passed unanimously.

Motion by Ron Bartcher, seconded by Robert Sullivan to recommend approval of the change of zoning classification from GU to RRMH-1. The motion passed unanimously.

John Lenard Hearton (Dave Andrew Okonsky) A change of zoning classification from EU (Estate Use Residential) to SEU (Suburban Estate Use Residential). The property is 1.17 acres located on the east side of S. Tropical Trail, approx. 0.36 mile south of Stockton Dr. (10190 S. Tropical Trail, Merritt Island) (23Z00077) (Tax Account 2633100) (District 4)

David Okonsky, 4285 Randon Lane, Merritt Island, stated his client, John Hearton, would like to rezone in order to build a single-family residence.

No public comment.

Motion by Ron Bartcher, seconded by Robert Sullivan to recommend approval of the change of zoning classification from EU to SEU. The motion passed unanimously.

Christopher H. Griffin A change of zoning classification from U-1-9 (Single-Family Residential) to RU-1-11 (Single-Family Residential). The property is 0.39 acres located on the south side of Miami Ave., approx. 120 ft. west of Arizona St. (4225 Miami Ave., Melbourne) (23Z00084) (Tax Account 2864401) (District 5)

Christopher Griffin, 4225 Miami Ave., Melbourne, stated he would like to rezone in order to build a detached garage.

No public comment.

Motion by Ron Bartcher, seconded by Robert Sullivan to recommend approval of the change of zoning classification from RU-1-9 to RU-1-11. The motion passed unanimously.

Virginia A. Nelsen A change of zoning classification from GU (General Use) to RR-1 (Rural Residential). The property is 2.2 acres, located on the north side of Aurantia Rd., approx. 400 ft. east of International Ave. (No assigned address. Located in the Mims area) (23Z00082) (Tax Account 2001693 & 2001694) (District 1)

Virginia Nelsen, 2959 Finsterwald Dr., Titusville, stated she would like to rezone in order to build two single-family residences, one on each parcel.

No public comments.

Motion by Ben Glover, seconded by Debbie Thomas to recommend approval of the change of zoning classification from GU to RR-1. The motion passed unanimously.