

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, August 15, 2022**, 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: Henry Minneboo (D1); Brian Hodggers (D2); Robert Sullivan (D2); Lorraine Koss (Alt. D2); Mark Wadsworth, Chair (D4); Liz Alward (D4); Logan Luse (Alt. D4); Bruce Moia (D5); Peter Filiberto (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Melissa Wilbrandt, Associate Planner; Jane Hart, Planner III; Alex Esseeesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

Paul J. Marion, Kimberly Ann LaMattina, Kayla Marie Losat, and Jessica Lynn Ripper; and Robert Clay Kirk and Ethylmay Kirk (Chad Genoni/Kim Rezanka)

A change of zoning classification from AU (Agricultural Residential), SR (Suburban Residential), RU-1-11 (Single-Family Residential), and GML (Government Managed Lands), with an existing BDP (Binding Development Plan) on SR and RU-1-11 portions, to RU-1-7 with removal of existing BDP and adding a new BDP. The property is 76.52 acres, located on the south side of Brockett Rd., approx. 0.60 mile east of U.S. Highway 1. (No assigned address. In the Mims area.) (22Z00029) (Tax Accounts 2102878, 2102918, 2102919, 2102882, 3018268, & 2113544) (District 1)

Kim Rezanka, Lacey Lyons Rezanka, 1290 U.S. Highway 1, Rockledge, representing the applicant, Chad Genoni. [Ms. Rezanka submitted a handout to the board. The handout can be found in file 22Z00029, located in the Planning and Development Department] She stated the rezoning request is for 76.52 acres limited to 197 units, or 2.57 units per acre, and the new BDP will reflect that. The request includes the removal of an existing BDP, which was on the 40.47 acres to the east, which is SR, and it limited development to 128 units, so the current request will only add an additional 69 units, but on 36 acres, and it will actually be less dense. The approval of the request will allow flexibility in design because of the wetland and possible Scrub Jays. She stated there is no concept plan yet for the subdivision other than access from the west and access from the north on Brockett Road. She said Mr. Genoni doesn't intend to have all 5,000 square-foot lots, but because of the difficulty in developing the project, he is asking for that flexibility with RU-1-7. There are no concurrency issues, no level of service issues, and the development will connect to sewer and water.

Henry Minneboo asked when the existing BDP was approved. Ms. Rezanka replied it was approved in February 2007.

No public comment.

Mr. Moia noted that on the handout provided by Ms. Rezanka, there is an area of TR-1 highlighted in error, it is not part of the request.

Peter Filiberto thanked Ms. Rezanka for bringing water and sewer to the property, and being environmentally conscience of the property.

Motion by Peter Filiberto, seconded by Robert Sullivan, to recommend approval of the change of zoning classification from AU, SR, RU-1-11, and GML, with an existing BDP on SR and RU-1-11

portions, to RU-1-7 with removal of existing BDP and adding a new BDP limiting development to 197 units. The motion passed unanimously.