

## **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 13, 2023**, 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); Ron Bartcher (D1); Brian Hodgers (D2); Robert Sullivan (D2); Ben Glover, Vice Chair (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Bruce Moia; Logan Luse (D4-Alt.) (D5); and John Hopengarten (BPS).

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

### **Excerpt of Complete Agenda**

#### **Lori Ann Halbert (Jason Steele)**

A change of zoning classification from RU-1-13 (Single-Family Residential) to RU-2-15 (Medium Density Multi-Family Residential), on 0.57 acres, located on the north side of Coral Way, approx. 685 ft. west of Highway A1A. (124 E. Coral Way, Indialantic) (22Z00066) (Tax Account 2716292) (District 5)

Jason Steele, 1465 S. Harbor City Boulevard, Melbourne, stated his wife, Lori Halbert, purchased the lot at two and a half years ago with the idea of building a single-family home. They did due diligence by looking at the zoning and Future Land Use, but the lot was filled with Australian Pines, which prevented them from getting a good look at it. He said once the sale was closed, they had the Australian Pines bulldozed and realized the lot to the west was dilapidated and Lori decided she did not want to build a house but instead wanted multi-family. He stated multi-family residences have existed in the neighborhood for many years, with a few single-family lots. One of the issues was that not only is there no sewer on Coral Way, there is no sewer all the way to the Indian River, causing hundreds of homes to leak sewage into the river because they are on septic tanks. He stated ultimately, there needs to be a sewer line that runs down Coral Way and hopefully people in the neighborhood will hook up to that sewer line. He said there is sewer approximately 600 feet to the east, so before anything will be done on the lot, there will be connection to sewer. He noted the lot across the street is RU-2-15; most of the lots to the east are RU-2-10; and there are a few lots that are RU-1-13, but nothing has been developed in the neighborhood in over 10 years.

Robert Sullivan asked if Ms. Halbert purchased the lot knowing it did not have sanitary sewer. Mr. Steele replies, yes, but she knew she could get a septic tank if she needed to, for up to four units.

Mr. Sullivan stated increasing density on the barrier islands is contrary to Florida Department of Emergency Management's evacuation zones. The level of service on A1A right now is D, for normal use, and when looking at how many hours it takes to evacuate from Cape Canaveral to South Melbourne, it is about 50 hours. He asked Mr. Steele how he would address the increase in density of the beachside area with the evacuation potential.

Mr. Steele stated according to the staff report, the concurrency needs are met; there is no problem with the transportation system. He said he doesn't believe 12 or 13 units is going to do any harm to the neighborhood.

Mr. Sullivan said the State is trying to limit density on the barrier islands. He said there are also sewer impacts, and South Melbourne has discharged 15,000 gallons into the Indian River, and septic tank leakage isn't as much as 15,000 gallons.

Mr. Steele stated he disagrees, and any engineer would say septic tank usage is much worse than sewer pipes.

Ben Glover asked if the structures will be two-story or one-story, and how they plan to put eight units on the property. Mr. Steele replied the plan is for a two-story structure.

John Hopengarten stated Mr. Steele mentioned the closest sewer line is 600 feet to the east, and asked if he plans to run a sewer line down Coral Way at his expense.

Mr. Steele replied yes, they will take it to the property line and they are talking to some of the other owners to see if they will hook into it.

Mr. Hopengarten asked if the sewer will run further to the west. Mr. Steele replied they can't take it any further to the west without the homeowners' approval, but at some point he would like to talk to the County about extending the sewer line and making hook up mandatory.

Mr. Sullivan asked if Mr. Steele's engineer looked at the capacity of the south sewer plant. Mr. Steele replied yes, and the capacity is adequate.

No public comment.

Motion by Ben Glover, seconded by Debbie Thomas, to recommend approval of the change of zoning classification from RU-1-13 to RU-2-15. The motion passed 9:1, with Robert Sullivan voting nay.