

## **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**

#### **Brian and Dana Scholz (Stuart Buchanan)**

A change of zoning classification from AU (Agricultural Residential) to RR-1 (Rural Residential), on 3.91 acres, located on the north side of Orlando Ave., approx. 0.25 mile east of U.S. Highway 1 (3620 Orlando Ave., Mims) (22Z00064) (Tax Account 2004785) (District 1)

Stuart Buchanan, PO Box 1545, Titusville, stated the total acreage of the subject property is 3.91 acres, and the proposed lots will be divided into 1.3-acre lots. He said the property has an existing Future Land Use of Residential 1, and it has had that designation for 34 years. He stated during review of the surrounding properties, staff only looks one property deep, but there are two existing one-acre lots abutting across the street and to the west, and farther down the street are several quarter-acre lots, beginning at the intersection. He said Natural Resources commented on specimen trees, but there are a total of five trees on the parcel, so it would be very easy to identify any specimen trees. He stated in summary, his clients would like to create two lots at 1.3 acres each. He noted he's only received two phone calls from local residents, but no letters or emails, and after he spoke to the two residents and explained the plan, they are no longer opposed.

Ron Bartcher asked how the rear of the property will be developed. Mr. Buchanan replied his clients will have to go through the subdivision process. Mr. Bartcher asked if there is a preliminary plan of how it will be developed, and if it will be a flag lot. Mr. Buchanan replied a flag lot is not the intention; the intention is a private drive.

John Hopengarten asked if the owners plan to sell off the lots. Mr. Buchanan replied yes, they will work with a general contractor to develop single-family homes. Mr. Hopengarten asked if the existing house will remain on the property, and if there will be a total of three homes. Mr. Buchanan replied yes, three homes, each on 1.3 acres.

Public comment.

Gregg Parodi, 3618 Orlando Avenue, Mims, stated he disagrees with the request because when he purchased his home 10 years ago it was based on 4 and 5-acre tracts. He said there are other areas of Mims that have one-acre lots if people need that size of property, but he purchased to be on a large parcel of AU zoning with the adjoining property also being zoned AU. He stated he doesn't understand how more homes can be placed on the property when there is already one home in the center. He said he doesn't want a driveway running down the side of his property line taking away his privacy.

Motion by Ron Bartcher, seconded by Henry Minneboo, to recommend approval of the change of zoning classification from AU to RR-1. The motion passed unanimously.