

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

Jerry W. Solomon and Violet Shirley Solomon, Revocable Trust (Richard Bartley Spangler)

A change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial), on 2.88 acres, located on the east side of U.S. Highway 1, approx. 0.21 mile north of Brockett Rd. (No assigned address. In the Mims area.) (22Z00065) (Tax Account 2102130) (District 1)

Bart Spangler, 2068 Arnold Palmer Drive, Titusville, stated based on the fact that the north end of the County is growing at a fast rate, and there is almost no RV and boat storage, the idea is to create RV, boat, and automobile storage.

No public comment.

Ron Bartcher asked if the applicant would you be willing to add a binding development plan to the property in order to restrict the BU-2 use to RV and boat storage.

Mr. Spangler replied the idea has never been to develop a multi-story storage structure. The plan is to develop 7,500 square feet of enclosed storage for RV's and classic car storage, and the remainder will be a permeable soft surface pavement with a roof over one portion and the ability to expand, but there is no intention to do anything beyond that.

Mr. Bartcher stated there are other BU-2 uses that would not be acceptable in that location. Mr. Spangler replied he would not have a problem committing to a binding development plan.

Jeffrey Ball stated if the board makes a recommendation to approve the request with a BDP, he would suggest the BDP include BU-1 uses and only the RV and boat storage as the BU-2 use.

Motion by Ron Bartcher, seconded by John Hopengarten, to recommend approval of a change of zoning classification from BU-1 to BU-2, with a BDP retaining all BU-1 uses and limiting the BU-2 use to boat and RV storage only. The motion passed unanimously.