

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

Norman Leigh Sherman, Jr., and Karen Denise Turowski

A Small Scale Comprehensive Plan Amendment (22S.18) to change the Future Land Use designation from AGRIC (Agricultural) to RES 1 (Residential 1), on 4.40 acres, located on the southeast corner of Pine Needle St. and Hog Valley Rd. (4791 Pine Needle St., Mims) (22SS00014) (Tax Account 2002089) (District 1)

Jeffrey Ball stated it has come to staff's attention that the subject property has been split and the staff comments do not reflect that, so the board can make a recommendation based on that information or return the application back to staff for review in order to update the staff comments to reflect the change.

Ron Bartcher asked if staff knows how the lot has been split. Trina Gilliam replied the property was 4.4 acres, and one acre of the northwestern portion fronting Pine Needle Street has been split from it.

Mark Wadsworth asked if the board can hear from the applicant. Alex Esseeesse replied yes, the board can hear the applicant and gather more information, and then either send it back to staff or make a recommendation.

Karen Turowski, 1979 Garwood Drive, Orlando, stated they purchased the 4.4-acre property and then applied for a building permit, which is how everything came about. She said they purchased a portable structure that they are turning into a single-family home, and there is a single-wide mobile home that is only being used for storage of furniture, but because there are two living structures on a single-structure lot, they were told they had to go through this process. She noted at some point they will try to change the zoning on the lot with the mobile home because that is where they want to retire. She said the main purpose is to get the house built, but they can't do it with two structures on the same property so they had to split the property. She stated the Building Department required them to have a Quit Claim deed showing the property had been split, but apparently that should have not been done before the rezoning. She noted they do not intend to sell either lot.

No public comment.

Motion by Robert Sullivan, seconded by Debbie Thomas, to hear the request. The motion passed unanimously.

Motion by Bruce Moia, seconded by Brian Rodgers, to recommend approval of the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from AGRIC to RES 1. The motion passed unanimously, with Hopengarten abstaining.