

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 10, 2024**, 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: Henry Minneboo (D1); Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Ben Glover (D3); Mark Wadsworth, Chair (D4); Debbie Thomas (D4); Bruce Moia (D5); Robert Brothers (D5); and John Hopengarten (BPS).

Staff members present were: Tad Calkins, Planning and Development Director; Jeffrey Ball, Planning and Zoning Manager; Alex Esseesse, Deputy County Attorney; Trina Gilliam, Senior Planner; and Kristen Champion, Special Projects Coordinator.

Excerpt of complete agenda.

24SS00004) Put It In Me Storage, LLC (Vaheed Teimouri) requests a Small-Scale Comprehensive Plan Amendment (24S.04), to change the Future Land Use Designation from IND (Industrial Light) to CC (Community Commercial), on 2.46 acres, located on the east side of Curtis Blvd., approx. 1,735 ft. north of Fay Blvd. (3840 Curtis Blvd., Cocoa)

Jeffrey Ball read the companion applications into the record.

Vaheed Teimouri, 32 East New Have Ave., Melbourne, we're here to down-zone this property from Industrial to BU-2. It was BU-2 zoned previously and we're asking to go back. The only reason is there's a County requirement in Industrial that any type of storage has to be behind the building, and we have to go to BU-2 to get any time of storage for RV and boats, even though we'll have 8-ft. walls in the front.

The code basically says if you have a half a mile long property line along the right-of-way, you're supposed to have to have half a mile of building in order to store anything in front of it, so that's where we are. We just want to use it for RVs and boat storage and some mini storage and that's all.

No public comment.

Mark Wadsworth asked if the Board had any questions for the applicant.

John Hopengarten said that he just has a statement and thinks we have too much mini storage here in the county and we need industrial because of the space program. We have 362 public storage facilities in this county, serving 700,000 residents. In Houston, where my home office is, we have 406 for 6 million people. Something's wrong and I don't like to see more storage. I think we're building too many of them, and we may be accumulating a lot of junk and putting it in storage, but I don't believe that we need another self-storage facility here, so I would vote against it.

Ron Bartcher added that with people building a lot of houses on 40-ft. lots, they're going to need a lot of storage.

Vaheed Teimouri stated that the primary use is going to be boat and RV storage, there's only going to be a very small section of it, because the code says we have to have a building. We don't actually

want a mini storage. We just want boats and RVs, and they're not an inexpensive item. Not everyone has them. They can't store a 40-ft. boat on their property anymore.

John Hopengarten asked if this is only outdoor storage and Mr. Teimouri replied yes.

John Hopengarten asked if they only need a building for administration and Mr. Teimouri responded with that's correct. Staff said the initial step was a 300 sq. ft. building, and we were happy to back to that. However, the point was you had to put the building all along the right-of-way to store RVs and boats behind it, which doesn't make sense.

John Hopengarten asked staff if there is a variance that could be made on that, and Jeffrey Ball responded no.

Bruce Moia added that you can't apply for a variance for the use of something.

Motion to approve small-scale comprehensive plan amendment from IND to CC by Ron Bartcher, seconded by Bruce Moia. The vote was unanimous.