

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 14, 2025**, 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 Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D1); Ana Saunders (D5); Erika Orriss (D3); Logan Luse (D4); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5); and Robert Brothers (D5).

Staff members present were Trina Gilliam, Interim Zoning Manager; Paul Body, Planner; Justin Caron, Assistant County Attorney; Alice Randall, Operations Support Specialist; and Jordan Sagosz, Operations Support Specialist.

### Excerpt of complete agenda

#### **H.4. Wayne & Laura Bresette (Kim Rezanka) request a change of zoning classification from BU-1 to BU-2. (25Z00005) (Tax Account 2410956) (District 1)**

Trina Gilliam read Item H.4. into the record.

Kim Rezanka spoke to the application. The request is to change the zoning on almost 2.5 acres from BU-1 to BU-2 to have mobile home sales. They currently operate the site across the street and intend to move this over here. This is a vacant lot with a commercial nursery to the north, a church to the east, mixed-use office to the south, and mobile home sales and office to the west. This is a permitted use with conditions in BU-2. This is a commercial corridor and does not indicate any use that would impact the levels of service. The staff report indicates there will be performance standards that will have to be abided by, that will come at the site plan stage and the actual operational stage. Those performance standards are dust, smoke, odor, lighting, vibration, radiation waste disposal, water quality, water consumption, signs, access, and noise to name a few. Those are all site plan issues that will be addressed. There are no material violations of the comprehensive plan policies, and it does not encroach into any existing residential areas.

### Public comment

Sandra Kennedy stated some of the issues that are very important in our area are that we're on a flood plane and there's an aquifer. The water charges and then pours out, down the ridge from the US-1 elevation down to the Indian River Lagoon. It floods Indian River Drive, which is our only way in and out of the neighborhood. When you concrete over large areas or do anything that impacts the aquifer, you increase the flooding. The development restrictions that I'm aware of are a need for a vegetation barrier and a concrete wall. There's a lot of clearing that has been going on, some without permits. This has dramatically increased the sound in the area just in the last few years, since I have moved into this neighborhood. So, the wall and vegetation, anything that protects sound is very important. Crime, we don't want people walking through and entering a residential neighborhood from the back of this building or construction. And, homeless people who are already on the other side of US-1, camped out, hiding next to the railroad tracks. We have flooding so bad that the water runs 24-7 through our storm drains, rain or shine. It can not rain for six months, and that water still floods because that is the impact of the aquifer and the flooding in the area. When there is a hurricane water runs down my driveway for 2 weeks. The last couple of years it just flows, for 2 weeks. I'm not a public easement for the county to absorb their water. I've heard it ran for 3 to 6 months during

hurricane Irma. We don't need less development restrictions, we need more, in this area. We need to protect this environmentally sensitive area and restrict the amount of land that gets concreted over.

Paul Tucker stated he lives directly next door to Sandra. We're on a 25-foot D.O.T. easement on the rear of our lot, which has turned into a highway for people that want to get from US-1 to the river. Unfortunately, the people traveling down that highway are not the people you want in your backyard. They're trapped between our subdivision and a church. Any development going on in that area needs to be very sensitive that we have 24-hour a day water running through the D.O.T. easement behind us. The system within our subdivision runs 24-7. I've lived there for 7 years and never walked over an inlet that didn't have water running. We live on a coquina ridge. Sandra's house was brought down level to follow the rest of the neighborhood. So, that coquina ridge is about 6-foot above her grade and it's constantly running water after a huge storm. We would like you to address the water concerns and we need some type of a buffer wall or something that blocks that D.O.T. easement.

James Stoker stated he wanted to reiterate that this property abuts his property. The natural resource department requirements need to be met, some kind of buffer, so we're not exposed to any kind of commercial development. There are significant water issues in this area, so any plan that goes forward has thoroughly assess and make sure those things don't impact all the properties that are downstream. It is a significant elevation drop and the water runs right down onto our property and all the properties beneath us.

End Public Comment

Ms. Rezanka stated there was a special use permit on that site that was revoked in 1973, but that is a nonissue. Regarding flooding, as you all know development standards will require that they retain all their water, and that will be a site plan issue. Same with the buffering, they will have to have a class A buffer, I think and would require a site plan. Regarding blocking the easement, that is the property to the south that's adjacent to the easement, perhaps when a wall goes up that will help some of it. We know this is a coquina ridge and we know there are water issues, and that will be addressed at site plan.

Henry Minneboo inquired who the engineer of record will be.

Ms. Rezanka responded MBV Engineering, Bruce Moia.

Mr. Minneboo stated that design wise they'll probably be able to handle most of that water that generated from this site but doesn't some of it come from farther way.

Ms. Rezanka responded I suspect some of it's coming from the other side. That's the way the drainage pattern is. There's a lot of pipes there and easements there. We've tried to vacate some; they won't let us because they say they're going to have to redo some of the drainage to the river.

Mr. Minneboo stated we've listened to the people. It's been amazing, they have a big issue here.

Ms. Rezanka responded I don't know about this subdivision, but I know the other one that was a 1960 subdivision.

Mr. Hopengarten inquired as to how many mobile home units are planned to be put on this property.

Ms. Rezanka responded it's going to be a sales facility; I don't know. It's going to be like what's across the street. That's what they have now.

Mr. Hopengarten asked if there is one to the south that's kind of stacked around and ugly.

Ms. Rezanka responded now they'll have to have a site plan; they'll have to make it look nice. They'll have to have travel lanes, distances to move them around, they don't have a concept plan yet.

Mr. Hopengarten stated the ones we've seen in the past just have gravel as their surface rather than paved. Because of the flooding issues in that area is there any chance that they would consider doing a permeable type of paving so that they would absorb some of the runoff.

Ms. Rezanka responded that gravel is not considered pervious, and if we're in an aquifer zone we can only have 40% coverage. They're going to do whatever staff tells them to do.

Mr. Hopengarten commented that as was stated last month those people were made responsible to keep their runoff on their own property. So, this will be the same situation.

Ruth Amato commented that even when everything is done right, if something fails, what does that look like and how is it corrected.

Ms. Gilliam responded that is something that will be addressed during the site plan process and there's engineering for that. Public works department would review the drainage plan to make sure it adheres to whatever regulations the county has for them to retain their water runoff on property.

Motion to recommend approval of Item H.4. by Ana Saunders, seconded by Erika Orriss. Motion passed unanimously.

The meeting was adjourned at 4:03 p.m.