

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 15, 2021**, 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: Ron Bartcher (D1); Brian Hodggers (D2); Ben Glover (D3); William Capote (D3); Mark Wadsworth, Chair (D4); Liz Alward (D4 - Alt); Bruce Moia (D5); Peter Filiberto, Vice Chair (D5); and David Bassford (D5 - Alt).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Paul Body, Planner II; Peter Martin, Planner II Kyle Harris, Associate Planner; Alex Esseees, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

At the outset of the meeting, David Bassford recused himself from voting on Item H.3.

Excerpt of Complete Minutes

DeRosa Holdings, LLC (Bruce Moia)

An amendment to an existing BDP in a RU-2-12 (Medium Density Multi-Family Residential) zoning classification. The property is 0.24 acres, located on the west side of S. Atlantic Ave., approx. 83 ft. south of 20th St. (2050 S. Atlantic Ave., Cocoa Beach) (Tax Account 2534267) (District 2)

Bruce Moia, MBV Engineering, stated the vacant property is located just north of where A1A splits in Cocoa Beach, and it used to be part of an overall property that has been now split into six different parcels. The current BDP was proposed for the entire property for an attached townhome development, but nothing was ever built and the property was sold off and split. The owner of this property wants to expunge the BDP so he can build detached homes. He stated he has submitted a new BDP to replace the current BDP that stipulates two detached units instead of attached units. He said he knows there's some interest in some of the other property owners to do the same in the future, but his client would like to move forward now.

Peter Filiberto asked if the proposed homes would connect to sewer. Mr. Moia replied yes.

Public Comment.

Michael R. Stewart stated he is the owner of the adjacent lot to the south, and he would like the record to reflect that the current BDP is preventing him and the other owners from building a detached home on their properties. He asked if the board would consider absolving the BDP in its entirety as a result of Mr. DeRosa's request.

John Freeman, 2012 Julep Drive, Cocoa Beach, stated he agrees with Mr. Stewart that the BDP should be dissolved on all of the properties because there are some restrictions in it that seem to limit what can or can't be done.

Jeffrey Ball stated since this application is for one specific property, the board is only taking action and making a recommendation on that property. If the other property owners included in the existing BDP want to get together and amend the BDP they can contact staff to submit an application.

Ben Glover asked if the new BDP would be attached to all of the lots. Mr. Ball replied no, it is just on the subject property. The owners of the other properties would have to submit applications and go through the public hearing process.

Motion by Ben Glover, seconded by Peter Filiberto, to recommend approval of an amendment to an existing BDP in a RU-2-12 zoning classification. The motion passed unanimously, with David Bassford abstaining.