

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 14, 2022**, 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); Mark Wadsworth, Chair (D4); Liz Alward (D4); Logan Luse (D4-Alt); Bruce Moia (D5); Peter Filiberto, Vice Chair (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Cheryl Campbell, Comprehensive Planner; George Ritchie, Planner III; Kyle Harris, Associate Planner; Alex Esseeesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

Jackson Family Trust; and C.B. Davis Family Trust (Kim Rezanka)

A Small Scale Comprehensive Plan Amendment (21S.10) to change the Future Land Use designation from RES 2 (Residential 2) to RES 4 (Residential 4). The property is 49.72 +/- acres, located on the north side of S.R. 46, approx. .25 mile west of I-95. (No assigned address. In the Mims area.) (21PZ00089) (Tax Account 2100183) (District 1)

Jackson Family Trust; and C.B. Davis Family Trust (Kim Rezanka)

A change of zoning classification from AU (Agricultural Residential), GU (General Use), BU-1 (General Retail Commercial), and BU-2 (Retail, Warehousing, and Wholesale Commercial), to RU-1-7 (Single-Family Residential) with a BDP (Binding Development Plan). The property is 73.59 +/- acres, located on the north side of S.R. 46, approx. 0.25 mile west of I-95. (No assigned address. In the Mims area.) (21Z00043) (Tax Account 2100183) (District 1).

Kim Rezanka, Attorney representing the applicant, stated the proposed development is for a 118-acre parcel that currently has a mix of land uses, and she is asking to change 49 acres of RES 2 to RES 4 to allow the clustering and preservation of open spaces and wetlands. The NC and CC areas to the east will stay the same because residential can be built in those land use designations. She stated currently, the concept plan has 193 units, but that changes each time there is a survey or study on the property. She said they are asking for the RU-1-7 zoning to clean up the mix of zoning that is currently on the property over the entire 73.59 acres, with a BDP limited to 199 units, and that will allow flexibility to leave a lot of open space. To the west is a 75-acre strip of land owned by St. Johns River Water Management District, and they use that as access to get behind the subject property where they have EELs land and a lot of easements. The wetlands will be preserved for the most part. The property is very high in the area to the north, where the fresh water pond is, and they will be using that for all of the amenities and keeping as many of the hardwood trees as they can.

No public comment.

Ms. Rezanka stated she held a community meeting on January 27th and invited neighbors within 500 feet; 50 people were invited, and five people attended who were excited about the project and wanted to put bids on lots.

Bruce Moia stated the request makes sense and it's good transitional zoning from what is to the west and east.

Brian Hodgers asked why the development is being limited to 199 units in a binding development plan. Ms. Rezanka replied it is to prevent two accesses, development over 200 units requires two access points and the flow wasn't correct.

Ms. Alward asked if the project be connected to water and sewer. Ms. Rezanka replied yes.

Peter Filiberto stated he was concerned about only having one access, as far as emergencies. Ms. Rezanka stated there may be the potential that if there has to be emergency access that St. Johns would allow the use of their property, but she doesn't know at this point.

Robert Sullivan stated in the staff report, one of the concerns is capacities of the north water treatment plant. He asked if staff could you include the capacities of the plants and project what percentage of capacity could be taken up by such a large development.

Jeffrey Ball stated since staff is not the authors of that information and it changes daily, he would be reluctant to do that because they might be at or near capacity today and pull permits tomorrow and not have capacity. It's a number that changes based on applications that come through the door.

Henry Minneboo noted capacity analysis is not easy to come by.

Bruce Moia stated it fluctuates, and that is why it is vetted in the concurrency process.

John Hopengarten stated the School Concurrency projects 93 students, and asked if there are plans for a playground in the development.

Clarke Sprinkle, Surrey Homes, stated yes, there will definitely be something along those lines, they just don't have the specifics at this time.

Mr. Hopengarten asked if the applicant has looked at hardened stops for school buses, so the kids don't have to walk through wet grass. Mr. Sprinkle replied they have not done that yet, but if the buses pull into the community, something will be provided for the children as a bus stop.

Motion by Bruce Moia, seconded by Robert Sullivan, to recommend approval of the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 2 to RES 4. The motion passed unanimously.

Motion by Bruce Moia, seconded by John Hopengarten, to recommend approval of a change of zoning classification from AU, GU, BU-1, and BU-2, to RU-1-7 with a BDP. The motion passed unanimously.