

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 17, 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); Debbie Thomas (D4); 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; Darcie McGee, Assistant Director, (Natural Resources Management); Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

Item H.8. Villas at River Palms, LLC (Edward Fleis) requests a change in zoning classification from BU-2 to RU-1-7. (23Z00067) (Tax Account 2438912, 2438913, 2438914, 2438915, 2438917 and 2438918) (District 2)

Trina Gilliam read the application into the record.

Edward Fleis spoke to the application. The property is a 2.7-acre parcel zoned BU-2. The property to the north is residential, the property to the south is residential. RU-2-15 and RU-1-9. We're requesting to be rezoned to RU-1-7. This permits 50-foot-wide lots. It's restricted to only 6 units per acre because it's in a coastal high hazard area. Which means we could get 16 units if we were going to do townhomes. But we decided to do single-family homes, so we're limited to 11. It's a parcel that has 11 platted lots, we'll replat it to 11 lots, and the objective is going to be a very high scale upper end single family home development. There will be a security gate and walls on the north and south of it and along South River Drive.

There was no public comment.

Trina Gilliam stated she would like to amend the record. This item went before MIRA, and they recommended approval with a BDP to stipulate that the units could not be mobile homes or condominiums. She also wanted to point out in accordance with Objective 7 of the coastal residential densities in our future land use which states that we should direct development outside the coastal high hazard area. That can be a part of your recommendation for approval of this request.

Henry Minneboo asked if MIRA had anything negative to say.

Trina Gilliam stated they were concerned about mobile homes and condominiums. They just want single-family there. And, this zoning, RU-1-7 doesn't permit mobile homes or condominiums. It's a single-family zoning.

Erika Orriss stated they wanted a BDP on top of that as well.

Trina Gilliam responded correct, to say no mobile homes, but again the zoning doesn't permit that.

Henry Minneboo commented the most expensive mobile home park is south of there.

John Hopengarten asked if the developer knows who their neighbor is across the street.

Mr. Fleis stated it's a commercial development across the street.

John Hopengarten commented that it's a gun store. You're going to put luxury homes across the street from a gun range. There will be a lot of noise.

Mr. Fleis responded that the cost of the property is extremely high. It is very high when you talk about buying riverfront property. The highest and best use of the property would be single family homes.

John Hopengarten responded that you can do all kinds of industrial stuff on it because of the zoning.

Mr. Fleis stated to keep in mind that to the north is RU-2-15 and at one time was approved for a 24-unit condominium, which did not get built. And, it's still zoned RU-2-15. And then south of that is a mobile home park. Both are residential in character. There hasn't been a lot of interest in doing a commercial type of development.

John Hopengarten inquired if there was water and sewer available.

Mr. Fleis responded both are available. There's a force main right on the street. This will be done through a pump station. There's a high-water table and at one time I think the 100-year flood was about 3.5 feet. Now with some of the flooding we've had over the last number of years it's much higher. There will be a lot of fill required on the site.

John Hopengarten commented you're going to raise the site elevation.

Mr. Fleis responded it will have to be raised.

John Hopengarten asked how it was going to affect the neighbors. There's a new policy on Merritt Island and I think throughout the county where you must do an engineering study to see what the impact would be raising elevations.

Darcie McGee responded that is true. It is specific to North Merritt Island. Right now, we are working on another county wide flood study to really move to no adverse impacts. When they come in for developing, especially given their low elevation and coastal high hazard they're going to have to demonstrate no adverse impacts on the neighbors. We continue to refine our floodplain date to make it more accurate when engineers come in to design.

John Hopengarten asked what about sewer. Is it septic or is it sewer?

Mr. Fleis stated no, there is a force main. And, there will be a grinder pump station or grinder pump stations installed for public sewer.

John Hopengarten asked you have 600 feet of frontage overall.

Mr. Fleis responded our overall frontage is 588.3 feet.

Henry Minneboo asked if that is contiguous to the Grills restaurant property line.

Mr. Fleis responded there are 5 lots north between here and the commercial property.

Henry Minneboo asked what their northern property line touched. There's a 7-Eleven and Grills restaurant.

Mr. Fleis responded it would be the 7-Eleven and then there are 5 lots, 250 feet, and then this parcel starts.

John Hopengarten asked if they are going to put 50 feet by 100 feet lots.

Mr. Fleis responded no; they will be at least 50 feet. The northern and southern lot will be about 5 feet additional as a buffer. Plus, if we want to put a wall, we'll have a little more room to work with.

John Hopengarten asked if these are going to be single family, detached.

Mr. Fleis responded yes, detached. As I mentioned if we were going to do townhomes, we could have done 16 townhomes. But we thought the market is better for single-family homes.

Motion to recommend approval of Item H.8. by Debbie Thomas, seconded by Ana Saunders. Motion passed unanimously.

The meeting was adjourned at 4:09 p.m.

DRAFT