

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, August 12, 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, Vice-Chair (D1); Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4-Alt); and John Hopengarten (BPS).

Staff members present were: Tad Calkins, Director (Planning and Development); Alex Esseeesse, Deputy County Attorney; Billy Prasad, Deputy Director (Planning and Development); Edward Fontanin, Director (Utility Services); Jeffrey Ball, Planning and Zoning Manager; Trina Gilliam, Planner; Desiree Jackson, Planner; and Kristen Champion, Special Projects Coordinator.

Mark Wadsworth stated that if any Board Member has had an ex-parte communication regarding any application, please disclose so now.

### **Excerpt of complete agenda.**

Items G.5. and G.6. were moved to the beginning of the agenda by staff.

**G.6. An ordinance amending Article III, chapter 62, of the Code of Ordinances of Brevard County, entitled "The 1988 Comprehensive Plan", setting forth the adoption of the Water Supply Facilities Work Plan as an appendix to the Potable Water Element and amendments necessary to implement the Water Supply Facilities Work Plan; amending Section 62-501 entitled contents of the plan; specifically amending Section 62-501, Part I, entitled conservation element to adopt new policies; specifically amending Section 62-501, part vi, entitled potable water element to revise previously adopted policies and adopt new policies and adopt the water supply facilities work plan as an appendix to the Potable Water Element; specifically amending Section 62-501, Part VII, entitled Sanitary Sewer Element to revised previously adopted policies; specifically amending Section 62-501, Part XII, entitled Intergovernmental Coordination Element to revise previously adopted policies; specifically amending Section 62-501, Part XIII, entitled Capital Improvements Element to revise previously adopted policies; specifically amending Section 62-501, Part XI, entitled glossary to add new definitions; and provisions which require amendment to maintain internal consistency with these amendments; providing legal status; providing a severability clause; and providing an effective date.**

Jeffrey Ball said "this is a county wide request to comply with the statutory requirements. the attached ordinance amends the potable water element of the comprehensive plan with the updated 2035 water supply facilities work plan and amends various policies within the conservation, potable water, sanitary sewer, and our government coordination Capital Improvements element of the comprehensive plan for consistency with the water supply facilities work plan. The updates include a snapshot in time of the water supply for current and future residents, strengthen the position to compete for funding assistance plan for alternative sources that take time to develop and finance, ensure local needs are considered by Saint John's River Water Management District, the applicable regional water supply plan has been updated and meets the statutory requirements in chapter 163 Florida Statutes. On April 4<sup>th</sup>, 2024, the Board approved transmittal of the water supply plan to the Florida Department of Commerce for the review and comments. On June 18<sup>th</sup>, 2024, Florida Department of Commerce issued the objections, recommendation, and comments report. This report

identified no objections, made no recommendations, and provided no comments that must be addressed before the adoption of the water supply facilities work plan and related to comprehensive plan amendment by the board.”

**No public comment.**

John Hopengarten asked “okay I'm looking at exhibit B on the second page. For level of service standards, I see that Mims, Titusville, Cocoa, and South Brevard are all crossed out... for what reason?”

Edward Fontanin replied “you can only submit what is um what is currently in the comp plan. As we're going through the revisions of the comp plan, we're changing the level of service. The numbers that you see there are literally from the mid to late '90s. We're looking at that as more of an earmark of a revision to come.”

Mr. Hopengarten asked for clarification “we're not cutting off their water.”

Mr. Fontanin confirmed that to be the case.

John Hopengarten carried on and said, “for policy 46 on page 3 it was also crossed out “County shall evaluate the water supply and its projections at least every five years”. Are we no longer doing that?”

Mr. Fontanin replied, “where the consumptive use permit dictates the duration of when we do our evaluation, we allow the consumptive use permit to be the mechanism of one that evaluation should occur.”

Mr. Hopengarten then asked “so how often do you do your evaluation?”

Mr. Fontanin said “I believe the requirement is every seven years, but you can do a consumptive use permit for 5-10. Now they're doing 20-year permits. When you go through submitting a request for any additional water, they make you go through a complete due diligence. So, unless the utility is requesting for additional water demand, there's no need to do it until that threshold is met. “

Mr. Hopengarten unless we have a loss of supply.

Mr. Fontanin confirmed that to be correct.

Mr. Hopengarten stated on page four under policy 16 it crossed out “continue to participate in Taylor Creek.” He asked, “are we no longer going to participate with that reservoir?”

Mr. Fontanin replied “we are not because what we have made the decision with our two water plants to go to RO Taylor Creek being a surficial water source. We are not going to be a part of that.”

John Hopengarten asked how big the RO plant is.

Mr. Fontanin explained “we've gone through the request for qualifications and I'm explaining this because we tentatively are anticipating double in the size of Mims and most likely of also Barea Bay. The reason why I say “tentatively” is because we've selected engineering for both water plants and

we are currently now going through the population projection where we're actually figuring out what that threshold should be."

Mr. Hopengarten responded, "so you're increasing capacity of existing Ro plants?"

Mr. Fontanin explained "no, both plants are currently lime softening plants and we are doing the expansion by doing that expansion not using surficial water but using RO water which uses the Florida aquifer."

Mr. Hopengarten asked to confirm if it was brackish.

Mr. Fontanin confirmed "it's brackish. There's more quantity to us and it gives us more flexibility and it's probably the highest means of water treatment that you can find by doing reverse osmosis."

Mr. Sullivan went on to ask, "is any projection on supplying water to either space force or the space community on federal land?"

Mr. Fontanin responded with "the federal property that you're referring to is under the City of Cocoa utility service boundary for water and they are responsible for that."

**Motion to recommend approval of item G.6. by Ron Bartcher, seconded by Debbie Thomas. The vote passed unanimously.**