

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 13, 2023**, 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: Board members present were: Henry Minneboo (D1); Ron Bartcher (D1); Robert Sullivan (D2); Lorraine Koss (D2-Alt.); Ben Glover, Vice Chair (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4-Alt.); Bruce Moia; and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseesse, Deputy County Attorney; Jane Hart, Planner III; Paul Body, Planner III; Trina Gilliam, Planner II; Melissa Wilbrandt, Associate Planner; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

Wendy Kleefisch

A change of zoning classification from RU-1-11 (Single-Family Residential) to RU-2-12 (Medium Density Multi-Family Residential), on 0.36 acres, located between Franklyn Ave. and Grosse Pointe, approx. 0.07 mile west of Highway A1A. (107 Franklyn Ave., Indialantic) (22Z00067) (Tax Account 2731680) (District 5)

Wendy Kleefisch, 107 Franklyn Avenue, Indialantic, stated she would like to rezone to multi-family, similar to the property to the east that was recently rezoned.

Public comment.

Kim Atkinson, 1145 Shannon Avenue, Indialantic, stated Franklyn Avenue is on the north side of the subject property, and Grosse Pointe is on the south side of the property, which is residential. She said if a fourplex is built and the access is from Franklyn Avenue it would not be a big deal, but if the entrance was on Grosse Pointe, that is all residential, and more traffic in the area it would ruin the feel. She said while properties to the east and north have some multi-family, the properties to the west do not.

Alena Knoepfler, 109 Franklyn Avenue, Indialantic, stated the applicant did not fully disclose what she would like to do with her property, which is surrounded by one-story single-family homes. She said she would like to know the next step, and she is not completely against it, but she is curious if there can be a win/win, because the request will affect the entire area.

Bruce Moia stated the property directly across Grosse Point is multi-family.

Ms. Kleefisch stated there is multi-family zoning throughout the area, and she is excited about the growth.

Motion by Bruce Moia, seconded by Henry Minneboo, to recommend approval of the change of zoning classification from RU-1-11 to RU-2-12.

Robert Sullivan stated the concerns from the speakers are that the area is all single-family all single-story, and asked if Ms. Kleefisch would continue with a single-story structure. Ms. Kleefisch replied she is not sure, because the property to the east was allowed three stories.

Mark Wadsworth called for a vote on the motion as stated, and it passed 9:1, with Mr. Sullivan voting nay.