

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 9, 2020**, 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; Harry Carswell; Ben Glover; Mark Wadsworth, Chair; Ron McLellan; Joe Buchanan; and Peter Filiberto.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

Watermark Investors, LLC (Bruce Moia)

An amendment to an existing PUD (Planned Unit Development). The property is 129 +/- acres, located on the west side of U.S. Hwy 1, approx. 0.22 mile south of Broadway Blvd. (Tax parcel 251 = 5082 & 5083 Persimmon Ln., Cocoa; Tax Parcels 252 & 510 = No assigned address. In the Cocoa area.) (20Z00032) (Tax Accounts 2317197, 2317198, and 3017165) (District 1)

Bruce Moia, MBV Engineering, 1250 W. Eau Gallie Blvd., Melbourne, stated the project is a fairly large residential development on U.S. 1 and Camp Rd. He said when the PUD zoning approved they didn't have a lot of information, so after they got the zoning they got the tree surveys, topographical surveys, and environmental reports, and made a formal submittal to the County for subdivision review. Some of the comments in the review process uncovered some issues that were not addressed in the first approval, and one of those was that the number of units required three access points, not two. Today, there is an interested developer who wants to phase the project, and it was not phased in the original submittal. He said they also now know what kind of trees are on the property, so large preservation tracts have been made for those trees, thus reducing the lot count. He said they are not changing the size of the open space, but approximately half of it will be put into preservation because of the number of trees on the property, but there will still be active open space amenities, just condensed in a small area, so it is a reduction of what was previously approved. He stated they are also asking for two waivers, one for the open space, and one for the 15-foot perimeter buffer tract on the west end because there is an existing industrial driveway that encroaches onto the property. He said there was a comment from staff about making the third access for emergency only, but his clients would like it to be an open driveway so it will be available for everyone to use. He noted the request also includes a 40-foot minimum lot width.

Public comment.

Patricia Baxter, 5700 Friendly St., Cocoa, stated she received a courtesy notice in the mail, and she owns rental property on MacArthur Circle, which is between Camp Road and Broadway Blvd. She asked if what is being request will involve her property.

Mark Wadsworth stated property owners within 500 feet of the subject property are notified of the request. Ron McLellan stated the notice is to inform her of what it going on, but it will not affect her property. Ms. Baxter stated she does not have a problem with the request.

Mr. Wadsworth asked Mr. Moia to re-state the requests. Mr. Moia stated the requests are for 40-foot lot sizes, 15-foot perimeter buffer on the west end, and the active open space requirement from 5.5

acres to 2.6 acres. He said the County has a good preservation requirement, and it was cost prohibitive to clear out vegetation, so it was in their best interest to do more preservation.

Motion by Peter Filiberto, seconded by Ron McLellan, to approve the request with 40-foot lots, the 15-foot buffer waiver on the west end, the 5.5 acres to 2.6 acres for open space, and that the third access point be open to the public. The motion passed unanimously.