

## **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 18, 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: Board members present were: Henry Minneboo (D1); Ron Bartcher (D1); Robert Sullivan (D2); Mark Wadsworth, Chair (D4); Debbie Thomas (D4); Logan Luse (D4 Alt); Bruce Moia (D5); Robert Brothers (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseeesse, Deputy County Attorney; Edward Fontanin, Utilities Services Director; Paul Body, Senior Planner; and Kristen Champion, Special Projects Coordinator.

### **Excerpt of Complete Agenda**

**Quality RV Florida, LLC** (David John Mancini) requests a Small-Scale Comprehensive Plan Amendment (23S.24), to change the Future Land Use designation from RES 6 (Residential 6) to CC (Community Commercial). The property is 5.32 acres, located on the south side of Aurora Rd., approx. 0.27 mile east of N. John Rodes Blvd. (23SS00024) (4213 & 4255 Aurora Rd., Melbourne) (Tax Account 2702826) (District 5)

**Quality RV Florida, LLC** (David John Mancini) requests a change of zoning classification from RU-1-7 (Single-Family Residential) to BU-2 (Retail, Warehousing and Wholesale Commercial) with a BDP (Binding Development Plan). The property is 5.32 acres, located on the south side of Aurora Rd., approx. 0.27 mile east of N. John Rodes Blvd. (23Z00083) (4213 & 4255 Aurora Rd., Melbourne) (Tax Account 2702826) (District 5)

Jeffrey Ball read the companion applications into the record and informed the Board this item was previously heard at the January 8<sup>th</sup> P&Z meeting, and it was discovered afterwards that the applicants were storing 3<sup>rd</sup> party RVs and Boats which requires a different zoning classification. The applicants have returned asking for BU-2 and a BDP limiting the property to all BU-1 uses and the third-party storage of RVs and boats.

Jennifer Altreche, Esq., Easler Law, PLLC, 508 N. Harbor City Blvd., Melbourne, is council for the applicants. Ms. Altreche stated that her clients are just asking to legitimize the existing business that has been there for a minimum of three decades and that they worked with Staff to be able to come up with the Binding Development Plan at Staff's recommendation.

No Board comments.

No public comment.

Motion to approve small-scale comprehensive plan amendment from RES-6 to CC by Ron Bartcher, seconded by Robert Sullivan. The vote was unanimous.

Motion to approve rezoning from RU-1-7 to BU-2 with a binding development plan by Ron Bartcher, seconded by Robert Sullivan. The vote was unanimous.