

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 14, 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); 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; Justin Caron, Assistant County Attorney; Alice Randall, Operations Support Specialist; and Jordan Sagosz, Operations Support Specialist.

Excerpt of complete agenda

H.1. Casabella Development, LLC (Kim Rezanka) requests a change of zoning classification from BU-1-A to RU-2-6. (24Z00064) (Tax Account 3018651) (District 4)

Trina Gilliam read Item H.1. into the record.

Kim Rezanka spoke to the application. This is a request to rezone 5 acres from BU-1-A to RU-2-6 to allow the development of townhomes. It is located on Wickham Road, south of a large shopping plaza, north of Casabella office condo, across from the post office and 3-story, 207-unit apartment complex, and next to Casabella subdivision. Lot E is part of the Casabella subdivision and it's up to developer to do what he wishes with it. It was not intended necessarily for commercial development or housing. It is zoned commercial, but houses can go in there as well. We could do townhomes in a BU-1 with a mixed-use development, but this is what they choose to do, townhomes. It has very specific definitions of what you can do with townhomes, the setbacks, the sizes and things like that. RU-2-6 zoning has definite requirements. There is a 50-foot buffer between the single-family homes and what would be townhomes, and that is a tract reserved, owned by the HOA. There's going to be at least a 25-foot setback for the townhomes, and they intend to build a concrete wall. There will be a nice buffer there. Townhomes are intended to be 27 ft. by 75 ft., 2-story with 2-car garages underneath. Intended sale price is around \$600,000. This use of residential attached single-family townhomes is a less intense use than what could be on this property. The traffic analysis shows that this will have substantially less trips than what could be there if a shopping center was built. If a shopping center was built it could be 163,350 sq. ft. with a trip rate of 7,127 trips, whereas 30 townhomes will have 216 trips. This has a much less intense use than what it could be if it was a shopping center. The daily volume of this segment of Wickham Road is below capacity. This will not impact the maximum allowable value of the trips on Wickham Road. This is a mixed-use area, there are no concurrency issues, and this will not have a material violation of any comprehensive plan policies.

John Hopengarten asked what happened to affordable housing. This is a prime candidate for Live Local. It's got enough acreage, has a lot of incentives attached to it, it's commercial property, and I'm the chairman of the Affordable Housing Council. So, I must try and entice the owner to think a little differently. How many units?

Ms. Rezanka responded we've asked for 30, the concept plan is for 20. There is a wetland, but there's no wetland survey yet, so we're not certain if that can be impacted. They will avoid the wetland because it's going to be residential, if it was commercial they could impact it the wetlands. My

client is not in the affordable housing business. In Casabella those homes now are anywhere from \$8000,000 to \$2 million dollar homes in that subdivision.

Mr. Hopengarten stated he would be remiss if he didn't ask.

There was no public comment.

Motion to recommend approval of Item H.1. by Erika Orriss, seconded by Robert Brothers. Motion passed with a vote of 9 to 1.

The meeting was adjourned at 4:03 p.m.

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