

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 14, 2022**, 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 (D1); Ron Bartcher (D1); Lorraine Koss (Alt. D2) (present for and voted on H.3. - H. 14.); Ben Glover (D3) (present for and voted on H.1. - H.13.); Mark Wadsworth, Chair (D4); Liz Alward (D4); David Bassford (Alt. D5) (voted on H.1. - H.12, and H.14; abstained on H.13.); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Peter Martin, Planner II; George Ritchie, Planner III; Alex Esseesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

### Excerpt of Complete Minutes

#### **Brian G. & Debra S. Lawson (Kim Rezanka)**

A change of zoning classification from GU (General Use) to RR-1 (Rural Residential) with a BDP (Binding Development Plan). The property is 11.80 +/- acres, located on the west side of Grissom Pkwy., approx. 620 ft. south of Pertouka Lane. (Lot 23 = 4680 Grissom Pkwy., Cocoa; Lot 25 = 4700 Motion by Liz Alward, seconded by Henry Minneboo, to table the request to the April 18, 2022, meeting. The motion passed unanimously Grissom Pkwy., Cocoa; Remaining Lots = No assigned address. In the Cocoa area.) (Tax Accounts 2314706, 2314720, 2322365, 2322366, 2314737, 3018241, 2314738, 2314709) (District 1)

Kim Rezanka, 1290 U.S. Highway 1, Rockledge, stated Mr. Lawson purchased the property in 2018 with the intent of creating seven separate parcels because they are already separated in the deed. She stated as they went through the process they found out in order to do that he would have to do a minor subdivision, which is very expensive. The lots are all zoned GU with a Future Land Use designation of RES 1:2.5. The RR-1 zoning classification was chosen because of the dimensions of the lots that are split and to limit some of the uses. The four lots that would be limited by a binding development plan. Lot 1 is the Lawson's residence, and lots 2 - 4 will require two administrative easements of 20 feet.

Jeffrey Ball noted the BDP condition is for a maximum of four units on the property, it does not bind the BDP with the concept plan.

No public comment

Ron Bartcher asked about the separated triangle piece of property. Ms. Rezanka replied it is Old Sharpes Road, it has been there a very long time, and it is pretty much a drainage ditch through quite a bit of the area.

Motion by Henry Minneboo, seconded by Ben Glover, to recommend approve of the change of zoning classification GU to RR-1 with a BDP limiting development to a maximum of four units. The vote was unanimous.