

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 Esseeesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

South Beach Cove Development Corp.; and Robert A. Baugher, Trustee (David Menzel)

A change of zoning classification from RU-2-15 (Medium Density Multi-Family Residential) to BU-1 (General Retail Commercial). The property is 0.67 acres, located on the west side of S. Orlando Ave., approx. 185 ft. north of Crescent Beach Dr. (2206 & 2210 S. Atlantic Ave., Cocoa Beach) (Tax Account 2520070) (District 2)

David Menzel, MAI Design Build, 395 Stan Drive, Melbourne, stated the subject property is an existing site that was rezoned a number of years ago to RU-2-15; it had an existing building on it when it was rezoned, so it was non-conforming, and this rezoning is to bring it into conformance. He said the property has been reconfigured along A1A as commercial so they can share a drive way. Currently, there would be two driveways on A1A, so this would clean it up and make it safer, and brings it into conformance.

No public comment

John Hopengarten asked the current use of the property. Mr. Menzel replied it is the corporate office for Mr. Baugher's companies. Mr. Hopengarten asked if he is also talking about the larger parcel. Mr. Menzel replied no, the whole parcel right now is a rectangular piece and the southeast corner is where the building sits, so the whole piece is zoned RU-2-15, and what they are doing is taking the southeast corner of the property and rezoning it from RU-2-15 to BU-1 to make the office building conforming. Right now, where the two roads divide, that is where you cross to get in, and they are going to move the entrance further to the north end of the property so you have to go up to the divided highway, turn, and come back, to make it safer. The "Y" is not wide enough for a car to get in there, and it combined the office building entrance and the drive that goes back to the five-lot gated community and combines it into one road, so everybody enters and leaves at the same place.

Mr. Baugher stated there are actually two deeded lots. The one that is Robert A. Baugher, Trustee, is the parking lot and the building. The one that is South Beach Cove is the company he owns, and he bought them at the same time. It was one lot when he bought it 30 years ago, and he has since remodeled it and turned it into his corporate office. He said it has been operating it as his corporate office since 1997, and it is his intent to operate it as a corporate office. He rezoned the whole block to RU-2-15 because he was going to incorporate that into the condo as a condominium with office available, but he has kept it as his corporate office. He said what he has is five residential lots and

he's keeping the office the way it is, with one entrance. Nothing is really changing except he's going to add five lots on 2.3 acres, which is downzoning the whole thing.

Liz Alward stated it is a good project, consistent with the Future Land Use, and he is just making it conforming.

Motion by Liz Alward, seconded by Henry Minneboo, to recommend approval of a change of zoning classification from RU-2-15 to BU-1. The motion passed unanimously.