

## **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**

#### **Murrell Properties of Brevard, LLC; and Harmony Villas Properties, Inc. (Vaheed Teimouri)**

A Small Scale Comprehensive Plan Amendment (21S.11), to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial). The property is 2 acres, located on the east side of Murrell Rd., approx. 700 ft. south of Roy Wall Blvd. (3545 & 3525 Murrell Rd., Rockledge) (Tax Accounts 2511036 & 2511043) (District 2)

#### **Murrell Properties of Brevard, LLC; and Harmony Villas Properties, Inc. (Vaheed Teimouri)**

A change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) to BU-1 (General Retail Commercial). The property is 2 acres, located on the east side of Murrell Rd., approx. 700 ft. south of Roy Wall Blvd. (3545 & 3525 Murrell Rd., Rockledge) (Tax Accounts 2511036 & 2511043) (District 2)

Vaheed Teimouri, 32 East New Haven Avenue, stated the projects are currently operating as group homes, and the owners would like to add additional units. Changing from BU-1-A to BU-1 would allow his clients to go to an adult congregate care facility (ACLF) that would allow more beds. He stated all infrastructure will be provided and they are providing a lift station that will serve both buildings currently on septic tank. The first building is under construction right now and they are waiting for the rezoning so they can go for an additional site plan and change the site plan for the southern lot.

No public comment

Mr. Hopengarten asked how many beds will be in the facility. Mr. Teimouri replied 19 or 20 beds on each property.

Mr. Hopengarten stated the properties abut an airport and asked if it is an active runway. Mr. Teimouri replied it is not an active airport.

Mark Wadsworth asked how much more bed space they are getting by changing to BU-1. Mr. Teimouri replied a lot more than what they want.

George Ritchie stated in the BU-1-A zoning, they are limited to 14 units as a level 2 group home, and once over 14, the code defines them as assisted living facilities and they go up with no cap. The building will have to be sized to support those residents at 250 square feet per resident, and that is part of the criteria he will have to meet during site planning.

Mr. Hopengarten stated his office has developed ALF's and he's concerned about the ALF market where people are essentially dropped off and have a meager existence if amenities are not provided.

Johan Starn, owner, stated there will be amenities, such as entertainment, a garden, a hair salon, an exercise area.

Liz Alward stated in regards to land use, the request is compatible with what is currently in the neighborhood, and it has been her experience that ALF's are good neighbors.

Motion by Liz Alward, Seconded by Ron Bartcher, to recommend approval of the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from NC to CC. The motion passed 7:1 with John Hopengarten voting nay.

Motion by Liz Alward, Seconded by Ron Bartcher, to recommend approval of a change of zoning classification from BU-1-A to BU-1. The motion passed 7:1 with John Hopengarten voting nay.