

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 from Complete Minutes

The Heather Calligan Trust (Kim Rezanka)

A Small Scale Comprehensive Plan Amendment (22S.01) to change the Future Land Use designation from RES 1 (Residential 1) to RES 4 (Residential 4). The property is 8.25 acres, located on the northeast corner of Turpentine Rd. and Wherry Rd., on the north and south sides of Hammock Trail. (No assigned address. In the Mims area) (22PZ00001) (Tax Account 2112413) (District 1)

Kim Rezanka, 1290 U.S. Highway 1, Rockledge, stated the subject property was before the board last fall for a rezoning request. [Ms. Rezanka gave the board a concept plan. The concept plan can be found in file 22PZ00001, located in the Planning & Development Department]. She stated it is a 79.16-acre development which has been rezoned to RU-1-7. She said it is environmentally sensitive land, and a conservation easement has already been recorded on the property in favor of the St. Johns River Water Management District. The request is to change 8.25 acres on the west side of the development from RES 1 to RES 4. There is already a BDP over the entire 79.16 acres that limits the number of units to 199. She stated the amendment will allow the development to move forward, it allows the wetlands to be preserved, it allows the open spaces to be preserved, and it allows the clustering of the development, which was requested in the 2007 Mims Small Area Study.

No public comment

Ron Bartcher noted the staff comments mention there is a cultural resource, an Irving Holder Farm, on the property, and asked what impact that has on development?

Jeffrey Ball stated the applicant would have to contact the State to determine what they need to do to rectify that. Ms. Rezanka stated she was not aware of that, but she will make sure the applicant, Mr. Genoni, is aware.

Motion by Ron Bartcher, seconded by Henry Minneboo, to recommend approval of the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 1 to RES 4. The motion passed unanimously.