

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, May 9, 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: Board members present were: Henry Minneboo (D1); Ron Bartcher (D1); Brian Hodgers (D2); Robert Sullivan (D2); Ben Glover (D3); Mark Wadsworth, Chair (D4); Liz Alward (D4); Logan Luse (Alt. D4); Bruce Moia (D5); and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Jane Hart, Planner III; Alex Esseesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

OBC Realty, LLC

A Small Scale Comprehensive Plan Amendment (22S.05), to change the Future Land Use designation from RES 15 (Residential 15) to CC (Community Commercial). The property is 0.52 acres, located on the northwest corner of S. Atlantic Ave. and 35th St. (Lot 8 = No assigned address. Lot 9.01 = 3466 S. Atlantic Ave., Cocoa Beach) (Tax Accounts 2521003 and 2521005) (District 2)

Rochelle Lawandales, FAICP, representing the applicant, stated the request is a result of an inconsistency that occurred in 1988 when the original Future Land Use Map was adopted. The request is to create a consistent situation between the FLUM and the zoning by changing the land use so that her client can redevelop the property. She noted under the CC land use, the BU-1 zoning classification, which is currently on the property, will allow him to do a mixed use project that will most likely include a mix of commercial retail, restaurant, and some residential. She said because the site is so small, all of the footprints will be small as well. The area is a mix of uses that have peacefully co-existed since the beginning of the space age, and what is being proposed will allow for redevelopment of a site that is currently derelict and ripe for redevelopment. She said currently, there is no open space, and no stormwater management, so it's all sheet-flowing into the Indian River; the redevelopment of the property will allow for stormwater treatment, pre and post; new defined access on A1A; new site landscaping and greenspace; new waste management; and a sidewalk along A1A with pedestrian safety features. The developer will have to conform to all of the site design standards within code and get site plan approval. She said the site cannot be brought up-to-date with modern day standards and some environmental sustainability without creating this consistency.

Henry Minneboo asked if the City of Cocoa Beach requires the property to be annexed into the City if using their wastewater treatment. Ms. Lawandales replied not to her knowledge, and the property is quite a distance from City limits.

No public comment

Bruce Moia stated redevelopment is always a good thing, especially an eyesore like the subject property.

Motion by Bruce Moia, seconded by Henry Minneboo, to recommend approve of the Small Scale Comprehensive Plan Amendment from RES 15 to CC. The motion passed unanimously.