

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, August 15, 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); Brian Hodgers (D2); Robert Sullivan (D2); Lorraine Koss (Alt. D2); Mark Wadsworth, Chair (D4); Liz Alward (D4); Logan Luse (Alt. D4); Bruce Moia (D5); Peter Filiberto (D5); and John Hopengarten (BPS).

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

Excerpt of Complete Agenda

Robert Clay and Ethyl May Kirk (Chad Genoni / Kim Rezanka)

A Small Scale Comprehensive Plan Amendment (22S.10), to change the Future Land Use designation from REC (Recreation) to RES 4 (Residential 4). The property is 2.12 acres, located approx. 0.18 mile west of U.S. Highway 1, and approx. 0.37 mile south of Brockett Rd. (No assigned address. In the Mims area.) (22SS00007) (Tax Account 3018268) (District 1)

Kim Rezanka, Lacey Lyons Rezanka, 1290 U.S. Highway 1, Rockledge - [Ms. Rezanka submitted a handout to the board. The handout can be found in file 22SS00007, located in the Planning and Development Department]. She stated she represents Chad Genoni who is the contract purchaser of the subject property. She said the handout she gave to the board shows that the small skinny piece from west to east is the small scale plan amendment, 22SS00007; the L-shape to the east is small scale plan amendment 22SS00008; and the entire orange area is the rezoning request, 22Z00029. She clarified that the zoning will be limited to 197 units for all 76.52 acres, and the BDP will be changed to reflect that. She stated it will not be 306 units, although that would be possible. She said the reason for the request is to be able to have some flexibility in the designing of the lots, because there is a wetland that goes through the middle of the property and there are Scrub Jays. She stated the subdivision will have access from the north and the west.

Public comment.

Maryann Dalrymple, 3410 Chelsey Lane, Mims, stated she owns property on Brockett Road, and she is not in favor or against the proposed development, but she would like to know what, if any, consideration has been given about the effect this will have on the properties on Brockett Road. She said her property is 7.92 acres zoned agricultural/residential, and it's not currently developed, but if there is a subdivision adjoining it, and she wants to have an agricultural use in the future, she would like to know if there will be a problem. She asked what she needs to do to find out if the development will adversely or positively affect property values.

Mr. Wadsworth stated she should follow the request to County Commission, or talk to the applicant after the meeting.

Motion by Liz Alward, seconded by Bruce Moia, to recommend approval of the Small Scale Comprehensive Plan Amendment (22S.10), to change the Future Land Use designation from REC to RES 4. The motion passed unanimously.