

## **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 13, 2023**, 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); Robert Sullivan (D2); Lorraine Koss (D2-Alt.); Ben Glover, Vice Chair (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4-Alt.); Bruce Moia; and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseeesse, Deputy County Attorney; Jane Hart, Planner III; Paul Body, Planner III; Trina Gilliam, Planner II; Melissa Wilbrandt, Associate Planner; and Jennifer Jones, Special Projects Coordinator.

### **Excerpt of Complete Agenda**

#### **QW Trust Agreement** (Carolyn Haslam)

A Small Scale Comprehensive Plan Amendment (23S.01) to change the Future Land Use designation from RES 15 (Residential 15), NC (Neighborhood Commercial), and CC (Community Commercial) to all CC, on 13.36 acres, located on the north side of Lake Dr., approx. 171 ft. east of Cox Road (Tax Parcel 512 = 495 Cox Rd., Cocoa; Tax Parcel 519 = 3900 Lake Dr., Cocoa) (23SS00001) (Tax Accounts 2407572 & 2407578) (District 2)

#### **QW Trust Agreement** (Carolyn Haslam)

A change of zoning classification from GU (General Use) and IU-1 (Heavy Industrial) to BU-1 (General Retail Commercial), on 13.36 acres, located on the north side of Lake Dr., approx. 171 ft. east of Cox Road (Tax Parcel 512 = 495 Cox Rd., Cocoa; Tax Parcel 519 = 3900 Lake Dr., Cocoa) (23Z00003) (Tax Accounts 2407572 & 2407578) (District 2)

Bruce Moia disclosed he had a brief conversation with the applicant about the property.

Carolyn Haslam, 420 S. Orange Avenue, Orlando, stated the reason for the Small Scale Plan Amendment and rezoning is so the property can be unified as Community Commercial and BU-1. She said the proposed use is a high-quality retail development that will include a grocery store. The proposed amendments will allow for the development to be consistent with the comp plan policies, and they are compatible with the area, which is a mix a commercial and industrial. She stated the proposed commercial use will benefit the community, and we ask for your approval of both requests.

No public comment.

Henry Minneboo asked what is the final plan for the property. Ms. Haslam replied the plan is for commercial, including a grocery store, drug store, and retail. Mr. Minneboo asked if the project will have access to Cox Road. Ms. Haslam replied yes, there will be access on Cox Road and Lake Drive.

Ben Glover asked how much of the property can be filled.

Bruce Moia stated if the lake is surface water then it is not an impact as far as the permitting agencies are concerned.

Motion by Bruce Moia, seconded by Henry Minneboo, to recommend approval of the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 15, NC, and CC, to all CC. The motion passed unanimously.

Motion by Bruce Moia, seconded by Henry Minneboo, to recommend approval of the change of zoning classification from GU and IU-1, to BU-1. The motion passed unanimously.