

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

Morris M. Taylor Revocable Living Trust (Chelsea Anderson)

A change of zoning classification from SEU (Suburban Estate Use Residential), EA (Environmental Area), and BU-1-A (Restricted Neighborhood Commercial), to AU (Agricultural Residential) and BU-1-A, on 3 acres +/-, located on the west side of Highway A1A, approx. 0.36 mile north of River Oaks Rd. (8850 Highway A1A, Melbourne Beach) (23Z00001) (Tax Account 3008434) (District 3)

Chelsea Anderson, 1530 U.S. Highway 1, Rockledge, stated the purpose of the rezoning is to allow the expansion of the existing clam hatchery use on the property with the intent of supplying clam seed for the Indian River Lagoon clam restoration efforts. The property has been continuously used for aquaculture and agricultural uses for over 30 years, and the uses are established as non-conforming, which cannot be expanded or enlarged without a rezoning. The change in zoning would allow a small expansion to have a huge beneficial impact on the county. She stated the property is the last privately owned clam hatchery in the county, and currently there is no insulation, which is one of the factors that determines production. All of the seed being produced currently is fulfilling obligations to the State aquaculture industry. She stated the Save Our Indian River Lagoon Project Plan has allocated funding to stimulate clam aquaculture in Brevard County. She said there are several Comprehensive Plan policies that the hatchery would be in furtherance of, and the Coastal Management Element Policy 5.15 states that during rezonings, the County should give immediate shoreline use priority to water dependent uses, including shellfish production.

No public comment.

Morris "Max" Taylor, 8850 Highway A1A, Melbourne Beach, stated his parents bought the property in the early 1960's after searching the south beaches looking for agricultural land that was high and dry. He said there is an existing grove on the property consisting of avocado, mango, leche, macadamia nuts, and cherries. He stated the Lagoon is under attack, and one of the things they have done with the clam operation is put in a water purification system, which is the only one remaining in Brevard, and one of only three on the entire east coast. He said they are trying to produce more clams; they have been supplying clams to commercial growers for over 20 years and are at capacity, and they would like to continue to supply to the farmers as well.

Motion by Robert Sullivan, seconded by Debbie Taylor, to approve the change of zoning classification from SEU, EA, and BU-1-A to AU and BU-1-A. The motion passed unanimously.