

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

Crane View, LLC (Steve Anderson)

A Small Scale Comprehensive Plan Amendment (22S.19), to change the Future Land Use designation from RES 15 (Residential 15) and NC (Neighborhood Commercial) to RES 30 DIR (Residential 30 Directive), on 3.95 +/- acres, located on the west side of N. Courtenay Pkwy., approx. 0.11 mile south of Butler Ave. (2104 Falling Leaf Ln.; 242, 252, 262, & 272 Crane View Ln., Merritt Island) (22SS00016) (Tax Account 2412341) (District 2)

Crane View, LLC (Steve Anderson)

A change of zoning classification from RU-2-15 (Medium Density Multi-Family Residential) with an existing BDP (Binding Development Plan), to RU-2-30 DIR (High Density Multi-Family Residential, Directive), removal of existing BDP, and adding a new BDP, on 3.95 +/- acres, located on the west side of N. Courtenay Pkwy., approx. 0.11 mile south of Butler Ave. (2104 Falling Leaf Ln.; 242, 252, 262, & 272 Crane View Ln., Merritt Island) (22Z00071) (Tax Account 2412341) (District 2)

Steve Anderson, 260 S. Osceola Drive, Orlando, stated the property has been in its current state for approximately 20 years. The request for RU-2-30 includes a BDP limited to 90 units; the project will be good for the community; and it will be the nicest, newest, and closest apartment complex to the Space Center. He noted the Merritt Island Redevelopment Agency board recommended approval of the request.

No public comment.

Henry Minneboo stated the property has been in a dilapidated state for a long time, and he remembers the last rezoning request in 2008 when there were many people present who lived in the area and were very much against anything above the 48 units allowed in the existing BDP. He said people on Merritt Island have told him they are disappointed, and now kids on the west side of N. Courtenay will have to walk across the busy road to get to school. He said the request today is to double the units, and he doesn't understand why 48 units aren't compatible on three acres of land. He said he doesn't see anything good coming out of increasing it from 48 units to 90 units.

Mr. Anderson stated in order for the project to work, it has to be 90 units. He said there is plenty of room in the schools and with water, so no accommodations have to be made for the community. It's a great project for the community, and it will serve a lot of people who work at the Space Center.

Bruce Moia pointed out that over the last 10 years he's talked to developers who have tried to develop the property but could not make it work.

John Hopengarten asked how far the property is from the high school. Mr. Anderson replied it is within 1,000 feet. Mr. Hopengarten stated a bus wouldn't be feasible, so kids would have to walk or be driven to school. He said the property can't remain in its current state. He mentioned the existing BDP and stated this is another opportunity to remove a BDP and replace it with another.

Mr. Anderson stated the proposed BDP caps the maximum units allowed, which would be 120 units under RU-2-30. He pointed out the growth on Merritt Island and stated the closest neighbor to the north is also zoned RU-2-30.

Robert Sullivan stated the development will increase traffic and density in the area, and the applicant is saying it is compatible housing. He said people who want to live in high density also want to live where there is high entertainment value. There are a lot of single-family homes in the area. He said he is also reluctant to trade one BDP for another; there was a BDP for a reason, and there was considerable opposition to get it to 48 units. He stated BDPs are not binding if they can be removed or replaced, and he is not in favor of changing BDPs.

Mr. Anderson stated he doesn't have the history of how it got to 48 units, but taking it to 90 units is what makes it a viable development for any stakeholder.

Bruce Moia stated he doesn't agree that BDP's cannot be changed, and a decision a board made 40 years ago may or may not apply, so he doesn't see changing a BDP to be an issue. He stated as for the school issue, apartments don't generate a lot of school impact.

Motion by Bruce Moia, seconded by Debbie Thomas, to recommend approval of the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 15 and NC to RES 30 DIR. The motion passed 8:1, with Minneboo and Sullivan voting nay.

Motion by Bruce Moia, seconded by John Hopengarten, to recommend approval of the change of zoning classification from RU-2-15 with an existing BDP, to RU-2-30 DIR, removal of existing BDP, and adding a new BDP. The motion passed 8:1, with Minneboo and Sullivan voting nay.