

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

Thomas A. Metzger; Alan and Grace Metzger

A change of zoning classification from RR-1 (Rural Residential) to AU (Agricultural Residential), on 5.14 acres, located on the south side of Chicago Ave., approx. 300 ft. east of Cavel St. (No assigned address. In the Micco area.) (Tax Account 2801827) (District 5)

Thomas Metzger, 9899 Riverview Drive, Micco, stated there are three large parcels in the back of the neighborhood that are all zoned AU, and he would like the same zoning. He said the primary reason for the request is to build a barn for a tractor and a horse before he builds a house.

No public comment.

Mr. Hopengarten asked if there is a drainage ditch on the north side of the property.

Alan Metzger, 989 Oak Trail, Micco, stated he is the original developer of the property. He said St. Louis Avenue was a County-platted road that has never been developed, and it goes across the back of the Tillman Canal drainage area, but it doesn't touch the subject property.

Mr. Hopengarten asked why Carefree Road is not being used as the as access.

Alan Metzger replied in 1993 he bought 26 acres; the County had a platted element with New York Avenue proposed, and everything dead-ended into the 26 acres; it was 26 non-conforming lots of record. He said he plan was to make three lots out of the 26 acres; 11 acres for himself, and then two 5-acre lots. The County told him to extend Chicago Road 350 feet, and deed the road back to the County in 1995. The subject property has access off of Chicago Avenue.

Motion by John Hopengarten, seconded by Bruce Moia, to approve the change of zoning classification from RR-1 to AU. The motion passed unanimously.