

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 17, 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: Ron Bartcher (D1); Robert Sullivan (D2); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4-Alt.); and John Hopengarten (BPS). Robert Brothers' presence was noted at 3:09 p.m.

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; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

Terrance P. and Peggy A. Mulreany (Kelly Hyvonen)

A Small Scale Comprehensive Plan Amendment (22S.20), to change the Future Land Use designation from NC (Neighborhood Commercial) and RES 4 (Residential 4) to CC (Community Commercial), on 8.89 +/- acres, located on the east side of Grissom Parkway, approx. 0.68 miles south of Canaveral Groves Boulevard. (No assigned address. In the Cocoa area.) (22SS00017) (Tax Accounts 2400694, 2400695, 2400696, 2400697, 2400698, & 2400700 (District 1)

No public comment.

Terrance P. and Peggy A. Mulreany (Kelly Hyvonen)

A change of zoning classification from GU (General Use) to BU-2 (Retail, Warehousing, and Wholesale Commercial), on 8.89 +/- acres, located on the east side of Grissom Parkway, approx. 0.68 miles south of Canaveral Groves Boulevard. (No assigned address. In the Cocoa area.) (22Z00073) (Tax Accounts 2400694, 2400695, 2400696, 2400697, 2400698, & 2400700 (District 1)

Kelly Hyvonen, 355 Spoonbill Lane, Melbourne Beach, stated the first request is for a Future Land Use Map amendment from NC and RES 4 to CC for the purpose of also seeking a rezoning from GU to BU-2. She stated she appeared before the Board on September 12, 2022, requesting the same Future Land Use and zoning on the property immediately to the south of the subject property. The proposed use for the property to the south is a combination of retail, and RV and boat storage. On the subject property, the plan is a logical extension of not only what is going to be happening to the south, but also what is happening with the larger overall picture in the City of Cocoa. She said the subject property is near the southern end of Grissom Road, which is largely a heavy industrial area. Property to the south, in the City of Cocoa, has a zoning of M-2, which is a heavy industrial zoning. She stated approval of the requests would create a unified development parcel with consistent Future Land Use and zoning for future office, warehouse, or distribution use, which is compatible with the area. She noted the subject property is under contract by a company that does small bay warehousing, and each of the units would have a warehouse space in the back and then a flexible retail/office space up front, which is good for many of the permitted BU-2 uses. She said she believes the request is consistent with the Comprehensive Plan, is in keeping with the corridor, and consistent with the existing pattern of development.

No public comment.

Ron Bartcher stated the board approved a similar change to the properties immediately south last year, and he believes the requests are consistent and compatible.

Motion by Ron Bartcher, seconded by Robert Sullivan, to recommend approval of the Small Scale Comprehensive Plan amendment from NC and RES 4 to CC. The motion passed unanimously

Motion by Ron Bartcher, seconded by Robert Sullivan, to recommend approval of the change of zoning classification from GU to BU-2. The motion passed unanimously.