

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

FMKT Mel Owner, LLC (Bruce Moia)

A Small Scale Comprehensive Plan Amendment (23S.02), to change the Future Land Use designation from PI (Planned Industrial) and CC (Community Commercial), to all CC, on 11.48 acres, located on the east side of N. Wickham Rd., approx. .20 miles south of Pineda Ct. (In the Melbourne area.) (23SS00002) (Tax Account 3011945) (District 4)

FMKT Mel Owner, LLC (Bruce Moia)

A change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) to PUD (Planned Unit Development) on 11.48 acres, located on the east side of N. Wickham Rd., approx. .20 miles south of Pineda Ct. (In the Melbourne area.) (23Z00008) (Tax Account 3011945) (District 4)

Bruce Moia, MBV Engineering, stated the subject property is in the Fresh Market shopping center, which has several outparcels. When the plat was created, all of the access was through the main driveway, but the main driveway is fairly narrow and there is one part of the property that has not yet been developed. It has already been designed and permitted, and there is one building left to be built in what is the one big lot that has the shopping center. He said the desire of the developer is to have the ability to sell the property. He stated another plat and lot was created, but it was discovered that the only way to get approval because of the narrow frontage is to ask for PUD zoning; however, the PUD zoning is not compatible with the existing land use, so they are also asking for a land use change so that the PUD can be compatible with the land use, the plat can be recorded, and the lot can be sold to a potential buyer. He noted it will look the same as when it was approved, but there will be a lot line and they will have the ability to sell the property rather than have it be a part of the existing shopping center.

No public comment.

Motion by Robert Sullivan, seconded by Debbie Thomas, to recommend approval of the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from PI and CC to all CC. The motion passed unanimously.

Motion by Debbie Thomas, seconded by Logan Luse, to recommend approval of the change of zoning classification from BU-1 and BU-2 to PUD. The motion passed unanimously.