

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

David C. Ramage and Cynthia R. Ramage Trust (Jack Kirschenbaum)

A change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial), on 4.83 acres, located on the east side of U.S. Highway 1, approx. 0.23 mile north of E. Main St. (2615 U.S. Highway 1, Mims) (23Z00006) (Tax Account 2103340) (District 1)

Shawn Demers, Gray Robinson Law Firm, 1795 W. Nasa Boulevard, Melbourne, stated the property owner is requesting a change of zoning classification from BU-1 to BU-2 in order to develop a self-storage center to include RV and boat storage. He noted the proposed self-storage facility would be next to a Tractor Supply store and it is consistent and compatible with the surrounding area.

Public comment.

Gerald Pattenwald, 3850 Miami Avenue, West Melbourne, asked the address of the subject property, and if it is off of Highway 192. Paul Body replied the property is in the Mims area.

John Hopengarten asked why was the property administratively rezoned in 1967. Mr. Body replied the reason was because the whole corridor had BU-1 zoning, and it was the whole block that was rezoned, not just the one lot.

Ron Bartcher stated Mims is a rural area, but the residents would rather have BU-1 and restrict the BU-2 uses, because there are some BU-2 uses the residents of Mims do not want in the area. He asked if the applicant would be willing to add a BDP to the zoning request to limit the BU-2 uses to only the self-storage mini-warehouse with outdoor storage, and still have all of the BU-1 uses available.

Mr. Demers replied yes, his client would agree to a binding development plan.

Mr. Bartcher asked if the applicant would also agree to put the boats and RVs on the rear of the property. Mr. Demers replied the plan is to keep the boats and RVs out of view from the main road; the facility will be a 'U' shape with the interior being the location for the outdoor storage.

Motion by Ron Bartcher, seconded by Robert Sullivan, to recommend approval of the change of zoning classification from BU-1 to BU-2, with a BDP retaining all BU-1 uses, limiting the BU-2 use to a mini-warehouse, and limiting the storage of RV's and boats to the rear of the property. The motion passed unanimously.