

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 6, 2020**, at **3:00 p.m.**, in the Commission 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: Ron Bartcher; Brian Woltz; Mark Wadsworth, Chair; Bruce Moia; Peter Filiberto, Vice Chair; Joe Buchanan; and Dane Theodore.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Jad Brewer, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

River Fly-In Condominium, Inc. (Kim Rezanka)

An amendment to an existing BDP (Binding Development Plan) in a PUD (Planned Unit Development) zoning classification. The property is 13.03 acres, located on the south side of Cone Road, approximately 150 feet east of Kemp Street; and on the east side of Kemp Street, approximately 145 feet south of Cone Road. (735 & 741 Pilot Lane, Merritt Island) (20PZ00019) (Tax Account 2501008) (District 2)

Kim Rezanka, Cantwell & Goldman, P.A., stated the individuals who own condominiums would like to do short-term rentals; ownership will not change, just the use. She stated Section 62-1841.5.5 deals with resort dwellings, and this is a resort dwelling use, but it's permitted with conditions. The existing binding development plan is proposed to be amended to ensure everyone is aware this is possible and that it has to comply with the Code. She noted the property was approved as a PUD in 2006; the site plan and amenities building have been approved; and construction on the condominium will begin soon.

Joe Buchanan asked if a management team has been put together. Ms. Rezanka replied yes, there will be a management team on site.

Bruce Moia stated the BDP talks about no more than six occupants per unit, and it also says cannot exceed the number of rooms in the dwelling unit. He asked if the two conflict with each other. Ms. Rezanka replied it means there can be no more than six, but there can be less. She noted that the language in the BDP was taken out of the ordinance. Mr. Moia asked what is considered a room. Ms. Rezanka noted the ordinance references a room as established by the floor plan. Mr. Moia asked if it is duplicative language that will be in the BDP as well as the ordinance. Ms. Rezanka replied yes.

Mr. Bartcher asked if the request has been heard by MIRA (Merritt Island Redevelopment Agency). Mr. Ball replied no, it has not. Mr. Bartcher asked if the board wanted to have MIRA's input before making a recommendation. Mr. Moia stated it is unusual that MIRA doesn't hear a request before the Planning and Zoning Board. Ms. Rezanka stated MIRA was scheduled to hear the request last month, but the meeting was cancelled. Mr. Moia asked if there is a time issue that the request need to be heard by P&Z before MIRA. Ms. Rezanka replied the applicant has to submit a minor amendment to the PUD. Mr. Ball advised that the next MIRA meeting is April 30, 2020.

No public comment.

Motion by Bruce Moia, seconded by Joe Buchanan, to approve the amendment to an existing BDP (Binding Development Plan) in a PUD (Planned Unit Development) zoning classification. The vote was unanimous.