

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 15, 2020**, 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: Ron Bartcher; Brian Hodgers; Harry Carswell; Ben Glover; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; Bruce Moia; Joe Buchanan; and Dane Theodore.

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

Excerpt of Complete Minutes

4090 U.S. 1, LLC (Scott Lamb)

A Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 15 (Residential 15) and NC (Neighborhood Commercial) to CC (Community Commercial). The property is 0.68 acres, located on the west side of U.S. Highway 1, approximately 430 feet north of Post Road. (No assigned address. In the Melbourne area.) (20PZ00031) (Tax Account 2611636 – portion of) (District 4)

4090 U.S. 1, LLC (Scott Lamb)

A change of zoning classification from RU-1-7 (Single-Family Residential), RU-2-10 (Medium Density Multi-Family Residential), and BU-1 (General Retail Commercial) to all BU-1. The property is 0.92 acres, located on the west side U.S. Highway 1, approximately 400 feet north of Post Road. (No assigned address. In the Melbourne area.) (20PZ00032) (Tax Account 2611636) (District 4)

Scott Lamb, 4251 Carewood Drive, Melbourne, stated the north half of the property was BU-1 on the front and a previous property owner rezoned it to RU-2-10, splitting the zoning into the three existing zonings that are there now. The land use has also changed over time, and originally it was 200 feet back from the U.S. 1 right-of-way and designated commercial. In 2005 the County changed the land use designation all along the new right-of-way along U.S. 1 from Residential 15 to commercial, with the goal to keep the corridor commercial and establish the commercial land use. He said he is asking for BU-1 because there is BU-1 on the north and south side of the property, and it would be a suitable zoning for the land use.

Ben Glover asked if Mr. Lamb plans on developing the property. Mr. Lamb replied there has been some interest from people who want a home-based business, or a small office, but until the zoning is cleaned up there are no plans.

Public Comment:

Bert Radbury, 4075 North Harbor City Boulevard, Melbourne, stated he owns the property across from the subject property. He said there is some mixed-use zoning in the area, but 90% of the surrounding property is residential; therefore, he is opposed to it. The drainage from the subject property drains across his property and directly into the Indian River Lagoon.

Ben Glover stated if the property is developed, they would have to retain the water, so it would actually benefit the Lagoon.

Bruce Moia stated because the property is on a State road they are going to be held to a higher standard of treatment and will have to meet the requirements for a 100-year storm.

Mr. Radbury stated his primary concern is that 90% of the surrounding zoning is residential.

Mr. Lamb stated site planning would handle the drainage. The east side of U.S. 1 is very different and he would never request to have this sort of change fronting the river, but there is a 7-Eleven 500 feet to the south of us, a VFW, an abandoned dog kennel to the north, and a used car lot to the north of that.

Motion by Bruce Moia, seconded by Ben Glover, to approve the requested Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 15 and NC to CC. The motion passed unanimously.

Motion by Bruce Moia, seconded by Joe Buchanan, to approve the requested change of zoning classification from RU-1-7, RU-2-10, and BU-1 to all BU-1. The motion passed unanimously.