

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, September 21, 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 by Chair Mark Wadsworth, at 3:00 p.m.

Board members present were: Ron Bartcher; Harry Carswell; Mark Wadsworth, Chair; Ben Glover; Bruce Moia; and Joe Buchanan.

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

Excerpt from Complete, Minutes

1. Brevard Medical City (Rob Lee)

An ordinance amending Article III, Chapter 62, of the Code of Ordinances of Brevard County, entitled "The Comprehensive Plan", setting forth the adoption of the Fall Plan Amendment Cycle 2019-2.2; amending Section 62-501, entitled Contents of the Plan; specifically amending Section 62-501 as described below; and provisions with require amendments to maintain internal consistency with this amendment; providing legal status; providing a severability clause; and providing an effective date.

b. Plan Amendment 2019-2.2 – a proposal initiated by Brevard Medical City to amend Part XI, the Future Land Use Element, to change the Future Land Use Map Series designation from PI (Planned Industrial) to CC (Community Commercial) 14.12 acres, located at the intersection of North Wickham Road and Hardoon Lane. (No assigned address. In the Melbourne area.) (19PZ00086)

Rob Lee, 405 Pinetree Drive, Indialantic, stated the request is to change the Future Land Use designation from Planned Industrial to Community Commercial, and part of it will remain Neighborhood Commercial. He said the applicant would like to construct an independent living facility, which is senior housing, but not the same level of care as assisted living. In order to get the building structured the way it is, they need the PUD zoning to be able to fit the building on the site. They are planning on 100 units of independent living, and an additional 56 units for assisted living.

Mark Wadsworth asked staff to explain where the request is in the process.

Jeffrey Ball stated there are two applications before the board; one is the Future Land Use Large Scale Plan Amendment, which is the adoption hearing. A few months ago, the board heard the transmittal, and since then, the request went to DEO (Department of Economic Opportunity) for review. The DEO sent back comments from the Florida Department of Transportation that needed to be addressed, regarding the general capacity of Wickham Road, and that was the reason to ask for the PUD zoning, because a PUD limits the development to an assisted living facility use, which has a significantly lower traffic impact. The second application before the board is the PUD rezoning request, which is the development of standards that dictates the development program.

No public comment.

Motion by Bruce Moia, seconded by Ben Glover, to approve the proposal initiated by Brevard Medical City to amend Part XI, the Future Land Use Element, to change the Future Land Use Map Series designation from PI (Planned Industrial) to CC (Community Commercial). The motion passed unanimously.