

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 5, 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 Woltz; Ian Golden; Brian Hodggers; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; and Bruce Moia.

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

Excerpt of Complete Minutes

2354 Talmadge Drive, LLC (Aldon Bookhardt / Debbie Joyce)

A Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 (Residential 4) to NC (Neighborhood Commercial). The property is 0.98 acres, located on the southwest corner of East Main Street and Harry T. Moore Avenue. (No assigned address. In the Mims area) (20PZ00079) (Tax Account 2103831) (District 1)

2354 Talmadge Drive, LLC (Aldon Bookhardt / Debbie Joyce)

A change of zoning classification from RU-1-9 (Single-Family Residential) and BU-1 (General Retail Commercial) to BU-1-A (Restricted Neighborhood Commercial) on 0.98 acres; and a BDP (Binding Development Plan) limited to 4 units per acre on 2.29 acres. The property is located on the southwest corner of East Main Street and Harry T. Moore Avenue. (No assigned address. In the Mims area.) (20Z00023) (Tax Account 2103831) (District 1)

Debbie Joyce, 3231 Nottingham Lane, Cocoa, stated the first application is to make the Future Land Use consistent with the zoning. The current zoning is BU-1 and they would like to change it to BU-1-A, which is neighborhood community commercial, in order to develop a retail store. The parcel across the street is also BU-1 and BU-1-A. The second application is to change the zoning from RU-1-9 to BU-1-A, and the plan is to develop single-family homes at four units per acre. Both parcels are owned by the LLC and they would like to develop them, but before they can do that they need these changes made to the land use and zoning. She said they would like to bring some single-family home ownership opportunity to the Mims area.

No public comment.

Peter Filiberto asked if they plan on having commercial on the bottom and residential on top. Ms. Joyce replied the plan is for commercial on one floor only, on the .98 acres. The plan is for a retail store, as well as a community meeting facility adjacent to the retail store.

Ron Bartcher asked what kind of retail store. Ms. Joyce replied a convenience store. Mr. Ball noted a convenience store in BU-1-A would require a conditional use permit; they can have retail, but if they call it a convenience store, that requires a conditional use, which is a public hearing process. Ms. Joyce replied it will be a retail store, because that was their understanding.

Brian Hodggers stated he sees mostly Residential 4 in the area, and not any commercial.

Mr. Ball stated the property on the corner retains the BU-1 zoning classification and when that was done it established commercial uses. The Comprehensive Plan was never updated to recognize that,

so this change to Neighborhood Commercial will recognize that and allow that corner to be developed. There is a small portion just to the north of that corner piece zoned BU-1 that is incorporated into the Neighborhood Commercial, so staff thought it would be appropriate and allow for more commercial area to be developed. The RU-1-9 will remain the Residential 4 land use, and that is the reason for the BDP to limit the four units per acre.

Motion by Ron Bartcher, seconded by Brian Rodgers, to approve the Small Scale Comprehensive Plan Amendment to change the Future Land Use from RES 4 to NC. The motion passed unanimously. (Bruce Moia absent)

Motion by Ron Bartcher, seconded by Peter Filiberto, to approve the change of zoning classification from RU-1-9 and BU-1 to BU-1-A on 0.98 acres; and a BDP limited to 4 units per acre on 2.29 acres. The motion passed unanimously. (Bruce Moia absent)