

## **PLANNING AND ZONING BOARD MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 9, 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; Harry Carswell; Ben Glover; Mark Wadsworth, Chair; Ron McLellan; Joe Buchanan; and Peter Filiberto.

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**

#### **Tropical Manor Holdings, LLC (Kenneth Metcalf)**

A change of zoning classification from RU-1-7 (Single-Family Residential) and RU-2-30 (High Density, Multi-Family Residential) to RU-2-12 (Medium Density, Multi-Family Residential) with a BDP (Binding Development Plan) limited to a maximum of 85 units. The property is 8.47 acres, located on the west side of Jordan Rd., at the end of Grove Blvd., and approx. 727 ft. north of Lucas Rd. (1165 Jordan Rd., Merritt Island) (20Z00033) (Tax Account 2417034) (District 2)

Kenneth Metcalf, 101 E. College Ave., Tallahassee, stated Tropical Manor is a 1950's Section 8 affordable housing project with 85 units. He said the property has split zoning; RU-1-7 only allows single-family homes at one unit per acre; most of the property is zoned RU-2-30, which allows 30 units per acre, and his client would like to make the multi-family use conforming by requesting RU-2-12. He stated there is a contract purchaser that has a HUD application in process to do some improvements, such as recreational amenities, and will add some parking spaces to improve the ADA compliance. He stated there was one letter of objection from someone who mistakenly thought there were going to be 85 units added to the property, but there will be no units added.

Mark Wadsworth asked how many units they are seeking. Mr. Metcalf replied they are not seeking any additional units, they are just requesting the rezoning to make the property conforming. He said his client has also agreed to a binding development plan that makes clear that the property will be maintained with only 85 units.

Joe Buchanan stated the project was approved for 127 units, but they were never developed. Mr. Metcalf replied that is correct, and there are only 85 units on the property.

Public comment.

Tom Doerr, 5470 Lovett Drive, Merritt Island, stated all of the homes in the area are nice homes on large lots. He said 85 units would be more than three times the amount of homes that are there. In addition, that is the headwaters for Sykes Creek, and all the additional septic tanks will drain into the Banana and Indian Rivers. He said the project will dilute the quality of living in the area.

Ben Glover stated from the aerial map, it looks like there are already people living on the property. Mr. Doerr stated there are not 85 units on the property. He further stated that all of the neighbors he spoke to object to the project.

Ron McLellan stated if the neighbors object, they should be at the meeting. He suggested the applicant meet with the neighbors to explain the project.

Ben Glover asked the applicant if there are 85 units on the property. Mr. Metcalf replied yes, there are 85 units currently on the property, and there will not be any units added. He stated the units are served by central wastewater facilities, so there will not be any septic tanks.

Motion by Peter Filiberto, seconded by Ben Glover, to approve the change of zoning classification from RU-1-7 and RU-2-30 to RU-2-12 with a BDP limited to a maximum of 85 units. The motion passed unanimously.

Upon consensus, the meeting adjourned at 3:30 p.m.