

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, November 23, 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; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; and Joe Buchanan.

Staff members present were: Amanda Elmore, Interim Planning and Development Director; Cheryl Campbell, Comprehensive Planner; Abigail Jorandby, Assistant County Attorney; and Michelle Adams, Administrative Secretary.

Excerpt of Complete Minutes

1. Clarence Coomer

A Small Scale Plan Amendment to change the Future Land Use designation from AG (Agriculture) to RES 1:2.5 (Residential 1:2.5). The property is 3.56 acres, located on the south side of Lloyd St., approx. 0.40 mile west of Meadow Green Rd. (No assigned address. In the Mims area) (20PZ00080) (Tax Accounts 2001246 and 2001250) (District 1)

Clarence Coomer, 1600 Garden Street, Titusville, stated he would like to rezone from Agriculture to Residential so he can place a house or a trailer on the property.

No public comment.

Ron Bartcher stated the back of the property looks to be mostly wetlands, and asked if Mr. Coomer has had an environmental survey done to determine where they are. Mr. Coomer replied he had a survey done, but it didn't include that portion of the property. He said he has walked the property numerous times and there is a portion close to the road that never gets wet, and that portion is viable to build on and there will be plenty of space.

Ron Bartcher asked if he had any plans to do any development on the wetlands area. Mr. Coomer replied maybe horses, and stated he would like to retire on the property and wouldn't want to ruin what is there because there is a lot of wildlife.

Peter Filiberto asked staff if Mr. Coomer is currently able to put a house or trailer on the property.

George Ritchie replied the zoning is not non-conforming, it's substandard and doesn't meet the minimum size requirement when the lot was created, so he would need to rezone to a different zoning classification to be able to use the property.

Motion by Ben Glover, seconded by Joe Buchanan, to approve the Small Scale Plan Amendment to change the Future Land Use designation from AG to RES 1:2.5. The motion passed unanimously.