

## PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 8, 2021**, 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; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; and Joe Buchanan.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Paul Body, Planner II; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

### Excerpt of Complete Minutes

#### **Kaydenlew, LLC (David Menzel) (continued)**

A change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 1.34 +/- acres, located approx. 150 ft. west of U.S. Highway 1, approximately 280 ft. south of Anderson Way. (No assigned address. In the Melbourne area) (21Z00003) (Tax Account 2605988) (District 4)

David Menzel, 395 Stan Drive, Melbourne, stated the applicant is requesting to rezone a piece of property currently zoned BU-1, to BU-2 to be compatible with the adjacent zonings. He noted the front will stay BU-1; the back is surrounded by BU-2, IU, and a small portion of GU; and there is a residence to the north. He said an environmental study revealed there are no wetlands on the property. He said his client plans to do warehousing, which will create minimal traffic on U.S. Highway 1; they are looking at a couple of warehouse buildings of 9,000 square feet each, with two parking spaces for every 1,000 square feet. He noted there are no plans to do anything on the front BU-1 portion.

Mark Wadsworth asked if the front portion goes all the way to U.S. 1. Mr. Menzel replied yes, it fronts U.S. 1, and it extends back to the west 150 feet and then the whole back end of the property would be BU-2. That's where the zoning change occurs on the south property, so they will maintain that line.

Public comment.

Robert Paul Higgins, with Electric Picture [Display Systems], stated he occupies the property to the southwest of the subject property. The vegetation on the property is overgrown, and he has tried to keep the vines off of fences and thin things out because he has to take care of a large retention pond, and he would like to improve the area around the retention pond. He said he doesn't have a problem with the warehousing, but he would like to see a site map if available.

End of public comment.

Peter Filiberto asked the applicant if he plans to clean up the property. Mr. Menzel replied they are going to clean it up.

Motion by Brian Hodgers, seconded by Peter Filiberto to approve the change of zoning classification from BU-1 to BU-2. The motion passed unanimously.

Upon consensus, the meeting adjourned at 4:34 p.m.