

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

SDLD, LLC (Scott Demasso)

A change of zoning classification from AU (Agricultural Residential) to EU (Estate Use Residential). The property is 0.99 +/- acres, located on the on the west side of S. Tropical Trail, approximately 0.14 mile south of River Cliff Lane. (No assigned address. In the Merritt Island area.) (21Z00001) (Tax Accounts 2501421 and 2501422) (District 2)

Scott Demasso, 977 S. Tropical Trail, stated the reason for the request is to build two houses on two lots.

Peter Filiberto stated the staff comments state the applicant must show how the lots satisfy the access requirements of Section 62-102 to obtain a building permit. Mr. Demasso replied he is aware of that and is working with Planning and Development. He noted there is a road there and he owns another piece of property at the end of the road; it is an old egress/ingress easement that is 30 feet and he owns 30 feet, so there is 60 feet. He said the first step is to change the zoning because without changing the zoning a house cannot be built, and then he will figure out the next step.

No public comment.

Mr. Filiberto stated with the applicant acknowledging the access requirement, he supports the request.

Motion by Peter Filiberto, seconded by Brian Hodgers, to approve the change of classification from AU to EU. The motion passed unanimously.