

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

All Space Storage (John Campbell)

A change of zoning classification from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial). The property is 1.70 acres, located on the southwest corner of U.S. Highway 1 and MacArthur Circle. (5175 N. U.S. Highway 1, Cocoa.) (20Z00043) (Tax Account 2317234) (District 1)

John Campbell, 115 Alma Boulevard, Merritt Island, stated he is representing Mr. Bob Brozman of All Space Storage. [Mr. Campbell distributed a handout to the board. The handout can be found in file 20Z00043, located in the Planning and Development Department] He stated the first page of the handout is an aerial photo of the subject property and surrounding area, which is a business corridor along U.S. Highway 1. The second page of the handout shows the surrounding zoning, which is mostly business use, with BU-2 to the north and BU-1 to the south. He said U.S. Highway 1 has the capacity to handle traffic, and water will be provided by the City of Cocoa. The survey shows the location of the existing building, along with what his client plans to bring forth. The existing site has been used for commercial purposes since 2002 with BU-1 zoning, and the reason for requesting BU-2 is for the wholesale sale of ice.

Bob Brozman stated he also does storage, but has an ice company that manufactures ice for over thirty stores; he is running out of room at the current location and would like to move to the building on the subject property since he already owns it.

Ron Bartcher asked if he makes ice in the existing facility or if he makes it someplace else. Mr. Brozman replied it is made someplace else. Mr. Campbell stated ice is presently being made at Mr. Brozman's facility, All Space Storage, about three-quarters of a mile south of the subject property, but it has outgrown its capacity and needs more room.

Peter Filiberto asked for clarification that he is going to continue to make ice at the current facility and then transport it to the new facility. Mr. Brozman replied no, the building on the subject property is not currently being used for making ice. Mr. Filiberto asked if he would store ice there after making it at the current location. Mr. Brozman replied the ice will be made at the subject property, and will no longer be made at the storage facility.

Mr. Bartcher stated the only ice making process he is familiar with uses ammonia, and asked if Mr. Brozman uses the same kind of process. Mr. Brozman replied he is not using ammonia at this time. There are two different methods and one is ammonia, but there is another method as well when manufacturing large quantities of ice. Right now, he has five ice machines and will probably add

another four to five machines. He said he would like automate the ice making, but at this time it's manual.

Mr. Bartcher asked if he is using a new technology and if he uses carbon dioxide. Mr. Brozman replied he has ice makers that dump ice into a bin and are manually bagged, so it's just a water process right now. Mr. Bartcher asked if he will be using the existing buildings, or constructing new buildings. Mr. Brozman replied he will be using the existing 3,500 square-foot building, so right now it would be adequate, but it is possible he would need to add another building in the future.

No public comment.

Motion by Ron Bartcher, seconded by Joe Buchanan, to approve the requested change of zoning classification from BU-1 to BU-2. The motion passed unanimously.