

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, July 26, 2021, 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 Vice Chair Peter Filiberto, at 3:07 p.m.

Board members present were: Ron Bartcher (D1); Brian Hodgers (D2); Ben Glover (D3); William Capote (D3); Ron McLellan (D4); Joe Buchanan (D4); Peter Filiberto, Vice Chair (D5); and David Bassford.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Kyle Harris, Planner I; Abby Jorandby, Assistant County Attorney; Tad Calkins, Planning and Development Director; Virginia Barker, Natural Resources Management Director; and Jennifer Jones, Special Projects Coordinator.

David Bassford announced he will abstain from voting on Items H.1. through H.3. due to a conflict of interest.

Excerpt of Complete Minutes

2. 4090 Aurora Pines, LLC (Bruce Moia)

A Small Scale Comprehensive Plan Amendment (21S.04) to change the Future Land Use designation from RES 4 (Residential 4) to RES 6 (Residential 6). The property is 6.21 acres, located on the north side of Aurora Rd., approx. 677 ft. west of Turtlemound Rd. (4090 Aurora Rd., Melbourne) (21PZ00030) (Tax Account 2702879) (District 5) This item was tabled from the 07/12/21 P&Z meeting.

3. 4090 Aurora Pines, LLC (Bruce Moia)

A change of zoning classification from TR-3 (Mobile Home Park) to TR-1-A (Single-Family Mobile Home). The property is 6.21 acres, located on the north side of Aurora Rd., approx. 677 ft. west of Turtlemound Rd. (4090 Aurora Rd., Melbourne) (21Z00016) (Tax Account 2702879) (District 5). This item was tabled from the 07/12/21 P&Z meeting.

Bruce Moia, MBV Engineering, stated there is an existing trailer park on the subject property and approximately 2.6 acres that is vacant and the owns would like to put some single-family homes on the property that would be compatible with the area. The land use is compatible with the surrounding land uses as well as the zoning. He said in order to get the lot size and density they need, they are asking for more than that they think they need. He said he has done a preliminary concept plan and believes 10 lots can be placed on the property. He advised that water and sewer would be brought to the property and an internal roadway system would be constructed, as well as maintaining the mobile home park that has been in existence since the 1950's or 1960's.

Brian Hodgers asked if they will be single-family homes. Mr. Moia replied yes, they will be single-family detached homes. He noted manufactured or mobile homes would be allowed in the zoning classification, but that is not what is being proposed. He added, there are already quite a few mobile home parks in the area, so it wouldn't be out of character, but that is not the intention.

Ben Glover asked if the new lots would be on the eastern part of the property. Mr. Moia replied yes, they would be on the eastern half of the lot. Mr. Glover asked if Mr. Moia will have to put in another accessway. Mr. Moia replied they would be building a road out to Aurora Road and brining in water and sewer.

Peter Filiberto asked if the manufactured homes that are there now are already on sewer and water. Mr. Moia replied he does not believe they are.

No public comment.

Motion by Ben Glover, seconded by Joe Buchanan to approve the Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from RES 4 to RES 6. The motion passed unanimously.

Motion by Ben Glover, seconded by Joe Buchanan, to approve the change of classification from TR-3 to TR-1-A. The motion passed unanimously.