

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 11, 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 (D1); Brian Hodgers (D2); Mark Wadsworth, Chair (D4); Liz Alward (D4 - Alt); Bruce Moia (D5); Peter Filiberto, Vice Chair (D5); and David Bassford (D5 - Alt).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Peter Martin, Planner II; Alex Esseeesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt from Complete Minutes

Julia A. and James W. Garrison

A change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential). The property is 0.24 acres, located approx. 365 ft. south of Lucas Rd., approx. 145 ft. east of Bevis Rd., on the north side of Bevis Rd. (21Z00024) (1048 Bevis Rd., Merritt Island) (Tax Account 2419400) (District 2)

John Campbell stated he is a registered land surveyor representing the applicants.

Julia Garrison stated she and her husband would like to build a two-bedroom residential home, but it currently does not meet the required lot size for AU, and she would like to rezone to RU-1-11.

Mr. Campbell explained the lot was created in 1965 when there wasn't much officiality in the County and people split up properties however they wished. There are five other properties in the surrounding area that are of the same size and the same general position of Ms. Garrison's. In addition, the homes in the surrounding area are compatible with what the Garrison's want to build. [Mr. Campbell displayed photos, survey, and floor plans to the board. The exhibits can be found in file 21Z00024, located in the Planning and Development Department]. He stated the lot is well drained and there are no wetlands on the property. Concurrency indicates the roads can handle the requested zoning classification and the City of Cocoa will provide water service.

No public comment

Mr. Campbell stated there is no sewer available, but the lot has every other utility and will hook up to City of Cocoa water.

Peter Filiberto asked staff for clarification on the gravity main near the property.

Jeffrey Ball stated it would be up to the utility provider to provide that service. If they decide to go with septic, they will need to get a permit from Environmental Health. If sewer is available, the applicants will have to hook up to sewer.

Liz Alward noted there are many small AU lots in the area that are rezoning to residential and she supports the request.

Motion by Bruce Moia, seconded by Peter Filiberto, to recommend approval of the change of classification from AU to RU-1-11. The motion passed was unanimously.