

## PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, May 3, 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; Brian Hodgers; Bruce Moia; Mark Wadsworth, Chair; William Capote; and Joe Buchanan.

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

### **Approval of the April 5, 2021, Minutes**

Motion by Bruce Moia, seconded by Joe Buchanan, to approve the minutes of April 5, 2021. The motion passed unanimously.

### **Lantzcom MI, LLC (Kyle Lantz)**

A change of zoning classification from RU-2-30 (High Density Multi-Family Residential) to RU-2-15 (Medium Density Multi-Family Residential). The property is 1.78 acres, located on the northwest corner of Schoolhouse St. and Houston Ln. (No assigned address. In the Merritt Island area). (21Z00007) (Tax Account 2416989) (District 2)

Kyle Lantz, 315 Surf Drive, Cape Canaveral, stated he would like to rezone to RU-2-15 for the purpose of building three, single-family attached townhomes.

No public comment.

Bruce Moia stated the request is a down-zoning to make the property compatible, and he is in favor.

Motion by Bruce Moia, seconded by Joe Buchanan, to recommend approval of the change of zoning classification from RU-2-30 to RU-2-15. The motion passed unanimously.

### **J.W. Dunn Lodge No. 37, Inc. (Patrick Meyer)**

A change of zoning classification from IN(L) (Institutional Use, Low-Intensity) to RR-1 (Rural Residential). The property is 3.03 acres, located on the north side of Julia Dr., approx. 0.18 mile west of Stewart Rd. (1049 Julia Dr., Melbourne) (21Z00008) (Tax Account 2718745) (District 4)

Patrick Meyer, 261 Hyde Park Lane, Melbourne, stated he owns the 4.5-acre property next door and he would like to build a single-family home. He said by purchasing the 3-acre subject property, he will be ensured more privacy and no additional housing development.

Public comment.

Preston Phillips, 1051 Hazelwood Drive, stated his property backs up to the subject property. He said his concern is that the RR-1 zoning would allow apartments or halfway houses, and he is also concerned the subject property will be raised, causing his own property to flood.

Mr. Meyer stated he chose RR-1 because it is low density, which is what was requested by the seller.

Mark Wadsworth asked Mr. Meyer if he just wants to build one home. Mr. Meyer replied, yes, one single-family home.

Bruce Moia asked staff what type of uses are allowed under the current institutional zoning.

George Ritchie replied institutional uses would be permitted, such as group homes. Mr. Moia asked if RR-1 is basically for single-family homes. Mr. Ritchie replied, yes, on one-acre lots. He stated Mr. Meyer's access does not meet the 125-foot width requirement, so he will need to apply for a flag lot if the zoning is approved.

Mr. Moia stated the potential uses are less worrisome than the existing zoning's possible uses.

Motion by Bruce Moia, seconded by Joe Buchanan, to recommend approval of the change of zoning classification from IN(L) to RR-1. The motion passed unanimously.

**Habitat for Humanity of Brevard County** (Kim Rezanka)

A change of zoning classification from AU (Agricultural Residential) to RU-1-13 (Single-Family Residential). The property is 0.67 acres, located on the east side of Hoover Lane, approx. 150 ft. south of Henry Ave. (526 Hoover Lane, Melbourne) (21Z00010) (Tax Account 2802066) (District 5)

Kim Rezanka, Lacey, Lyons, Rezanka, stated she represents Habitat for Humanity. [Ms. Rezanka distributed a handout to the board and staff. The handout can be found in file 21Z00010, located in the Planning and Development Department.] She stated the property was given to Habitat for Humanity in 2013; it is a vacant piece of residential property in the unincorporated County, but adjacent to West Melbourne to the west, which is mostly commercial. To the north is the West Melbourne Police Department, to the west is Cumberland Farms, some office uses, a single-family rental, and a used auto business. To the south is residential, but the overall area has a variety of zoning classifications. Habitat for Humanity wishes to split the lot to create two properties to build homes for low-income families. Habitat for Humanity cannot use the property right now because the value is too great. Some of the residential zonings in the area are AU, RR-1, RU-1-13, and RU-1-9, so the request fits in the area.

No public comment.

Joe Buchanan asked if the homes are homes given away.

Carrie Gleason, Vice President of Real Estate and Development for Habitat for Humanity, replied, each essential worker's families work for the homes, and they have to be qualified. She said there is a closing with a title company, and at the dedication the keys are turned over to the families once they have gone through all of the protocols.

Motion by Joe Buchanan, seconded by William Capote, to recommend approval of the change of zoning classification from AU to RU-1-13. The motion passed unanimously.

Upon consensus, the meeting adjourned at 3:16 p.m.