

**PLANNING AND ZONING BOARD MINUTES  
LOCAL PLANNING AGENCY MINUTES**

The Brevard County Planning & Zoning Board, and Local Planning Agency, met in regular session on **Monday, May 4, 2015**, 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 the Chair, Henry Minneboo, at 3:00 p.m.

Board members present were: Henry Minneboo, Chair; Ron Bartcher; Rochelle Lawandales; Andy Barber; Clyde Thodey; Ron McLellan; Loretta Goggin; Bill Cannon; and John Stone.

Staff members present were: Christine Lepore, Assistant County Attorney; Cindy Fox, Planning and Zoning Manager; and Jennifer Jones, Special Projects Coordinator II.

The nine regular and alternate members present voted throughout the meeting.

Henry Minneboo – This is the Planning and Zoning meeting, and all decisions that we make here today will be brought to the Board of County Commissioners, who have the final decision on each and every item here today. Did everybody have an opportunity to see the April 6<sup>th</sup> minutes?

Rochelle Lawandales – Motion to approve.

Clyde Thodey – I'll second.

Henry Minneboo called for a vote on the motion as stated, and it passed unanimously.

Henry Minneboo – Everything that is passed here today will be heard by the Board of County Commissioners on May 28<sup>th</sup> back in this room.

**III.B.1. (15PZ00018) – GRANVILLE MARION AND ELEANOR JOY BRADY, CO-TRUSTEES** - request a Small Scale Plan Amendment (15S.05) to change the Future Land Use from Residential 1 to Residential 4, and a change of classification from AU to RU-1-11 on 0.41 acre, located approx. 0.11 mile east of U.S. 1, and approx. 111.5 ft. south of Belmont Ave. (No assigned address. In the Cocoa area.)

**LPA Recommendation: McLellan/Lawandales – Approved. Vote was unanimous.**

**P&Z Recommendation: Lawandales/McLellan – Approved. Vote was unanimous.**

Marion Brady – Marion Brady, 4285 Indian River Drive.

Henry Minneboo – Do you want to tell us what you're trying to accomplish here?

Marion Brady – My wife and I have owned this property for many years; it's just a grown-up lot. My youngest son is a policeman in Cocoa and making what policemen usually make, and we thought if we gave him this lot it would give him a start and he would have a buildable lot. Plus, it's very close to where we live, and I'm 88 and I'm not going to be mobile, and I'm interested in having somebody close by.

Henry Minneboo – Does anybody have any questions for this gentleman? Is there anybody out in the audience who would like to speak for or against this item?

Nancy Watkins – What is RU-1-11?

Cindy Fox – She needs to come up to the mic.

Nancy Watkins – My name is Nancy Watkins, and I guess I have a question. I'm figuring that Residential 4 is a four-plex, but I don't know what RU-1-11 is.

Cindy Fox – It's not a four-plex. RU-1-11 is a single-family zoning classification. You would not be able to build a four-plex or anything like that in that zoning classification. The Residential 4 designation is density and it relates to the size of the property and the RU-1-11 zoning classification to make it consistent with the Future Land Use. I believe he just wants to build one single-family home.

Nancy Watkins – But you could build four?

Cindy Fox – If it had one acre you could, but it's under an acre.

Nancy Watkins - Okay, but on the .41 you can only build one?

Cindy Fox – Yes.

Henry Minneboo – Is there anybody else in the audience? Seeing none, I bring it back to the board.

Ron McLellan – So moved.

Rochelle Lawandales – Second, for the land use.

Henry Minneboo called for a vote on the motion as stated, and it passed unanimously.

Rochelle Lawandales – I move for approval of the zoning change from AU to RU-1-11.

Ron McLellan – Second.

Henry Minneboo called for a vote on the motion as stated, and it passed unanimously.

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

**PLANNING AND ZONING BOARD  
ADMINISTRATIVE REZONING MINUTES**

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The nine regular and alternate members present voted throughout the meeting.

**III.C.1 (15PZ00020) Section 12, Township 26, Range 36, Subdivision DE, Block 43, Lot 1, owned by KMM-FL, LLC** – 0.55 acres, located on the north side of Bluefish Way, approx. 420 ft. east of Waelti Dr.. (No assigned address. In the Merritt Island area.)

Current Zoning: IU (Light Industrial)

Proposed Zoning: BU-2 (Retail, Warehousing, and Wholesale Commercial)

**P&Z Recommendation: McLellan/Lawandales – Approved. Vote was unanimous.**

Cindy Fox – This is an administrative zoning that is sort of a housekeeping item. We had a Development Order come in to develop this property as a mini-warehouse facility, and they have a portion of the property that is zoned IU, which is Industrial, is unnecessary for the use that they have come in for the permit for, so the County has the ability to make this consistent with our Future Land Use element in our Comp Plan, so we are just requesting a down-zoning from IU to BU-2. The property owner has been notified and it okay with the request.

Henry Minneboo – Is there anybody in the audience who would like to speak for or against this? Seeing none, I bring it back to the board.

Ron McLellan – So moved.

Rochelle Lawandales – Second.

Henry Minneboo called for a vote on the motion as stated, and it passed unanimously.

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