

**PLANNING AND ZONING BOARD
ADMINISTRATIVE REZONING MINUTES**

The Brevard County Planning & Zoning Board, and Local Planning Agency, met in regular session on **Monday, March 9, 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; Bill Cannon; Rochelle Lawandales; Peter Aydelotte; Clyde Thodey; Bruce Moia; Robert LaMarr; John Stone; Ron McLellan; Loretta Goggin; and Harry Smith.

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

The regular members present voted throughout the meeting.

III.C.1 (15PZ00012) Section 35, Township 24, Range 36, Sub. #30, Lots C and C.01, and Tax Parcel 269 on 2.74 acres, owned by Brevard County and State of Florida – 2.74 acres, located on the northwest corner of S.R. 520 and Myrtice Ave. (Lot C = 580 W. Merritt Island Cswy. Lot C.01 and Tax Parcel 269 = No assigned address. In the Merritt Island area.)

Current Zoning: PUD (Planned Unit Development)

Proposed Zoning: GML-H (Government Managed Lands – High Intensity)

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

Cindy Fox – This is an administrative zoning. This has been initiated as a housekeeping for Brevard County and the State of Florida. This is on 2.74 acres, located on the northwest corner of 520 and Myrtice Avenue. This is actually the remaining part of the Island Pointe PUD, and under the PUD, Phases I and II stand alone. This is the third phase where they were going to do some commercial, but never developed, never went forward with it. Since that time, the board has acquired the property – the County has acquired the property – and it has now been set aside as part of the Stan Mayfield Grant. So, under those grant terms, we need to administratively rezone this property to the GML(H) zoning classification. It's Griffis Landing at Blue Crab Cove.

Henry Minneboo – Do we have an applicant for this, or is it administrative?

Cindy Fox – It's administrative.

Rochelle Lawandales – Just to clarify in my own mind, this is for the whole piece, right?

Cindy Fox – This is for Tract C, which is the third phase of the PUD.

Rochelle Lawandales – So, it will make it consistent with everything else.

Cindy Fox – It's going to make it consistent with the sale of it to the County and it meets all the qualifications under the Stan Mayfield Grant for the future working waterfront.

Rochelle Lawandales – Okay, and now all of it will be under one classification.

Cindy Fox – Yes, the entire part.

Christine Lepore – The County's ownership, yes.

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

Rochelle Lawandales – I move approval.

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 3:09 p.m.

**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, March 9, 2015, at 3:00 p.m.**, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

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Board members present were: Henry Minneboo, Chair; Bill Cannon; Rochelle Lawandales; Peter Aydelotte; Clyde Thodey; Bruce Moia; Robert LaMarr; John Stone; Ron McLellan; Loretta Goggin; and Harry Smith.

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

The regular members present voted throughout the meeting.

Henry Minneboo – This is the Planning and Zoning Board meeting, which is an advisory board to the Board of County Commissioners. On April 2nd the Board of County Commissioners will make their final decision at 5:00 on that date. Let me just repeat that, April 2nd at 5:00 p.m. back in these chambers. Jennifer, do you want to help us with the board members eligible to vote today?

Jennifer Jones – Everybody, with the exception of Mr. Smith.

Henry Minneboo – Did everybody have an opportunity to see the P&Z minutes of February 9, 2015?

Clyde Thodey – Motion to approve.

Rochelle Lawandales – Second.

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

III.B.2. (15PZ-00004) – PRN INVESTMENTS – (Thida Champagne) – requests a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with a Restaurant in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification, on 0.06 acre, located on the north side of E. Merritt Island Causeway, approx. 0.18 mile east of Plumosa St. (700 E. Merritt Island Cswy., Merritt Island)

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

Cindy Fox – If anyone is familiar with this site, it had previously been a restaurant with alcohol before, but the restaurant had closed for a period of time. So, they are just coming back to reinstate the beer and wine.

Henry Minneboo – Which one was it?

Cindy Fox – I believe it was China Garden, when they moved from El Tucan.

Thida Champagne – My name is Thida Champagne, I live at 325 Wainai Drive, Merritt Island.

Henry Minneboo – Okay, we know what you want. Does anybody have any questions for the lady? Seeing none, is there anybody in the audience who would like to speak for or against this item? Seeing none, I bring it back to the board.

Rochelle Lawandales – Motion to approve.

Bruce Moia – Second.

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

III.B.3. (14PZ-00110) – SHIRLEY P. & CLARENCE E. WATKINS, AND GEORGE E. (JR.) & MELODY M. MORSE – (Stephen Cerqua) – requests a change of classification from GU (General Use) to RU-1-11 (Single-Family Residential) with a BDP (Binding Development Plan) limited to 14 single-family residential homes, on 15.2 acres, located at the terminus of Yount Dr. and Carmen St., approx. 0.12 mile east of the Banana River (1580 Carmen St., Merritt Island)

P&Z Recommendation: Moia/Aydelotte – Approved with BDP limited to 14 single-family residential homes. Vote was unanimous.

Stephen Cerqua – Stephen Cerqua, 657 Brevard Avenue, Cocoa, Florida. What we're asking for is, the extension to Yount. Originally, the property ended – it was developed to a certain point – there was a remainder of land that was undeveloped. We're looking to go from GU to abide by what the Comp Plan is now, which is one home per acre. We have the 15 acres, we're looking for 14 single-family lots.

Henry Minneboo – Is that consistent with the east?

Cindy Fox – Yes, in 2009 this area was reduced to Residential 1, so in order to reach the 14 houses, they had to bring in at least 15 acres to get to the 14, and in order to be consistent with the Comp Plan, that's what the binding development plan does.

Henry Minneboo – It can't be an extension of Yount, it's got to be an extension of Carmen.

Stephen Cerqua – I have photos if you want to take a look at these.

Henry Minneboo – We've got some maps, here. I know that area probably better than you do.

Cindy Fox – There is an existing single-family home on the property that does come off of Carmen, so this is the Yount extension.

Henry Minneboo – Okay, great. Anybody have any questions for this gentleman? Seeing none, I go to the audience. Is there anybody who would like to speak for or against this item? Seeing none, I bring it back to the board.

Bruce Moia – I recommend approval.

Peter Aydelotte – Second.

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

Upon consensus, the meeting was adjourned at 3:09 p.m.