

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 9, 2012**, at **3:00 p.m.**, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

Board members present were: Henry Minneboo, Chair; Aneta Ott, Vice-Chair; Laurilee Thompson; Andy Barber; Laura Ward; Peter Aydelotte; Clyde Thodey; Sue Schmitt; Ron McLellan; Robert LaMarr; and Loretta Goggin.

Staff members present were: Robin Sobrino; Director, Planning & Development Department; Christine, Lepore, Asst. County Attorney; George Ritchie, Planner II; and Candy Hanselman, Zoning Support Manager.

The Chair, Henry Minneboo, called the meeting to order at 3:00 p.m.

Motion by Aneta Ott, seconded by Ron McLellan, to approve the minutes from the P&Z meeting on November 7, 2011. The vote was unanimous to approved the minutes, as submitted.

Henry Minneboo – This is the Planning & Zoning Board meeting, which is an advisory board to the Board of County Commissioners. And any decision we make today, the final decision will be made by the Board of County Commissioners on February the 2nd, at 5:00 o'clock, back into this meeting room. Each applicant today will be given 15 minutes. Anybody that would like to speak for or against will be given five minutes to speak. Our policy has sort of been – we've got a pretty knowledgeable group up here, and if anybody – we don't need to be redundant, unless you just absolutely have to speak. So if you just have to - but if you can just convey the message one time, we pick up pretty quick with that.

Motion by Ron McLellan, seconded by Sue Schmitt, to reelect Henry Minneboo as Chair. The vote was unanimous.

Motion by Ron McLellan, seconded by Loretta Goggin, to reelect Aneta Ott as Vice-Chair. The vote was unanimous.

There were nine regular members, and two alternates, present. All of the regular members, and the alternate from District 5, voted throughout the meeting.

DISTRICT 1

V.B.1. (11PZ-00104) – WILLOW LAKES RV PARK, INC. – (Loys Ward PLS) – requests a Small Scale Plan Amendment (12S.01) to change the Future Land Use designation from NC to CC, and a change from RVP to BU-2 on 5.0 acres, more or less. Located at the northeast corner of Parrish Rd. & U.S. 1 (in the Titusville area)

LPA Recommendation: Thompson/McLellan – Approved. Vote was unanimous.

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

Loys Ward – Good afternoon, ladies and gentlemen. My name is Loys Ward. I represent the applicant, Willow Lakes RV Park, the owner.

Henry Minneboo – Give us your address, too, Loys, for the record.

Loys Ward – My address is 528 Poinsettia Avenue, Titusville. And the owner, Randy Lund, is here. He's the president of the Willow Lakes RV Park, Inc. The main purpose of the request is to build a mini-warehouse right at the corner of Parrish Road and U.S. 1. It's directly across the street, if you will, from the old Nevin's Packing House. The main purpose is to put warehouse, primarily for the residents of the RV park. And we asked for the BU-2, because we also want to have a small store there that's to sell RV supplies and whatnot, separate from the park itself. And the staff report, I don't think was real clear. It was a pretty good report, but it wasn't

clear regarding the wetlands issue. There are no wetlands on the property. There are some wetlands immediately north of this five acres, but this five acres was cut out specifically to avoid any wetlands. I'd also like to remind the board that the RV park, RVP zoning, does allow some storage, but it's limited, and we feel the needs a little bit larger than that, hopefully. So, other than that, I'm open to questions, or I'll sit down for the others.

Henry Minneboo – Is there anybody on the board would like to ask any questions? Sue.

Sue Schmitt – I would just like to ask the staff, is this in the economic zone up there?

Robin Sobrino – I believe it would be.

Sue Schmitt – Are there any stipulations on that economic zone that would interfere with any of this?

Robin Sobrino – Not that I'm aware of.

Henry Minneboo – Laurilee.

Laurilee Thompson – I don't see anybody from the Mims Community Group here today, and I think that if they had a problem with it, they would be here. It is in the commercial – you know, all along U.S. 1 there is – I mean, it's already zoned neighborhood commercial. When I was looking at it, I was trying to figure out why – you know, since you can have storage in neighborhood commercial – but when I was talking to the gentlemen in the back, they were talking about having boat storage there, which you cannot have outside storage in BU-1. So I assume that's why they needed the BU-2. But as far as fitting in with the Mims Small Area Study, yes it's a land use change, but I don't see it as being incompatible.

Henry Minneboo – Great. Is there anybody else? (no response) Seeing none, I'm going to go out to the audience. Is there anybody like to speak for, or against, this? (no response) Seeing none, I bring it back to the board. What's the pleasure of the board?

Laurilee Thompson – I move to approve.

Ron McLellan – I second it.

Henry Minneboo called the question, and the board recommended approval of the request. The vote was unanimous.

Robin Sobrino – And that was both the small scale and the rezoning?

Henry Minneboo – That's correct.

DISTRICT 2

V.B.2 (11PZ-00084) – TECH-VEST, LLC – (Jim Morris) requests a change from BU-1 to BU-2 on 1.02 acres. Located on the southeast corner of E. Merritt Ave., & Borman Dr. (270 Borman Dr., Merritt Island)

P&Z Recommendation: Thodey/Ott – Tabled to the P&Z mtg. on 2/6/12, as applicant failed to appear. Vote was unanimous.

Henry Minneboo – Is there anybody to speak about District 2? (The applicant was not present).

Robin Sobrino – I will read it into the record, and the board still can consider the item. (Ms. Sobrino read the request into the record.)

Clyde Thodey – Mr. Chairman, I move that we postpone this until the applicant is here, because I have some questions that I want to direct to that applicant.

Aneta Ott – I second it.

Henry Minneboo – There's a motion, and second, to table this item until the applicant shows.

Robin Sobrino – Just table it to a subsequent meeting?

Henry Minneboo – Yes.

Robin Sobrino – To the next meeting?

Henry Minneboo – Or when – as soon as the applicant can get here.

Clyde Thodey – What's the reason that the applicant didn't show up today?

Robin Sobrino – We have no idea. They are notified.

Clyde Thodey – That's what I thought I heard you say, but I wasn't sure.

Aneta Ott – It should be the next meeting. Are we going to sit around here and wait until 4:00...

Henry Minneboo – No, we're not. We're going to wait until the next meeting.

Clyde Thodey – The next meeting.

Henry Minneboo – Laurilee.

Laurilee Thompson – Can that be – so that the applicant doesn't lose their place in the process, can we hear it at the LPA meeting? Or does it have to wait until the next zoning meeting?

Henry Minneboo – It's advertising, isn't it?

Robin Sobrino – You can table it until then. We don't know whether the applicant will find it convenient to come for it, but we'll certainly let them know.

Aneta Ott – Well, I think that they didn't find it convenient for this time. I think they should find it convenient next month at the Planning & Zoning Board.

Clyde Thodey – I agree.

Henry Minneboo – There's a motion, and second, on the floor to table this until the next meeting. Is that correct, Clyde?

Clyde Thodey – Yes.

Robin Sobrino – February 6th.

Henry Minneboo called the question, and the board tabled the request, as stated above. The vote was unanimous.

Henry Minneboo – We got a new member on the board. He's an appointment from District 2. And that's Andy Barber. He's a great guy, because he's unemployed. He's retired.

The meeting was adjourned at 3:10 p.m.