

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 17, 2025**, 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 Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D1); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Robert Brothers (D5); Melissa Jackson (D5); Neal Johnson (D4); Ana Saunders (D5); Greg Nicklas (D3); Erika Orriss (D3); and Debbie Thomas (D4).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Derrick Hughey, Planner; Tim Craven, Planner; Alex Esseesse, Deputy County Attorney; and Jordan Sagosz, Operations Support Specialist.

H.10. Jay Steinke and Grant Steinke request a zoning classification change from GU (General Use) to AU (Agricultural Residential). (25Z00038) (Tax Account 2504763) (District 2)

Paul Body read the item into the record.

Jay Steinke spoke to the application. I bought this property for my son. He's a zookeeper at the Brevard Zoo and an environmentalist out there. It's a wetland area. We bought it. The intent is to eventually put a small house out there, a mini house out there. I want to put about a half-acre of blueberries out there and 10 or 15 hives of bees out there. And hopefully he'll have a spouse that wants to dabble in anything. His girlfriend right now wants to have a few chickens. I want to put a couple elevated vegetable plots out there so we can raise, and he can hopefully sell stuff down the road.

Public Comment

Jim Cutts stated he did a little bit of research about changing to AU which looks like it can be rezoned to have some residential property on there, with lot sizes that are a little bit unclear. I just didn't know what the lot sizes were. We have no objection to houses or anything being built on there. I was just wondering if it was going to be developed beyond a single residence, what the lot size of those houses would be.

Ms. Gilliam responded AU zoning classification requires 2-and-a-half-acre lot sizes.

Mr. Cutts replied in that case; we would have no objection. In fact, we're quite looking forward to having other properties down in that area. Thank you.

Ms. Gilliam stated the maps in your package are incorrect. He's only rezoning about 15 acres of the 22 1/2 acres. So, the bottom portion of it is going to remain the zoning that it is. He's only doing 14 acres. The northern piece is what's being rezoned.

Mr. Bartcher asked you're going to be raising blueberries?

Mr. Steinke replied well, that's what my hope is.

Mr. Bartcher stated as I drive by 95, I see that area flooded quite a bit. So, maybe blueberries is a good thing to grow. Cranberries. It's also a lot of wetlands. So, you're aware that wetlands can be a problem in doing any kind of development.

Mr. Steinke relied absolutely. Right now, it's covered with invasives. I'm trying to clear out the melaleuca and clear out the Brazilian pepper and clear out the Chinese mallow. And yes, there's some work to be done and get rid of all the hogs that are out there.

Mr. Atkins asked any particular reason you're not rezoning the entire parcel?

Mr. Steinke responded part of it is private conservation on the very south end. And that was something the county did. I was trying to rezone the whole thing. And they were the ones that recommended keeping that out of it.

Mr. Atkins stated I wasn't really thinking about it till you brought it up.

Mr. Steinke added that part of that's a 2-and-a-half-acre pond. You can't do much with any of that.

Motion to recommend approval of Item H.10. by John Hopengarten, seconded by Neal Johnson. The motion passed unanimously.

Meeting adjourned at 4:27 p.m.