

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 13, 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); and Eric Michajlowicz (3).

Staff members present were Billy Prasad, Planning & Development Manager; Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

H.5. Request for Recommendation RE: Amendments to Chapter 62, Article IX, in order to allow Community Development Districts to have specified signage for parks within certain zoning classifications

Ms. Gilliam read the item into the record.

Mr. Minneboo asked if it went through the review of the construction board.

Ms. Gilliam responded it did.

Mr. Minneboo stated, and they wanted 4x4 or 4x8.

Ms. Gilliam responded, they recommended approval. They didn't have any changes to it.

Ron Bartcher asked what's driving the 75 square feet size? That's like 5 ft by 15 ft which is pretty good sized.

Ms. Gilliam responded they also asked that same question and again because these are going to be done by community development districts, they felt that more than likely a sign of that size would not be produced basically for a site especially since it's coming from CDDs or HOA funds. We just wanted to give kind of the maximum of what they would be allowed. Again, it's the maximum. It's not it's the minimum. So, with that, they can have up to 150 square feet of signage, but no one sign can exceed the 75 square feet.

Mr. Bartcher asked what size are county parks limited to?

Ms. Gilliam responded county parks don't have a signage code. They don't have size limitations.

Paul Body commented in GML, they follow based on the size of the building.

Ms. Gilliam continued with they would be based on the GML zoning based on the size of the building. So that's what they would follow. Two linear square feet per total signage based on the building.

Mr. Bartcher stated I was just curious if we were giving them something much more than what the county has or much less than what the county has.

Ms. Gilliam responded most parks in the CDDs don't have a building. So that's part of the problem, we can't give them signage because there's nothing to base it on. And so that's why this was written.

Mr. Hopengarten asked these are for freestanding signs.

Ms. Gilliam responded these would be for freestanding and wall signage.

Mr. Hopengarten replied but if you don't have a building, there's no wall.

Ms. Gilliam responded most CDD parks don't have a building. But if they do have a building, it would allow the wall signage.

Mr. Hopengarten asked what kind of information is going to be placed on these signs.

Ms. Gilliam responded whatever activities that they might want to advertise for their park. For instance, I think Woodside Park or Pylock Park, sometimes have food truck events. So, they might post something like that. That's something they're inviting the public to.

Mr. Hopengarten stated that's a pretty big sign. 135 or 150 square feet.

Ms. Gilliam replied it's a maximum.

Mr. Hopengarten responded I understand. I'm just trying to envision what they're going to put up there. Are they going to paste up these like a billboard type of advertising on there or is it going to be an electric board?

Ms. Gilliam replied that it could be.

Mr. Hopengarten continued that's a big electric board. I mean, almost it becomes like a billboard then.

Ms. Gilliam responded No. It cannot be 150 ft. The maximum is 75. But if they have multiple signage, multiple signage cannot exceed 150 square ft, but not one sign can exceed 75 square ft.

Mr. Hopengarten stated so, they could have many signs that are smaller. To get to the 150 that they would be allowed.

Robert Brothers stated I believe I read in the meeting that you guys sent us today that they're only allowed two signs up to 150 square feet.

Ms. Gilliam responded they could do more than two as long as they don't exceed 150 square feet.

Mr. Hopengarten asked do you have any design standards for them?

Ms. Gilliam replied we do not.

Mr. Hopengarten commented so they could do whatever they want essentially as long as they meet the square footage criteria.

Ms. Gilliam responded as long as they meet the square footage and they're not exceeding, it can't change, there's a certain change rate. It cannot exceed that in the brightness, things like that.

Mr. Hopengarten replied so if it is an electronic sign, you're saying.

George Ritchie responded the code already exists for everybody else. We're in section 62-3316 section A. The way the current code is written commercial signage in several different zoning classifications, GML commercial zoning, BU1, BU2, industrial zoning can have commercial signage. We also allow GML zoning, which is most of our parks, but here we have a park that has PUD zoning. So, they want a sign. There is no current allowance for a public or private park in a PUD zoning to have its own signage under the PUD zoning except for commercial signs, not recreation. So, we're writing this ordinance to include the CDD to have its sign. So, this is a way to allow them to have something to offer the residents driving past the location. The park in question has two street frontages. So, that's why they wanted to have multiple signage. They also have a degree of linear frontage along Morell Road. So, the current code provision for everybody says if you've got 200 feet or more of frontage on the same street, you can get a second sign. If you have frontage on a second street, you can get a sign for that as well. There are already criteria in that provision that talks about how big a sign can be and how many signs you can have, how tall it can be, and the square footage of the sign face. We're just adding an allotment for area for somebody who may not have a building on the property that wants to advertise it for community events or the park itself.

Mr. Hopengarten asked where is this one. You said Morell Rd, correct.

Mr. Ritchie responded correct, it's on the west side of Morell Road, north of Wickham Road. That's Pylock Park and Wood something is the name of that park.

Motion to recommend approval of item H.5. by John Hopengarten, seconded by Ruth Amato. Motion passed unanimously.

Meeting adjourned at 3:40 p.m.