

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 13, 2026**, 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 (D2); Jerrad Atkins (D1); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Neal Johnson (D4); Ana Saunders (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.4. HQW, LLC & HQW Homeowner's Association, Inc. request a zoning classification change from EU-1 (Estate Use) and AU (Agricultural Residential) with a BDP to RVP (Recreational Vehicle Park) and AU (Agricultural Residential) with a CUP (Conditional Use Permit) and removal of the BDP. (26Z00005) (Tax Account 2408695, 2460010) (District 1)

Trina Gilliam read item H.4. into the record.

John Holmquist spoke to the application. My brother and I acquired the property a couple years ago and we were trying to figure out the highest and best use. The property currently has a binding site plan of 40 single family homes which crowds around this 12-acre pond. We feel that that is not the highest and best use of this property. People that are looking for this environment already have Viera to go to and many other places where you can be in a neighborhood that's put together like this. What we would like to do is change the north, east, and west sides of the pond to RVP as shown by the civil engineer plans. Then return the southern portion of the property to agriculture. The southern portion of the property would be equestrian area and large pet friendly for the RV park. The RV Park, because we are seeking SBA funding has a 30-day maximum stay. Once we clear that after speaking with Commissioner Delaney, she suggested that we move it to a seasonal type of changeover as soon as possible because she's had issues before with a snowbird mentality coming down and wanting to stay put for more than a one-month period. We have done all the due diligence. There are no wetlands. It's all high and dry. Our environmental study came back clean. So that's why we're requesting the zoning as put forth by our final survey here.

PUBLIC COMMENT

Bradley Sinclair started with I've never met Mr. Holquist. My wife and I own 25 acres to the west. We've owned it since 2000. I know a lot about the history of this lake that Mr. Holquist may not even know. And I first want to say I don't have any objection to him developing it. It's his property and can do whatever he wants with it. But when they dug that lake, they dug it so deep that they hit the aquifer and for years where they'd been trying to sell it and I was trying to buy it, over the years and the east side was all wetlands because the lake was overflowing all the time and going in that direction. So, at some point in the past, I'm not good with time, 5 10 years ago, one of the owners of the property dug a ditch, southwest corner they dug a ditch there to drain the lake to lower the water level so that it wasn't overflowing, so that eventually the wetlands would dry up. He had surveyed and that it was wetlands and so then eventually I guess maybe it was re-surveyed, and again I've never met this gentleman, and I'm not trying to put the kibosh on his development, but I'm concerned about water because that's low land out there, it's close to Lake Poinsette. I don't know where this ditch goes to,

where this water drains to. I don't know how much water is going there. But I noticed in the survey they had that they considered stormwater retention; I don't think you can put more water in that lake and then having to drain it out and then it goes out down the road, and I guess eventually Lake Poinsett, I don't know where it goes. If you look at it from an aerial, you can tell because the water's blue. It's a beautiful lake. It's not green like most of them are. So, there's constantly water flowing. That's one concern I have. Second one is sewer. I know there's sewer available along 520, and I'm assuming that they would be required to hook up to sewer. And if that's the case, that's great. I just glanced at this before I came, and I saw that you could put 240 RV lots in there. I know he's only asking for 36 but you know, I know how this stuff happens. You get 36 and then well, you want to add some more and add some more and add some more. And I don't know where you're going to put 240. I don't know if they're including the lake acreage to put 240 in there or not, but that would be a problem. And our property has an easement. Our only driveway to get into our property runs across their property and it's the easement coming in from 520 and our water comes in there. I'm kind of looking forward to if he does develop it, I'm sure he's going to put a nice driveway in there, so I'll have a nice driveway, but our water line runs under the driveway and that's been broken in the past over a couple times, not by him, but other people and it lost a lot of water and cost a lot of money.

Jason Matas stated his property butts right up to the back corner of this gentleman's property. This would be a bad idea 100%. You're going to do septic tanks for every one of those people. I mean you're going to have sewage going into the ground right there. You have got to cut down all those trees, all that wildlife. That's going to be gone. I've spoken with every single person that touches that property that backs up to it. Nobody wants that there. You got you're going to have RV parks. So, you're going to have multiple people from who knows where coming into Brevard County. Who knows who these people are. Not saying they're all going to be bad people, but they could be doing who knows what. Jumping our fences. Jim Skaggs couldn't make it, but he's got a bunch of cattle. He's got 16 acres on the south side of that property. So, you're going to have people messing with his cattle. You know people could jump the fence, breaking into people's houses. It's not going to be a good idea. It just wouldn't be a good idea. It's going to lower the property value by 100% on all of our houses.

John Pattillo stated he butts up to the east side of where this property is. I guess there's not much more to say than hasn't already been said. Zoning is there for a reason and the fact that we can just come up here and say let's change the zoning makes it more of a suggestion, not a zoning restriction. Is there going to be sewage or is there going to be septic? My concern is there is an aquifer there. We already have aquifer problems throughout the whole entire state of Florida. Everybody's bordering the aquifers. People are still using the old black tank deodorant and some of them contained formaldehyde, which was made illegal by the EPA, but people are still using them. I have an RV. I've stayed in a ton of RV parks my whole life and it's not something we want in our backyard. You know, we have a zone. We moved there because of the zoning restrictions. I think all of us here want privacy. It needs to be a zoning restriction in my word.

Skip Parrish stated he is essentially across the street from part of this property. I am not inherently against this, and I do want to put that out there. You are trying to do something that you feel is best for your property. We've been on this property, my parents bought it when I was very small. My first memory is of a feature that I still see in my house every day. Every morning when I wake up, I see this corner hutch that's still built into the wood in my living room. And there have been a lot of things as development has gone on west of 95 out by us that has affected us. 520 getting widened and 520 getting the median. We have flooded much more ever since that on the north side of 520 out there

between Friday Road and 524. During the year of the three storms when we were flooded in for almost a week, they put a drain going into the culvert that they had covered in that area. Now, I don't know if his stuff is going to affect any water coming over to our side because it's got to cross the highway, but some of the businesses that are already out there west of 95 don't even have turn lanes. The RV sales place down the road is already blocking up traffic as people travel westbound towards us towards Orlando. There's no turn lane for that. Is there going to be a turn lane for this? I can tell you as somebody that's been in that neighborhood since the 70s and there's people that have been there longer than me and my family. People that don't have gates are probably going to put up gates. Y'all are going to get a lot of petitions, a lot more requests for permission for adding on security features out there. This is a this is a mom-and-pop neighborhood. This is a bedroom neighborhood out there. I know we're a little bit rural out there, but we just kind of want to know what's going on before we see this go through.

Jennifer Harris stated she lives on the north side, the north district. I've lived here all my life. I have noticed recently a very strong increase in overdevelopment in our area. I don't know why, but it's being approved to pretty much build everywhere. All the woods are being destroyed. Most of the wildlife has nowhere to go. And if you live in these areas, you see it firsthand. Also, the pollution in Titusville, they're not able to even handle their own infrastructure to be able to build more there, more apartments. Did you forget about the SOIRL project? They're trying now to clean up the water, to clean up all that muck out there, and now we want to introduce more. It just doesn't make sense. The places that are wild really need to be preserved, especially if they're surrounded by everyone. The people in the community who you're serving are against it. I would like you to take into consideration destroying any more properties with woods.

END PUBLIC COMMENT

Mr. Johnson stated to confirm you're going to be connected to Cocoa Sewer. It's not going to be on septic for the park.

Mr. Holmquist responded there will be no septic. It will be connected to Cocoa sewer and water and FPL for electricity.

Mr. Johnson continued with you said 36 RV sites.

Mr. Holmquist responded with 36 RV sites with the possibility of four cabins.

Mr. Johnson asked if there will be any amenities.

Mr. Holmquist responded there will be amenities. Where you see the northwest corner of the pond, we're looking to put a small number of amenities there, including a swim spa and on the northeast corner a dog run.

Mr. Bartcher stated you plan 36 lots. Could you put that in a BDP, binding development plan to limit it to 36?

Mr. Holmquist responded with yes, no problem. As you see, we already have civil engineering for that.

Mr. Bartcher inquired if it was envisioned that the RVers would be bringing their own horses.

Mr. Holmquist responded I do. One of the things about this is that you're not allowed to travel with horses overnight. With South Wellington and some other large equestrian areas, this is sort of a spot that people could stop along the way. Also, there's a lot of trails that have horse access in Brevard County. This is a place that people could come to with their horses, unload their horses into our pasture and at our stables and then use the facilities that Brevard County has for that type of activity. In addition, we are in between RV World and Cocoa Kennel. So, people that travel with large animals could stop, keep their animals in our area, maybe bring their animals to Cocoa Kennel and then enjoy the amenities in Orlando without their large animals as they travel. I have retorts for all the people that have spoken here today. I am very happy to hear their concerns. I'm a Brevard County school teacher. I have property in Canaveral Groves off Satellite Boulevard. For lack of better words, these are my people, and I love hearing their concerns. I'm not, for lack of better words, a developer from Indiana coming in here to make some money and run off. I've been here since 1989, and my brother and I think this is the best use of this property in lieu of building another 40 houses slammed in around this thing. We already discussed we're not going to be doing septic it will be sewer. Next, an easement was put forth with Brevard County several years ago for the drainage to come off this pond. The engineer is looking at ways to use the pond for water retention, but that would be only our own property. The roads going in will be using millings to make sure that they're horse friendly. So, we're not putting in major roadways for this development for the RV park. Also, because this was a borrow pit back in the '90s and filled with water, we do have fresh water flowing. The area was completely taken out back in the '90s. All the vegetation that is there now is invasive, Brazilian pepper trees that will be taken out and I'll be bringing palm trees and other scrub oaks from my property off Satellite Boulevard in Canaveral Groves to make this a wooded area again with Florida natural vegetation. Also, with most residential agricultural properties that touch this property, we're changing that portion of our property back to agriculture. The RVs themselves are going to be kept up against the sides of the pond that are further away from most of the residents that have residential agriculture. It'll be against the properties that are commercial except for Sinclair, which is known as Sinclair Equestrian. I have not spoken with Mr. Sinclair. I've spoken with his daughter and his son-in-law that live on the premises. Very good rapport with them and with the stuff that they're doing there. And I want to make sure that his easement, his access, it stays. So, what we're really trying to do is minimize the impact. The future land use on this is also R-15. So, if someone from again Indiana came in here, they could be pushing to put in 15 units per acre and we're trying to prevent that.

Ms. Saunders stated you had mentioned the equestrian component to that. Can you explain to me where that's going to be here and what that consists of?

Mr. Holmquist responded we're looking at putting in a 16-unit barn. And as you see this line does go up against Sinclair Equestrian. Their barn is over here in their pasture. So, we're going to be fenced and separate from them. I have spoken with his son-in-law about possible collaboration since they do have all that in the future if they want to do that. But currently we're staying self-contained. Once these Brazilian peppers are removed we're going to put in natural vegetation from Florida and have that as horse pasture and trails. The dark line is our horse trails around the pond and back.

Ms. Saunders stated you talked about being an RV park. I have horses. I've grown up with horses my whole life. I'm very familiar with trailering them. I wouldn't want to trailer it with an RV to be honest. So, is there a component where you have seen folks trailer with an RV? Are there going to be spaces that are longer to accommodate that? Are you expecting it to be a truck?

Mr. Holmquist responded that all the spaces through here are pull through. That's why we have the

on-lane road on the other side. Then this is going to be a drive around so that you can drop the horse off and come around. And honestly this is equestrian friendly. We understand the market today. I work closely with Happy Horse and Amber Acres with the things that I have going on outside of this and we understand it's not a huge component, but it can be if it was available. It's not a big thing today, but we want it to be available. When my brother drove across country, there was a horse motel in Arizona that worked the same way. You'd come in, drop off your horse, then come back around. And there are people, especially out of Wellington, that do have RV horse trailers as one component. They are not cheap. And they normally drive all the way through that.

Mr. Hopengarten inquired if the RV sites are going to be hardened.

Mr. Holmquist responded they will be millings.

Mr. Hopengarten reiterated millings only, not concrete.

Mr. Holmquist responded we don't want to go concrete with large animals and horses. So, we're going to maintain millings only.

Mr. Hopengarten stated I'm talking about the pads for the RVs.

Mr. Holmquist responded I need to discuss that again with the civil engineer. I prefer not. I want to keep it as natural as possible. But if code mandates that we must go to hard slab, then we will.

Mr. Hopengarten stated from what my colleague over here just said, do people trail their horses from the RV or do they have a pickup truck as a separate vehicle, and they use that to trail?

Mr. Holmquist responded usually with this type of movement; I will see a fifth wheel trailer that has a camper trailer with one or two horse components to it that would be pulled behind like a one-ton truck or a 3/4-ton truck. They'll park in an RV stall.

Mr. Hopengarten continued with you're going to have RVs and then you're going to have pickup trucks. So, you're going to have both.

Mr. Holmquist responded we'll be renting by location, not what they bring in.

Mr. Hopengarten inquired what they do if they don't fit. It has nothing to do with zoning. I'm just curious how you were laying out.

Mr. Holmquist responded it's going to be 200 feet between the ingress and egress roads to the park. So, unless their trailer and truck are over 200 feet.

Mr. Hopengarten stated that's why I was asking because I didn't know. And I see the pads that you have here. Are they going to be long enough to accommodate an RV plus a pickup?

Mr. Holmquist responded yes. Definitely.

Mr. Hopengarten asked where the trailers are going to go.

Mr. Atkins responded that it is the RV. It's a truck pulling a trailer. The trailer's got like a little bunk

house in it and then the horses in the back like a toy hauler but with horses.

Mr. Hopengarten asked if they were going to do any equestrian events on this property.

Mr. Holmquist responded not on this property, per se. This is a place that people will bring and then leave. You come in, go do your stuff and then come back. Bring your horse here, stay overnight, and then go to the ring in North Merritt Island or go to the event in Ocala on your way.

Mr. Hopengarten then asked if people could ride on their horses around this site.

Mr. Holmquist responded on the trail areas. The dark green line would be the trail for that. And pasture areas.

Mr. Hopengarten asked if there was anything about horse waste that we need to know about. You're not dumping in the pond, that is the aquifer.

Mr. Holmquist responded just to the standard with the barn. Not at all. We love the pond. We want to keep the pond clean. We are going to have a no motor policy. We may be allowing canoes, but we're not going to be allowing any type of fuel type.

Mr. Hopengarten then stated you're not going to have a service station there for them to refuel.

Mr. Holmquist responded no. RV World's right up the road and so is Sam's Club.

Mr. Johnson asked if you are going to have any restrictions on age of the RVs. Some of the RV resorts are if they're over 10 years old, you must send a picture of your RV for them to let you bring it in. Are you going to have any restrictions on what's allowed to come into your RV park?

Mr. Holmquist responded we want to make sure that they can come in and go out again. So that has been discussed. I don't like putting a hard restriction simply because I drive an older vehicle and it runs well and it can be maintained, that has come up in conversation. We also discussed having it as a 55 and up. There is one up in Volusia County that does have those same restrictions, 10-year RV and 55 and up for the people coming in, but we feel the equestrian component and the agriculture component would sort of deem you know younger people as well and you know a little bit older equipment, but it must be functional.

Mr. Johnson stated you can put on an age restriction and then require that they provide pictures to bring them in.

Mr. Holmquist responded true.

Mr. Atkins stated he can sympathize with the folks that live around here. The thing that I'm thinking is if you don't build an equestrian friendly resort here, the next guy will try to be putting apartments in here. So, I need to think about all that. Ron asked about a BDP that would limit your capacity, the number of spaces. I wonder if there's any sort of agreement that you could come to as far as some kind of barrier between the neighbors and where the RVs are going to be, whether it's an opaque fence or landscape barrier of some sort. Have you looked into any of that?

Mr. Holmquist responded yes, we want to maintain at the very least a landscape barrier because we

also want to maintain the noise reduction for our side. We are hearing 520 and 95 at this location. There is currently an invasive species, but I love the pine trees that are there. So, the pine trees stay. You can see on the imaging here that there's a pine tree line that basically blocks in the property that stays, but all the Brazilian peppers on there will be coming off. And we'll be putting in more palms. I have a palm gentleman off Outback and Satellite that I can have bring in palm trees. We want more palm trees. We're going to be putting in horse fencing along the agricultural side. That's our current plan.

Mr. Atkins stated the portion I'm thinking about is on the east side. Because on the south side there's not going to be any RVs parked there. That's going to be horses walking around. So, I'm thinking of the folks on the east side.

Mr. Holmquist responded we need to fence it regardless, so if it's opaque or not, I'd actually prefer opaque.

Mr. Atkins stated you can't make everybody happy, but maybe there's some sort of compromise there that you guys could come to. It's just a thought, and I don't know if that's something to mention in a BDP or not.

Mr. Holmquist responded no, and just to put that out there, I don't mind going with the BDP because we're trying to stay away from another 15 units per acre coming in here specifically, let alone there's already a binding site plan for 40 houses. That's going to be 80 cars coming and going and this is going to be much less traffic.

Mr. Atkins stated the potential exists for a lot worse than this. That's kind of my point.

Mr. Bartcher inquired where the barn will be.

Mr. Holmquist responded that it's the yellow square on the part that's currently agriculture. The southwest corner.

Mr. Bartcher asked how big that barn is, how many stalls.

Mr. Holmquist responded we're planning on 16 at this time.

Mr. Bartcher then asked if it is going to be used for storing feed as well as maintenance equipment and horses.

Mr. Holmquist responded we'll have that sort of separate but part of the same barn system. Yes.

Mr. Bartcher then asked if they were going to have their own horses that are available for rent.

Mr. Holmquist responded that it's something that we're going back and forth with the idea of how much the insurance would cost on that. We want to do that. We would love to do that. There are some great facilities off the causeway on the way to Port St. John. There's some nice riding. We'd like to make that available, but we're not sure if we can get past the insurance portion of that. If we can once we're established and the cash flow is there, we want to bring that to the public. Yes.

Mr. Bartcher then asked if they would allow residents in the area to use the horse barn trails. So, they

won't have to be bringing an RV to your place and staying there overnight to use those facilities.

Mr. Holmquist responded yes. Correct.

Mr. Hopengarten asked if he understood correctly that they were going to talk to the highway department regarding a curb cut.

Mr. Holmquist responded we've already spoken with the highway department. It is not required. We still want to put one in just because of the size of the RVs.

Mr. Hopengarten stated with the break in the median being further east of your entry that you would need to have them cut back that median so that they can make a left turn if they're heading west on 520.

Mr. Holmquist responded with we had a preliminary meeting with FDOT, and we want to do more than they're requiring us to do at this point.

Motion to recommend approval of Item H.4. with a BDP limiting the request to 36 R.V. sites and 8 cabins, by Neal Johnson, seconded by Ruth Amato. Motion passed unanimously.

Meeting adjourned at 4:35 p.m.

DRAFT