

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 16, 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); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Eric Michajlowicz (D3); Greg Nicklas (D3); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); and Robert Brothers (D5).

Staff members present were Trina Gilliam, Zoning Manager; Paul Body, Planner; Alex Esseesse, Deputy County Attorney; Billy Prasad, Planning and Development Director; Darcie McGee, Natural Resources; Rachel Gerena, Public Works; John Scott, Emergency Management Office; Edward Fontanin, Utility Service Director; Lucas Siegreid, Utility Services; Alice Randall, Operations Support Specialist; and Jordan Sagosz, Operations Support Specialist.

Excerpt of complete agenda

H.5. John A. and Christine S. Conley (Ken Ludwa and/or Savannah Farley) request a zoning classification change from BU-2 to RU-1-11. (25Z00010) (Tax Account 3019263) (District 2)

Trina Gilliam read Item H.5. into the record.

Savannah Farley spoke to the application. She stated they are looking to rezone this project property from BU-2 to RU-1-11. The owner wishes to build a single-family residence. The current zoning of BU-2 is not allowed under the existing future land use designation. So, by rezoning this property we'd bring it into compliance with that land use designation.

No Public Comment

Mr. Minneboo asked if this was the last of the Jaren piece? Didn't Jaren own that whole piece, going down to Marker 24, on the east side.

Ana Saunders stated she didn't know. Her office is representing this application, and Savannah is doing a great job. I'll recuse myself from voting on this. We took this project before I was asked to be on the board. But I don't believe so. But it is the parking lot piece just north of Market 24. It's on the north side.

Mr. Minneboo inquired the east side of South Banana.

Ms. Saunders responded yes sir.

Mr. Hopengarten asked what is to the north. What's that another BU-2 right to the north.

Ms. Saunders stated there's residential there.

Mr. Minneboo stated there are two residential there.

Mr. Hopengarten stated it's still BU-2.

Ms. Saunders add it is BU-2. What's happening is as folks come in for building permits, they're having to go through the rezoning process to align the zoning with the underlying land use.

Mr. Hopengarten stated he didn't hear that.

Ms. Saunders stated that there are homes along that side and what's happening is folks come in for building permits, putting on a porch, remodeling, that sort of thing and they're having to correct their zoning to get into alignment with the underlying land use.

Mr. Hopengarten asked if there will be any more BU-2.

Ms. Saunders responded eventually there will be no more BU-2. There's still a few to the north but one at a time they're being taken down.

Mr. Minneboo stated that used to be where everybody lived in the trailer. Those days are gone.

Motion to recommend approval of Item H.5. by Debbie Thomas, seconded by Robert Brothers.
Motion passed unanimously. (Ana Saunders abstained)