

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 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); Ana Saunders (D5); Erika Orriss (D3); Logan Luse (D4); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5); and Greg Nicklas (D3).

Staff members present were Trina Gilliam, Interim Zoning Manager; Paul Body, Planner; Jane Hart, Environmental Specialist (Natural Resources Management); Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

H.3. The Lila Songer Trust (Thomas Songer) request a Small-Scale Comprehensive Plan Amendment (24S.20), to change the Future Land Use Designation from Agric to RES 1. (24SS00020) (Tax Account 3037863 and a portion of 2002415) (District 1)

H.4. The Lila Songer Trust (Thomas Songer) request a change in zoning classification from AU and RRMH-1 to RRMH-1. (24Z00070) (Tax Account 3037863 and a portion of 2002415) (District 1)

Trina Gilliam read companion Items H.3. and H.4. into the record.

Thomas Songer spoke to the application and Tony Cook introduced himself as representing the Lila Songer Trust. He presented staff with the Authorization to Act form.

Mr. Songer stated he would like to move a mobile home adjacent to his mom's property, and live next to her.

There was no public comment.

Ruth Amato inquired if the location was in the Mims small area study.

Ms. Gilliam responded she was not quite sure if it is. She does see that it's noted in the staff comments that it is, but that's something she could get back to her on.

Ms. Amato stated she was pretty sure that it is. And when the county does these studies are they in-depth studies and how they affect the future land use.

Ms. Gilliam stated she does know that some of the Mims small area study did have some changes that were made to some of the area, but it didn't affect the entirety of the Mims area.

Ms. Amato said, "I just want to make sure I'm right, I believe this was part of the Mims small area study and this area in particular was denoted and changed for the future land use maps to change it to agricultural and for it to stay agricultural."

Ms. Gilliam commented it is currently agricultural on the future land use. However, there is a RES-1 that is located southwest of the subject property.

Ms. Amato asked if the property was that way prior to the Mims small area study when the future land use changed or before 1988, when the Comp. Plan came into effect, or was it done and changed after.

Ms. Gilliam responded it was changed in 2016.

Ms. Amato then asked if we keep changing these to RES-1, changing the future land use, the next applicant comes in and asks for the same thing. Before long we don't have anymore agricultural future land use. Is that how that works.

Ms. Gilliam stated that the majority of this area is still zoned agricultural. I wouldn't categorize this as being a development trend at this time. I do see that with one RES-1 being in the area of course it could continue as a trend. But there's nothing to say that it will.

Ms. Amato commented this isn't specifically in a flood zone area because she knows that road right next to it goes under water with every hurricane.

Ms. Gilliam responded there are some wetlands on the property noted by Natural Resources. And the survey also denotes some wetland area, about 1/3 of the property has wetlands on it.

Mr. Wadsworth asked staff if the current zoning only allows one mobile home. So, they need to change the zoning to allow the second. So that's what's happening there.

Ms. Gilliam responded with yes.

Motion to recommend denial of Item H.3. by Ruth Amato, seconded by Greg Nicklas. The motion failed 3 to 7.

Motion to recommend approval of Item H.3. by John Hopengarten, seconded by Melissa Jackson. The motion passed 7 to 3.

Motion to recommend denial of Item H.4. by Ruth Amato, seconded by Jerrad Atkins. The motion failed 3 to 7.

Motion to recommend approval of Item H.4. by John Hopengarten, seconded by Henry Minneboo. The motion passed 7 to 3.

The meeting was adjourned at 4:58 p.m.