

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 16, 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 (D1); Jerrad Atkins (D1); John Hopengarten (D1); Ron Bartcher (D2); Robert Wise (D2); Erika Orriss (D3); Debbie Thomas (D4); Ana Saunders (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Billy Prasad, Planning and Development Director; Paul Body, Planner; Jane Hart, Natural Resources Management; Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

### EXCERPT OF COMPLETE MINUTES

#### **H.1. Spacewalk Groves, Inc. (Kim Rezanka) requests a CUP (Conditional Use Permit) for Land Alteration of 37.5 acres within a parent tract in PIP (Planned Industrial Park) zoning classification. (25Z00057) (Tax Account 2315318) (District 2)**

Paul Body read item H.1. into the record.

Kim Rezanka spoke to the application. The request is for a conditional use permit. There's one on the property that's zoned PIP since 1989 for land alteration. It's just a borrow pit, taking out sand and dirt and selling it to large operations such as Blue Origin for their building construction. That's what he's been doing since 1989. Now he wishes to enlarge it from 10 acres to 37 acres. At the same time, we're asking for a new land alteration permit, which is a whole separate process through natural resources. The engineer of record has been working on that. In this area of Merritt Island, there's enhanced compensatory storage requirements since 2018. So, they are working through that process. We do the conditional use permit first. If it is approved the land alteration permit must be approved before the conditional use is effective. This is a conditional use; it's in the proper zoning. Going through the staff report, there's no adverse change to the existing roadways. It is trucks coming out on State Road 3 and heading north. The median there is going to be improved by Spacewalk Groves. They're going to put 150 foot of asphalt instead of asphalt millings. Traffic capacity is fine. There are no adverse impacts to concurrency. There's no material violation of relevant policies that have been identified. There are no wetlands on this property. We're creating a big hole and there's a ditch that goes all the way around this site that the water runs into, but it's an all contained system for runoff here and it will not have any impact on any other properties. It does not go to Pine Island at all. It does not impact that drainage at all. The hours of operation are Monday through Saturday 6:00 to 4:00. That's a private storm water park. The staff report says there's an Ag use near this property. There is not. That property related to the west is also owned by Spacewalk Groves. It's just a vacant piece of land. It's not used for any agricultural use. We went to the North Merritt Island Dependent Special District Board Thursday night, and they voted unanimously to recommend approval. What I have in front of you are two pages of the four-page land alteration permit. It shows the existing site. It shows the roadway that goes around it. The second page shows some of the elevations on the back side. This was submitted to the North Merritt Island Dependent Special District Board also along with a letter of support from Blue Origin's contractor. There was also a letter from Bruce Moia from 1989 who was in the engineering department back then and he indicated that this road is an FDOT road so there's really no control by Brevard County. Mr. Hamilton is here if you have any questions about his operation or the engineer of record if you have any questions about the land alteration permit, which again is just for information; natural resources controls that permit.

NO PUBLIC COMMENT

Henry Minneboo inquired if the road on the north side is part of the description.

Ms. Rezanka responded that the road that goes to State Road 3 is a dedicated easement through government lands.

Mr. Minneboo asked if it's just a standard easement.

Ms. Rezanka responded it is. It's what they've used since 1989.

Mr. Minneboo asked if natural resources got involved in this before they came to the board today.

Ms. Rezanka responded that Jack Smith's been working with natural resources for eight months to a year; he's been working with the land alteration permit for a while.

Mr. Minneboo asked if that is normal.

Ms. Rezanka responded yes, it's under section 62-1936 of the county code.

Mr. Minneboo stated we don't ask you to design a subdivision before it comes here either.

Ms. Rezanka responded yes, it is unusual. This is different because with land alteration, we must have the permit as part of the CUP. The process is a CUP and then engineering. It's been going hand in hand; they've been working on it for a while.

John Hopengarten asked staff if there are any restrictions on excavation on Merritt Island.

Jane Hart responded that for a borrow pit in North Merritt Island any development or land alteration north of Hall Road would be in the area that's part of our new code from 2019 that would have to meet more stringent floodplain criteria. They are required to provide compensatory storage; and we received a letter from them about their floodplain cut and fill and that shows their engineer has certified that they will not need to provide compensatory storage. They will also need to go through the North Merritt Island flood model to prove that they are holding all their water. When they run the model, their engineer is going to need to certify that the activity on site will not increase the duration of peak flood stages within the area or increase flood stages. Such certification shall be accompanied by a report supporting the certification and the report should include all full engineering data and analysis and compliance with good engineering practices and all applicable standards criteria and regulatory requirements including hydraulic and hydrologic modeling and analysis demonstrating that there is no impact. We would need to receive that before we issue a permit.

Mr. Hopengarten asked, "do you happen to know what the level of the water table is in that area?"

Ms. Hart responded I believe the 1.0 is the seasonal high-water level.

Mr. Hopengarten asked if that was 1 foot below surface level.

Jack Smith responded the ground surfaces range from about two to three feet above sea level, generally in that area where the excavation is going to be.

Mr. Hopengarten asked where the water table was.

Mr. Smith responded about 1.0 zero, the seasonal high.

Mr. Hopengarten stated we'd put you one foot or one and 1/2 ft above sea level.

Mr. Smith responded two and a half to three. One and a half to say three, and 2 and 1/2 ft above seasonal high, not sea level.

Mr. Hopengarten asked how they are removing water during excavation for your dewatering process.

Mr. Smith responded that it's covered under the CUP with the water management district. It is pumped into a ditch that surrounds the excavation, and it goes to the existing lake to the west that isn't on the property, that is controlled by the applicant.

Mr. Hopengarten then asked if that drains.

Mr. Smith responded that it is self-contained most of the time. It might be connected during flood stages but it's self-contained under normal conditions and 5 days before a major storm pumping is ceased and the pit itself will be drawn down and will act as a sink to accept any flood stage water.

Mr. Hopengarten then stated, "so you're saying you shut the pumps down before a storm."

Mr. Smith responded yes.

Mr. Hopengarten asked, "do you do any recharge into the aquifer?"

Mr. Smith responded that the purpose of the ditch is to recharge back into the ground. So, a lot of the water circulates back into the pit. Normal percolation.

Mr. Hopengarten asked how much soil would be taken out if this were granted.

Mr. Smith responded I don't have the numbers in front of me, but 1.2 million yards.

Mr. Hopengarten stated he was trying to figure out how many trucks they were going to be bringing. You're getting out on 3, you're not going just north of your site to get to Blue Origin. You're going out on to Highway 3.

Mr. Smith responded the driveway is on federal land. It'll be similar traffic to what has been existing previously.

Mr. Hopengarten stated that it says that you're going to go south, not just north.

Mr. Smith responded I think we estimated 80% north and 20% south.

Mr. Hopengarten asked who they're selling to, to the south.

Mr. Smith responded we don't know yet. We want that as an alternative.

Mr. Hopengarten asked if their major purchaser will be Blue Origin.

Mr. Smith responded as far as he knows, yes.

Mr. Hopengarten stated Blue Origin is going to raise their site for construction. Where is the runoff going to go?

Mr. Smith responded he has no idea what their plans are.

Mr. Hopengarten continued with "you're just going to sell them dirt and so anybody that's neighboring their property is going to maybe suffer because of a higher elevation. They're making it high and dry."

Mr. Smith responded, "I can't comment on that."

Mr. Wadsworth stated that this might have to go to the owner, but this is already existing borrow pit and he just wants to expand. And the watering is a recharge trench around the entire site. Or just around the lake and then you also have the berm around the perimeter of the property. I'm very familiar with compensating storage because of Miss Darcy back there. She educated me. So, we're just enlarging this. We're keeping all the water on site. Anything extra is going to go next door which you control that lake also.

Ms. Rezanka responded with yes sir.

Motion to recommend approval of Item H.1. by Henry Minneboo, seconded by Debbie Thomas.  
Motion passed unanimously.

Meeting adjourned at 3:31 p.m.

DRAFT