

## **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES**

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

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Derrick Hughey, Planner; Tim Craven, Planner; Alex Esseeesse, Deputy County Attorney; and Jordan Sagosz, Operations Support Specialist.

### **H.8. Linda M. Muenz & Erran L. Muenz, Jr. request a zoning classification change from GU (General Use) to AU (Agricultural Residential). (25Z00040) (Tax Account 2313962) (District 1)**

Paul Body read the item into the record.

Linda Muenz spoke to the application. We basically just want to be able to rezone our property from GU to AU. It could have been done administratively except we are .2 acres too small for it to have been done that way. So, we had to go through this way to have it done. Ultimately when my husband and I retire, he has a shop out back. You can't see our house or the shop from the street and we're within setbacks, but he's got a shop where he works on his cars and things like that. And I like to work with wood and those two things don't go together very well. So, we want to eventually build another smaller shop for me.

No Public Comment

Mr. Bartcher asked are you going to be raising animals?

Ms. Muenz replied I don't think so. No, I don't want to. We used to have a horse farm in Northern Virginia. I really don't want to do that again.

Mr. Atkins asked are there any nonconforming lot issues? If they rezone this lot and it's smaller than what you can do for AU with them building another building. Is that a thing?

Mr. Body responded they got a variance to the lot size so that they could bring it into compliance with the AU size of 2.5. They're still going to be able to use the AU as far as doing accessory structures. They need to meet all the setbacks. The AU exempts you from how big you can have and how many.

Ms. Muenz added there are lots of other properties right around us that are the same size that are AU.

Mr. Atkins stated I was just looking out for you on that one. Really. I support it.

Ms. Muenz added we're fixing it.

Motion to recommend approval of Item H.8. by Jerrad Atkins, seconded by Ruth Amato. Motion passed unanimously.

Meeting adjourned at 4:27 p.m.