

## 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.1. Paul and G. Eric Dirschka (Bruce Moia) request a zoning classification change from RU-2-10 (Medium-Density Multiple-Family Residential) and RU-1-11 (Single-Family Residential) to RU-2-15 (Medium-Density Multiple-Family Residential). (25Z00062) (Tax Accounts 2216190, 2216168, 2216154, 2216153, 2216155, 2216152, 2216156, 2216151, 2216157, 2216150, 2217403, 2218992, 3021864, 3038147, and 2217400) (District 1)**

Trina Gilliam read item H.1. into the record.

Kim Rezanka spoke to the application. She stated this is a rezoning of 18.07 acres for multifamily apartments. 15 parcels have been assembled over years and now they're wishing to sell to retire and travel. The contract purchaser is Millstone Ventures LLC. There are few nuances that are unusual that are environmental issues, but you may have questions.

Andy Weatherford spoke on behalf of Millstone Ventures. We brought our team here today to address any questions you might have. My company is a small development shop out of Indianapolis. My business partner and I started the company in 2017. We've got about 25 employees and we're a vertically integrated development shop. What that means is everything from planning and zoning through design, construction, and then property management once the property's been developed all stays with my team. We consider ourselves what we like to call a cradle-to-grave development shop. For every step of the process through entitlements, design, construction and property management, the advantage of working with my company, we think for the communities in which we build there's one point of contact for every step of this project and that is me and my team. We consider ourselves a luxury resort style community builder. It's multi-family product but high-end market finishes and amenities. Being vertically integrated, the advantage that we believe we have is we control costs from the beginning with our design selections through construction with our construction company that we own and that allows us to deliver this elevated product for our residents at market rate rental rates. We don't have to charge above what's market for the product that we build, but we do build an elevated product for the communities that we try to serve. We take a very targeted approach to our projects. We're down here for a reason, following population growth, job growth that is happening here in Brevard County. And, we try to build where our product is needed and wanted. We know that our rezoning request follows a future comp plan for the area and what we're here to do is deliver some new housing stock in a community with a lot of job growth and population growth. And what we've been tracking is a minimal amount of new housing that's being delivered to the market that's sort of needed to support the continued job growth that's happening here in Brevard County. What we're seeing with that job growth, there's quite a few members of the workforce that are commuting from Orlando and other markets. By delivering some nice housing stock, what we're hoping to do is

give those people a reason to stay and keep those paychecks and live, work, and play here in Brevard County. That's what we're hoping to provide for this community.

Ms. Rezanka stated she'd like to talk a little bit about the area and the request. And I have a larger version of the map of the area. As I mentioned, this is a rezoning of 15 parcels that have been assembled by the Dirschkas since 1979. Most of the parcels are zoned RU-2-10 with a density cap of five units to the acre. The smaller parcels to the north are part of the Sun Valley Plat from 1955 and those are zoned RU-1-11. This development is intended to be closer to State Road 405. There are some wetlands to the back that will be avoided as this is residential property in Brevard County. All 18 acres have RES 15 future land use that has been there for as long as we know. So, at some point, the county's policy was this was to be multifamily. The map that I have provided to you, the red line that goes down the middle, that's Breezy Hill Lane. That is the address of the Dirschka's homestead. To the north there is the fire station and Florida TIFF land. And then to the north of that is a BCSO office. What is not clear from in your packet is there are two apartment complexes to the north on the west side of State Road 405. They're older apartments. Summer Hill Apartment is more northern. It was built in 2005. And then the WW Apartments were built in 1985. The new one at State Road 405 and State Road 407 is Millwright and that was just opened this year, phase one. So, apartments are coming to this area. This is almost transitioning to a multifamily area and when you look at your future land use all this area on the east side of State Road 405 is residential 15. The staff report states the primary uses on State Road 405 are commercial office and government facilities and that the only new development is residential homes and apartments. However, it appears that this is more going towards multi-family on State Road 405. The staff report also states this is undeveloped commercially zoned land when in essence this is undeveloped multi-family zoned land. The preliminary concurrency says traffic will not cause a deficiency in the level of service by this development of approximately 270 units maximum on 18 acres. There are no school concurrency issues. There are no material violations of any relevant comprehensive plan policies. There are environmental issues that were raised including a FEMA flood zone, a well and aquifer recharge. Those are all site plan and engineering issues that will be discussed with staff and with Titusville if this is approved for rezoning.

#### NO PUBLIC COMMENT

Ron Bartcher commented you don't have a site plan; can you give me an idea of what kind of building you're going to put there or how big they're going to be, how many there are.

Bruce Moia responded that we're looking at three-story walkups. Typical of what you see in most other types of developments. Multiple units with maybe 15 20 units in the building or more three stories high.

Mr. Bartcher asked are there going to be some amenities like a pool and all.

Mr. Moia replied there'll be a hefty amenity package including clubhouse, pool, and activities for the residents.

Mr. Hopengarten inquired if there is sewer in the area.

Mr. Moia responded this will be served by city of Titusville water and sewer.

Mr. Hopengarten continued with I noticed on the wetlands map that the entire north segment is

wetlands.

Mr. Moia responded I wouldn't say the entire north segment, but there is that northeast corner and there's a couple that are internal to the property.

Mr. Hopengarten stated the couple I'm not worried about. It's the one that's takes up most of that northern part of their site. I just want to know you're not going to build on that area.

Mr. Moia said since it's residential, we don't have the ability to impact very many wetlands. We're proposing to avoid all wetland impacts. No, that's part of a very large wetland system. So, I don't think that we would be allowed to build in there even if we wanted to. Not to mention that it's part of a Titusville well field. So, we would not propose to impact that wetland at all. And we're not proposing to impact on any of the existing on-site wetlands. And definitely not the one to the east because that's a very large and valuable wetland system that we do not want to disturb. That extends way beyond our site boundaries.

Mr. Hopengarten stated I was just concerned about the one just north of Breezy Hill Lane. It seemed that it was a very large swath, and I was just wondering you were only going to develop that southern portion.

Mr. Moia responded I think the two other wetlands on the property are isolated.

Ana Saunders stated the NWI map is what it's showing. The GIS mapping doesn't always match what the actual wetland lines are. So, I think that's maybe the confusion.

Mr. Hopengarten replied no, there's no confusion. This is what I also looked up on the website. Blue is the lake.

Mr. Moia responded no, blue is the wetland.

Mr. Hopengarten continued it says estuarian and marine wetland. I can read these.

Mr. Moia responded we've had an environmental study done and it's not that big. There are two isolated wetlands. That map is not accurate.

Mr. Hopengarten continued that may be the case. Because I've found that in the past, too. So, you've done the survey? Somebody walked the site.

Mr. Moia responded we have done an environmental assessment of the property, yes. And just so you know, we did have a meeting with district one commission on this and we didn't really hear any specific issues of concern, just that we maybe make an effort to import, use some LID technology in the development of the property, was one of the biggest comments but there was no specific objection to this type of use in that area.

Ruth Amato inquired above the wetlands is that aquifer recharge? Which is why the wetlands filter down, goes out to the wetlands for the Titusville wells. And my concern is when you develop out the top of the recharge and you put apartments and parking lots and what not there, it hinders the amount of recharge that's happening. And while you're getting water from the city of Titusville, the city of Titusville can't even supply itself with more than two thirds of its own water because it gets it from

unincorporated Brevard out by the county line. So, developing out another recharge area near their wellfield could burden North Brevard and unincorporated with more water needs for the city of Titusville. How does that work?

Mr. Moia responded yes. So, for one, as far as it being an aquifer recharge area we'd have to get testing to show that it is. Just because the maps show that they have aquifer recharge soils does not necessarily mean it does. Wetlands usually aren't aquifer recharge soil, but some of the upland soils could be. But because it is in the Area of Critical Concern for Titusville, and we will be getting utilities from the city, we will be complying with all their regulations regarding the recharge for that project. That's going to be one of the challenges, meeting their requirements, but we will have to meet their requirements for recharge.

Ms. Amato stated I understand. I just have concerns. They haven't managed it very well. And unincorporated North Brevard pays that price with their residents and their wells as they suck up that water. And the more burden that that puts on unincorporated Brevard, the less folks out in unincorporated Brevard can use their well systems or must continually drop wells because of saltwater intrusion and other things. And facilitating making that problem worse is a real concern.

Motion to recommend approval of Item H.1. by Neal Johnson, seconded by Ron Bartcher. Motion passed by a vote of 9:1.

Meeting adjourned at 4:35 p.m.

DRAFT