

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 14, 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 Henry Minneboo, Vice-Chair (D1); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Greg Nicklas (D3); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5) and Robert Wise (D2).

Staff members present were Trina Gilliam, Zoning Manager; Justin Caron, Assistant County Attorney; Billy Prasad, Planning and Development Director; Jane Hart, Natural Resources; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

H.2. River Fly-In Condominium, Inc. requests a zoning classification change from IU and PUD with BDPs to all PUD and retention of BDPs (24PUD00001) (Tax Account 2051000 & 2501008) (District 2)

Trina Gilliam read Item H.2. into the record.

Kim Rezanka spoke to the application stating she had handed out the PDP earlier to the board. This is a PUD from 2006, to build condominiums. It's by the Merritt Island Airport and adjacent to the Indian River Lagoon. This is taking a 15 acre mostly wetland parcel that's zoned high intensity industrial and moving it to the PUD to add a recreational facility to the River Fly-In Condos. It's seeking 18 slips, 17 powerboat and 1 sailboat only for residential use as an amenity. It's use of a property that really has no use. It will have a wooden walkway elevated from the condominium to the marina to support fire safety issues. They're going to have to extend that road to the south, Wall Street. That's an engineering issue. This is just a preliminary development plan. The site plan will address those details. This is just approving the PUD with the preliminary development plan for engineering to go forward for the final development plan. The condominiums are built. They received the CO in September of (2025?) and they are being sold and used. It's simply an addition of 15 acres to the 13-acre PUD. The staff report didn't identify any problems and thought it was a good use for the amenity as it gets rid of a high industrial use, and making the PUD better for all the residents.

Robert Wise asked when you extend the road are you extending it into the wetland area?

Ms. Rezanka indicated she wasn't sure of the details.

Bruce Moia stated that one of the requirements when they did the review with staff was to provide a fire road, because that road dead ends into a kayak launching facility. There's no way for a fire truck to come in and turn around. We're going to put a code compliant turnaround in the uplands and get an easement on the property to the south and then extend to dock so that the marina will have fire protection. The wetland there will not be impacted by the road construction, and there will be very minimal wetland disturbance for the pathway from the condos to the marina.

Mr. Wise asked if the easement to the south is going across the canal.

Mr. Moia stated the canal ends there. There was some discussion about what would need to be done to make sure the turnaround can be constructed. We'll have to extend the environmental assessment

to that area, and the survey as well, to see what we have there and then work from that.

Mr. Wise inquired if it was Wall Street that would be extended beyond the turnaround, parallel to the docks and to the north of them.

Mr. Moia responded where it stops now, we'll construct a cul-de-sac and then have a dock extend from the cul-de-sac to the marina for fire access.

Ms. Orriss commented it says under environmental constraints that there was some site impacted under previous development orders and inquired if that was the conservation easement.

Mr. Moia stated that as far as he knows there is no conservation easement over it now because there's never been any development on it. There might be some under the existing BDP and PUD, but that was done a while ago.

Ms. Orriss stated she pulled this from St. John's and it's from April 2009.

Ana Saunders stated it's the northern piece.

Mr. Moia confirmed it's the northern piece. He didn't think the owner had any ownership of the parcel at that time. He's acquired this and then we're building the marina.

Ms. Orriss inquired if the conservation easement is being used.

Mr. Moia stated that a lot of this is already constructed within the conservation easement which was permitted prior by the previous PUD. All we're doing is extending it, on the east parcel.

Ms. Saunders inquired if there was a kayak launch and if it was going to stay.

Mr. Moia answered yes and they're not going to eliminate it.

Ms. Saunders then asked if they're pulling boats in and out of the water and if there's a boat ramp at the end of the cul-de-sac, because it says motorboat and sail boats.

Mr. Moia responded it's not a full boat launch ramp. The marina is going to have the motorboat slips and a sailboat slip. They're not going to be launching from there.

Public Comment

Dalinda Griffis stated her husband moved out there in 1983 and I moved there in 1992 when we got married. We missed the last few meetings like this, and they've built around us, and we're having major issues every time there's a horrible rain or hurricane. We've been flooding and we wanted to make that known because now today with construction elevation requirements it's a lot. Our house was built in 1964. It wasn't the elevation requirements that are used today. So now our house that was built in 1964 is lower than anything built around us and the water goes somewhere. I have pictures I would like to show you of the last four hurricanes. We didn't file for the one last year because we've filed four times. My husband ran a business there up until Hurricane Irene and every single time we have flooding that goes through there. We're trying our best to mitigate that. We don't want to leave. We love our house. We've been there for a long time. We have a lot of memories

there. We have pictures that show a lot of flooding. We don't want to stop development, but if there's a way that they can mitigate water from entering our house and flooding us.

Lonnie Griffis stated it's the canal on the north side of Cone Road, it overflows now. Once they filled in the flood zone there between us and the mall it's been a problem. It's mostly in hurricanes and the backside of it comes in. That's when it's bad.

Ms. Griffis stated they've caught fish in their yard. Each of the pictures are from a different hurricane, but the last one that we had....

Mr. Griffis presented pictures of the previous floods showing the doorway to the home, after Irma. He showed his recording studio he had run for 20 years before the flooding started. He showed cone road and stated that the whole east end floods and takes a day or two until the water recedes. The whole east end floods and it's all from the canal and elevation of the land around us. If it could in some way be mitigated to stop it, berms, pumps or whatever. There's already a system there that I'm not sure what it is capable of, but there's a water treatment system there. I've been there 43 years, and I'd like to stay there a little longer, but it's really tough to deal with the flood.

Mr. Minneboo stated the county did a lot of work on the piping on Cone Road. Have you seen any occurrences after that? They made major modifications through there.

Ms. Griffis stated the picture was from October of last year and shows their driveway and mailbox.

Mr. Griffis continued that they've had a loss of good flood insurance because they've had several claims.

Ms. Griffis stated they no longer run a business there because it's a lot of equipment to do that.

Mr. Griffis stated he doesn't want to stop anybody's projects; they just don't want to flood anymore.

Mr. Minneboo stated what these people are doing is all going to be on pilings and piers.

Mr. Griffis asked if there was going to be anymore elevation of the land. They're not going to bring in dirt. That was one of my concerns. We're pretty much over the limit already.

Mr. Minneboo stated that if anything it will help them.

Mr. Griffis stated they just want to protect themselves to some degree. For almost 20 years it never overflowed like that.

End Public Comment

Ms. Orriss asked if since they're noticing increased flooding due to the construction, after construction is over and we have just the marinas in place, can we expect that to go down? I'd feel better if I heard that we could expect that to dissipate.

Mr. Moia responded they haven't finished the engineering yet, but the intent is not to put any fill on the property. I can't promise we're going to make it better, but we're not going to make it worse. Anything that's going to be constructed will be built as a boardwalk, elevated boardwalk, so the water

will pass through. It won't block the water. We're not proposing to bring any fill to make it worse. There's been a lot of construction on Cone Road in the last few years. All the condos are already in, built and approved, and occupied.

Ms. Orriss asked if he thinks it's due to this construction.

Mr. Moia stated Cone Road runs from river to river and if it's coming up for the river, that's hard to fix with a pipe.

Ms. Rezanka stated the irony is everything to the north is the stormwater system put in by the County. So why that hasn't accommodated this is confusing to me. All that up there was put in by the County at the Veteran's Park. That should have been helping them. There might be a blockage somewhere along the way. I'm not an engineer, but that was supposed to stop the flooding. It was supposed to take everyone's water for miles, as Mr. Minneboo knows.

Motion to recommend approval of Item H.2. by Ana Saunders, seconded by Erika Orriss. Motion passed unanimously.

Meeting adjourned at 5:08 p.m.

DRAFT