

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 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); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Neal Johnson (D4); Ana Saunders (D5); Erika Orriss (D3); Jerrad Atkins (D1); Eric Michajlowicz (3); Greg Nicklas (D-3); Robert Brothers (D5) and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Tim Craven, Senior Planner; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

Mark Wadsworth stated that if any Board Member has had any ex-parte communication regarding any application, please disclose now.

EXCERPT OF COMPLETE AGENDA

H.2. Cocoa Town Center LLC (David Bassford) requests a Small-Scale Comprehensive Plan Amendment (26S.04) to change the Future Land Use designation from CC (Community Commercial) to RES-15 (Residential 15). (26SS00003) (Tax Accounts 2407572 & 24075780 (District 2))

H.3. Cocoa Town Center LLC (David Bassford) requests a zoning classification change from BU-1 (General Retail Commercial) to RU-2-15 (Medium-Density Multiple-Family). (26Z00010) (Tax Accounts 2407572 & 24075780 (District 2))

Paul Body read item H.2 into the record.

Trina Gilliam read item H.3 into the record as H.2 and H.3 are companion applications.

David Bassford spoke to the applications. Property is vacant but has been used as a borrow pit previously. Shares stormwater capabilities with the county. We'd like to rezone it for multi-family.

NO PUBLIC COMMENT

Henry Minneboo inquired if this was located west of the county's Road & Bridge office and if it goes north to the garage center.

Mr. Bassford responded yes to both questions.

John Hopengarten asked how the traffic going east was going to be handled. You can't make a left from Lake Drive onto 520. How will the residents maneuver

Mr. Bassford responded that a traffic study has been conducted and now the lane is not warranted. And we must work through that with county staff. Traffic will all go onto Lake Dr. There's no direct access to 520.

Mr. Hopengarten then commented on the wetlands on the lot and whether they're pits from the borrow pit. Are you going to affect your neighbors?

Mr. Bassford responded they were surface waters from the borrow pit. Anything adjacent to the county is being left as is and then anything else is cup for cup. Not going to affect the neighbors.

Mr. Hopengarten stated it seems to be more of a business zone and your sticking apartments between businesses. Which is not a bad idea.

Mr. Bassford responded there are other very similar zonings within that area and it's a nice transitional piece. It's not feasible from a commercial standpoint regarding traffic.

Motion to recommend approval of item H.2. by Neal Johnson, seconded by Erika Orriss. Motion passed unanimously.

Motion to recommend approval of item H.3. by Neal Johnson, seconded by Erika Orriss. Motion passed unanimously.

Meeting adjourned at 5:21 p.m.

DRAFT