

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 12, 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); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Erika Orriss (D3); Eric Michajlowicz (D3); Debbie Thomas (D4); Neal Johnson (D4); Robert Brothers (D5); Ana Saunders (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Derrick Hughey, Planner; Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.6. Clinton Smith and Kimberly Smith request a zoning classification change from RU-1-7 to SR. (25Z00048) (Tax Account 3010597) (District 3)

Paul Body read the item into the record.

Kimberly Smith spoke to the application. We're here requesting a rezoning classification. Right now, it's an existing FLU residential 2 with existing zoning RU-1-7 and we have a current permit that we're trying to get through the process and those two are conflicting apparently. So, we are asking to rezone for SR. We do have a current permit that's in process for just a single-family home on the property.

NO PUBLIC COMMENT

Ms. Amato inquired if there is still an active code case on the property.

Ms. Smith responded we can't clear it until we have the permit.

Mr. Esseesse commented usually code cases are held in obeyance until the zoning request has gone through the process. I'm not sure of the nature of the violation.

Ms. Amato inquired if the zoning is to fix it. Unpermitted land clearing and land alteration activities on the property under the jurisdiction of Brevard County Natural Resources Department according to the agenda.

Ms. Smith responded the gentleman that owns the two lots in front of us, we have a shared right-of-way, and he cleared his property, and he put it in our right-of-way. The neighbors called in a complaint about his because it's about two acres and he cleared a whole acre and put it on the right-of-way for our property. Since then, he didn't have the money to get rid of the waste either. So, we had to pay to get it removed. We've been working with that department to get everything taken care of. There's a lot of dirt on the property, too, that our other neighbor, the land's been vacant all this time, and the other neighbor had been piling dirt over there that is now ours, that we're going to have to get rid of. So, we're having to take care of all of these things to not have the complaint and to get it cleared.

Ms. Orriss commented the zoning is clearly not the fix. You just must fix it.

Ms. Smith replied yes ma'am, and they said the only way is either not build on it and put more trees or get the building permit. And we must have the zoning to get the building permit. This is the last piece of that puzzle.

Neal Johnson asked how large is the property that you're looking to build on?

Ms. Smith responded it's 2.2 acres.

Mr. Johnson replied and you're building a single-family home on that property.

Ms. Smith responded yes.

Motion to recommend approval of Item H.6. by John Hopengarten, seconded by Neal Johnson.
Motion passed unanimously.

Meeting adjourned at 6:28 p.m.

DRAFT