

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 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); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Logan Luse (D4); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5); and Robert Brothers (D5).

Staff members present were Trina Gilliam, Interim Zoning Manager; Paul Body, Planner; Darcie McGee, Assistant Director, (Natural Resources Management); Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

Item H.4. Invest Bright, LLC. (Paulo Jimenez) requests a change in zoning classification from RU-1-7 to RU-1-13. (24Z00061) (Tax Account 2800361 & 3033552) (District 5)

Trina Gilliam read the application into the record.

Paulo Jiminez spoke to the application. We would like to do a single-family home. I have split the property already and submitted my paperwork. I have approval for the septic but when I went to zoning, they sent me a letter that I must rezone the property.

There was no public comment.

John Hopengarten inquired as to why he was being made to change the zoning.

Mr. Jiminez responded that right now it is nonconforming, he cannot split it, so he must do the rezoning to do a single-family home.

John Hopengarten commented you're going to do it on the whole lot.

Mr. Jiminez responded "no". He is going to split it.

John Hopengarten asked, "you want to split that lot?"

Mr. Jiminez responded "yes, that lot's already split into 2 parcels. It's a half-acre."

John Hopengarten commented that the appraisal says it a quarter acre.

Mr. Jiminez stated because it's already split.

John Hopengarten commented that he could put 2 houses on it.

Mr. Jiminez responded with no, just one. I already have 1 next door, and I want to split it to do a single-family house.

Jerrad Atkins commented that it looks like it's this lot just to the south.

John Hopengarten inquired of staff, this ¼ acre lot is 10,500 sq. ft. is zoned as RU-1-7 zoning.

Trina Gilliam responded with yes, that's correct.

John Hopengarten continued with for an RU-1-7, can't he build on that without changing it?

Trina Gilliam replied that it is not consistent with the future land use. One of the lots is already developed with a single-family residence and the other one is vacant.

John Hopengarten stated he wants to build on the vacant lot, but the vacant lot is standing on its' own and it's a quarter of an acre. So why can't he build a house on that quarter of an acre?

Trina Gilliam responded because currently it's not consistent, so he must do the rezoning to make the property consistent with the future land use. This is a rezoning.

John Hopengarten stated that it is a rezoning to suit the future land use. And the lot to the south that he also owns was that a change before?

Trina Gilliam responded that it is included in this request. There are 2 tax account numbers, 2800361 and 3033552, and both are included in this request. Each are a quarter acre lot, and the land use is RES 4.

Ana Saunders asked to try and rephrase the question. The future land use is consistent and RU-1-7 zoning, everything around it is RU-1-7. Why is he being asked to rezone the property to RU-1-13?

Trina Gilliam responded because RU-1-7 and RES 4 are not consistent with each other. RU-1-13 is consistent with RES 4.

Ana Saunders stated so the current zoning is not consistent with the underlying land use and for him to build a home he must have a zoning category that is consistent with the RES 4 land use which is RU-1-13.

Trina Gilliam responded with "Yes".

John Hopengarten stated that he now has the reason but...

Motion to recommend approval of Item H.4. by Robert Brothers, seconded by Logan Luse. The motion passed unanimously.

The meeting was adjourned at 4:09 p.m.