

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, September 15, 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); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Robert Brothers (D5); Melissa Jackson (D5); Neal Johnson (D4); Robert Wise (D2); and Eric Michajlowicz (3).

Staff members present were Billy Prasad, Planning & Development Manager, Paul Body, Planner; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE AGENDA

H.6. Vincent Contino Goglia and Sherry Ann Goglia (Thomas Neidert) request a CUP for an accessory structure. (25Z00026) (Tax Account 3008337, 3008071) (District 3)

Mr. Body read the application into the record.

Thomas Neidert spoke to the application. He stated this is a very close family friend of mine and he's elderly and doesn't know how to take care of this sort of business. He bought a piece of property that has a nice dock on it for a boat, but because it doesn't meet the zoning, we can't have power for a boat lift, lighting, or a well pump to wash a boat. We're trying to get power to the dock. That's what we're asking for.

No Public Comment

Mr. Hopengarten inquired if the dock is still in operation.

Mr. Neidert responded yes.

Mr. Hopengarten continued with the graphics that I was provided with show it is missing, and I was looking on the website.

Mr. Neidert responded in 2004 the hurricanes took it out. It was rebuilt after the hurricanes without a permit. Recently we got it permitted and rebuilt in the last two years. So right now, the picture you have isn't the actual Google overlay of what that map is now. Right now, there's a brand-new dock on the property.

Mr. Hopengarten stated the other thing from the aerial that I noticed was that on the owner's property to the northeast, there's some boats stored on it. And on this property, there's some boats.

Mr. Neidert responded the boats now on this property are not stored on the property. They're in the water at the dock.

Mr. Hopengarten stated the aerial just showed me that they were sitting on land, not in the water.

Mr. Neidert stated that was prior. There are two boats in the water right now.

Mr. Hopengarten continued with okay, because there were five boats.

Mr. Neidert stated he didn't know what picture that is.

Mr. Hopengarten responded it was the one from the appraisal district.

Mr. Prasad stated I believe he's talking about the areal that happens to be on the Boulevard County Property Appraiser website currently.

Mr. Neidert stated the property to the south has a boat on a dock and the property to the west has property on a dock. On the west of the property across Holly Street, the guy has two boats.

Mr. Hopengarten stated he's talking about the owner's property.

Mr. Neidert responded his property on Main Street is five acres. He's got boats sitting on there, too. He has an old military boat that he's restoring, but that's inoperable and he's restoring that boat.

Mr. Hopengarten inquired if that was legal on that property.

Mr. Neidert responded yes. It's personal property residence. I mean it's his boat.

Mr. Hopengarten stated he just wanted to be clear. I didn't want to note that he has a business there that's restoring boats.

Mr. Neidert responded it's not storing boats. He's not storing boats.

Mr. Hopengarten replied alright. So, you're just trying to get an electric permit so you can put some davits in the lifts.

Mr. Neidert replied yes, and lighting and a boat. We already have a working well there. I just need power for the pump for a well for fresh water to wash the boat down.

Mr. Hopengarten inquired if these are all power boats.

Mr. Neidert responded yes, 20-foot center console. Very small boat. Nothing crazy.

Motion to recommend approval of item H.6. by Ron Bartcher, seconded by Eric Michajlowicz. Motion passed unanimously.

Mr. Prasad stated if I may, Mr. Chair, can I just clarify that that motion included the waiver to subsection 1 of 62-1943.3 because the dock pre-existed November 17, 2008. Just want to clarify that for the record.

Meeting adjourned at 3:47 p.m.

DRAFT