

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 16, 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); Eric Michajlowicz (D3); Greg Nicklas (D3); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); and Robert Brothers (D5).

Staff members present were Trina Gilliam, Zoning Manager; Paul Body, Planner; Alex Esseesse, Deputy County Attorney; Billy Prasad, Planning and Development Director; Darcie McGee, Natural Resources; Rachel Gerena, Public Works; John Scott, Emergency Management Office; Edward Fontanin, Utility Service Director; Lucas Siegreid, Utility Services; Alice Randall, Operations Support Specialist; and Jordan Sagosz, Operations Support Specialist.

Excerpt of complete agenda

H.3. Thomas Daugherty requests a change of zoning classification from GU to RU-1-11. (25Z00007) (Tax Account 2301907) (District 1)

Trina Gilliam read Item H.3. into the record.

Thomas Daugherty spoke to the application. He stated he wants to put a single-family home there. It's on the corner of Dunbar and they just put four houses on smaller lots than mine.

No Public Comment

Ms. Orriss inquired since it fits the zoning requirements of RU-1-7 and RU-1-9 why are you asking for RU-1-11.

Mr. Daugherty commented he believes it's GU now so you would need 5-acres to build on it. I really don't have a choice if I want the setbacks.

Ms. Orriss responded it says the subject property would also meet the lot size width depth requirements of RU-1-9 and RU-1-7.

Mr. Daugherty replied I believe the 11 is you can build a larger home. But I can always go down because I didn't go out and get building plans until I get it get it approved here.

Ms. Orriss responded that the only thing that she sees is that this approval would be the introduction of a new zoning classification to this area. So just for consistency since it would already fit on the other two zoning models, that may be a question for staff, are we moving to our RU-1-11 or if it can fit on a lesser zoning criterion should we go with that.

Ms. Gilliam responded with as you stated, in the area there is RU-1-9 and RU-1-7 I believe already established. I think there may have been some confusion that with the RU-1-11 it requires an 1,100 square foot house, that he could build smaller than that. As I explained at the Port St John meeting, that's the minimum house size. He must build 1,100 square foot. But the RU-1-9 obviously would allow for 900 square foot minimum and RU-1-7 700 square feet minimum. It's up to him what size

house he ultimately wants to build and pick the appropriate zoning to fit that. But with those other ones you can go up, if you have 700 or 900 you can still build larger than that but that's just a minimum.

Mr. Daugherty stated he would prefer 11 but if I had to go smaller I would.

Ms. Orriss replied she was just saying that in keeping with the characteristic and concurrency with the area it would fall into RU1-9 or RU1-7.

Robert Brothers stated I think you're misunderstanding. That doesn't let you build a bigger house, but the other ones let you build a smaller house with the RU-1-11 the smallest house you can build is 1100 square feet. With the seven it's 700 feet and the nine it's 900 feet. You can go up if it'll fit on your property with your setbacks.

Mr. Daugherty replied sure, let's do that, the 900. Thank you for explaining that.

Motion to recommend approval of Item H.3 with RU-1-9 zoning classification by Erika Orriss, seconded by Robert Brothers. Motion passed unanimously.