

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

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

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Derrick Hughey, Planner; Tim Craven, Planner; Alex Esseeesse, Deputy County Attorney; and Jordan Sagosz, Operations Support Specialist.

H.3. Dick Holdings, LLC (Vaheed Teimouri) requests a CUP (Conditional Use Permit) for a private heliport in AU (Agricultural Residential) zoning classification. (25Z00033) (Tax Account 2317013) (District 2)

Paul Body read the item into the record.

Vaheed Teimouri spoke to the application. He stated we started this project a few years back. We needed to rezone the property, downzone it from BU1 to what it is today in order to be able to get a helipad and we had to build a house, so this becomes an accessory to the property and there's a lot of improvement made to the property. It was an ignored orange grove, and I believe my client since he bought it, has been doing a lot of cleaning, a lot of replanting. Basically, he bought this for recreation and that's what he uses it for. There's a lot of improvements made to the property as well as drainage, he's resurrected the pumps and basically pumps that, as everybody knows Merritt Island is a big issue as far as flooding is concerned there and he's been doing that a lot to basically pump water out when the flooding comes in. He's replanted a lot of trees and basically what he wants to use this for, he has FAA approval already, but he wants to use this for his helicopter that he acquired, and he can't really have a hanger in the airport because of how busy they are and what have you. He's tried that for about 10 years. Basically, what he does, he lands it there. It's for his own use and giving rides to his neighbors and friends and is not a commercial operation at all. It's a brand-new aircraft, is very quiet and meets all the setbacks. It basically is going to go right in the middle of that property. He acquired additional 30 acres in the last two years ago three years ago and that's also zoned agriculture. We had our meeting last Thursday I believe at Merritt Island local agencies. A lot of folks were in support of it and those that they weren't quite familiar with it, they got really..... He's also here in the audience and he can elaborate on operation, how he lands it, what he plans for it, and if any questions that you might have as far as anything related to helipad.

Public Comment

Franklin Bean stated he is in support of this. First off, as far as noise ordinance goes, it's not a turbine. It's not a jet engine. It uses engine very similar to what a Cessna or something uses. It's basically that type of engine. Very quiet and it's new. So, it's meeting more noise ordinances. Another thing that I brought up in the other meeting is because this is an FAA established helipad, medevac, any emergency service would know that the helipad exists. And yes, they can land anywhere where there's flat ground, but if you got a choice, a known helipad would definitely be much safer. So, there's kind of a side benefit. And he's already stated that it's only for personal use. No commercial. There's a lot of hoops you'd have to jump through to be commercial on the FAA side, much less over

here on this side. He's a good citizen and helping with the possible, you know, the trying to avoid some of the flooding on North Merritt Island. I know it's not part of this exact thing, but I'm in support of it.

End Public Comment

Henry Minneboo stated I'm going to ask you a question. To the best of your knowledge, have you ever seen any kind of a helicopter permit for the entire length of Merritt Island from down at the Dragon north to what now is the space center?

Mr. Teimouri replied I have not.

Mr. Minneboo then inquired you have no knowledge of ever seeing one other than Merritt Island International Airport.

Mr. Teimouri replied correct.

Mr. Minneboo responded that's the only place.

Mr. Teimouri stated I believe there is another, I refer to my client. He has more knowledge of that. That's a more appropriate question for him if I can ask him to answer that question.

Mr. Minneboo stated to the best of my knowledge; I probably have as much knowledge of Merritt Island as your friend. But I'm going to tell you this, has never been one. It's disturbing to another side of Merritt Island and it's just really easy. But what happens to this board if we make a massive subdivision change and then there is one there. They were quickly pointed out to us that, hey, you cause that subdivision. I take a beating because I've been there so long. So, I get to hear it all from all those people. And now if we say, "Well, let's just let one helicopter in." Let me assure you, with SpaceX sitting on all over us, they're on both sides of me, I see more Teslas there than at the dealership. That's coming next. And I'm not going to support this at all. I'm disappointed in the HOA. You can say whatever you want about it, but for them, they never support anything and for once they finally supported something and they ought to change their name to the homeowners association to the helicopter organization association because it's just they never support anything. So, I'm massively along with so many people in our neighborhood against it.

Mr. Bartcher stated he had a couple questions. Does the owner have a private pilot's license?

Evan Dick responded yes, I have an ATP pilot's license. But I'm only private pilot for helicopter. I keep my fixed wing in Merritt Island, but I'm very experienced and I understand your concern in that I am very familiar with the homeowners association in North Merritt Island denying everything. I think the reason why they approved this is because it's not like there's going to be a lot of other heliports. I have 50 acres. There's not that many places where you can have 50 acres. You need 1,000 foot by 1,000 foot to be able to get the 500-foot setbacks in the center. So, you have to accumulate a pretty large property. That's why there are no other ones. I believe Brevard County is the only county that has restrictions on helicopters because other counties they just defer to the FAA, which I've had approval for a year and a half now and I have the number. There are actually no laws, like what's the enforcement of landing a helicopter, because the FAA says if you own the property you can land on it. I have been landing on this property for the last year and a half. I fly twice a month, usually on Wednesdays, and none of the neighbors have even noticed because with the size of property I have,

I don't even begin my descent till I'm over my property. I descend; I land in the center of it. Nobody's had any complaints, and everybody kind of likes the idea that this is 50 acres that's not going to be developed because I'm using it privately just for me and my family and my friends and a lot of the neighbors that I'm friendly with to give rides and there's not going to be 50 houses there. I went the other direction of taking something that was zoned non-agriculture and turned it to agriculture and I'm planting trees there. And I just bought another 21 acres and I'm doing the same thing. That had a business plan for residential and I'm making it agricultural. Just planted 500 more mango trees there. I'm happy to answer any questions, but I think people hear the word heliport and they're very much against it, but I'm trying to, like he said, I could have done this at an airport except that I've been trying to build a hangar at either Titusville or Merritt Island Airport for ages because I have certain constraints. It has not gone anywhere. So, I do rent a hanger, an existing hanger in Merritt Island, but there are power lines. I can't get a helicopter safely there and I need to land on a dolly because it's not like you can push your helicopter around. It needs to land on a dolly and pull it in. So, it's just not practical to be there. I have temporary storage for this because I started this process almost 3 years ago and I ordered the helicopter, I thought I would be able to have a place to land it by the time I had approval. I've had temporary storage in Titusville at the USATS ramp, but that was just sold to an Eastern European company and they're putting in light support. They're constructing light support aircraft there. So, I had no place except for outside to keep a helicopter, and brand-new helicopter kept outside becomes less safe because of the saltwater corrosion. I'm happy to answer any specific questions.

Mr. Bartcher stated back to my question, isn't there another requirement besides just a private pilot license to fly that particular helicopter.

Mr. Dick replied yes, I have that.

Mr. Bartcher said the SAR number 7.

Mr. Dick responded absolutely. You're very familiar. That SAR goes away after 200 hours. And I have over 200 hours of helicopter. And about 5,000 hours of other aircraft.

Mr. Bartcher inquired, and you've had more than 50 hours of flight time in the particular model of...

Mr. Dick replied almost all my 200 hours is in that R44. In that type of aircraft. That's why I bought it.

Mr. Bartcher stated you can't fuel it at this site. Where are you going to be doing the fueling?

Mr. Dick responded I definitely cannot, I understand. Titusville and Merritt Island. Usually, Titusville because they have a fuel truck. Merritt Island is a little less reliable, but it'll be one of those two places. I have an account with both.

Mr. Bartcher stated related to your property, it's quite a large property, but I was just thinking what kind of security do you have for the copter itself? Seems like that would be an inviting target for some youngster to say, "I'm going to go try and see if I can fly that."

Mr. Dick replied well, it's going to be stored inside. I've already built the residence, has basically a very tall RV garage, very large RV garage, and the helicopter lands on a trailer. And I already bought the golf cart that will tow it into the hangar. So, everything's already built. That's why this, and I have millions of dollars invested, I was very nervous when people were thinking about denying that. I don't

even know what it really means though to deny it because it's, what is a heliport. It's just something that was written in the county rules and I want to follow all the rules. But I'm not breaking any law to land on my own property.

Mr. Bartcher stated I've heard some concern about it being loud and I did some research on that. It's about 100 DB if you're next to it. But if you're 500 feet away, which is where you normally fly, it's only about 66, which is like an average conversation. I don't think the noise really is a concern.

Mr. Dick responded another thing I've used on this property, my son does motocross and I have a little track for him and the motorcycle is much louder and I haven't heard any complaints, and neighbors both to the south and to the north of me shoot guns.

Ms. Orriss asked staff if there is an acreage that's required in order to have a heliport on your property.

Mr. Dick responded it's a thousand by a thousand minimum if you had everything perfect. I don't know how many acres that is. Your county has a 500-foot setback, so you have to be 500 feet from everything.

Ms. Orriss replied that's what I wanted to know.

Debbie Thomas stated I have no problem with this. Just abide by everything that you said. I think that you have made a point of doing the right thing by the community and making sure that you have enough land to be able to do this. But I just want everybody out here and at home to understand you're going to be taking off and then going straight up and then when you come down, you're going straight down. So, it's not as if you're going to be impacting any existing residents around you.

Mr. Dick responded I won't be flying any lower over those residences than any other helicopter that happens to fly over there. I have been doing this for a year and a half. Nothing's going to change between what I've been doing for the last year and a half. Like I said, there's no rule against, no laws against me landing, but you guys, the county could come up with a law against it. And that's why I'm going through this process.

Ms. Thomas stated Absolutely. No, I think this is a great idea. I don't have any problems with it whatsoever.

Mr. Dick replied and half the people I've given rides to are neighbors of North Merritt Island residents.

Ms. Gilliam stated to answer Miss Erica's question, there is no acreage requirement, but there is a requirement 500 feet from every property line.

Ms. Orriss replied so therefore, we're setting a precedent. If we say, okay, if we say go ahead and build this heliport, we are setting a precedent.

Mr. Dick responded how many other properties have that size footprint.

Ms. Orriss replied they don't, but they don't require that size. Staff just said they don't require the size of property that you have.

Mr. Dick responded I pretty much have what I started this permit with. It's about 20 some acres, is the minimum to have a 1,000 by 1,000. I can't do the math exactly but is around 20 some acres.

Mr. Hopengarten asked are you going to harden the pad. So, to trail it back?

Mr. Dick responded right now, I'm planning to just continue to land on the grass. So, there I'm not even asking to construct anything, but I want to leave that as an option. I'm not hardening it. I'll just pave it, like put a driveway to get to it. I bought a 4x4 golf cart, but it might be nicer to have a smoother path to bring it.

Mr. Hopengarten replied I noticed in your documentation that you were going to put an "H" on it. That's why I was asking if you were going to harden it. Putting it on the grass. It's going to have to be painted.

Mr. Dick responded I have to paint lines every time I land because to land on the dolly, I don't want to be looking down. I want to be looking straight ahead. So, I have a painted line in the grass. But yeah, that is something I'm considering. But obviously, the first step is to get approval to have everything for the county set. And then whether I make it a little 20 by 20 area and then put a driveway in. I'm not sure.

Mr. Hopengarten asked are you going to put any lights out there.

Mr. Dick responded no. If you look at the ordinances, I'm not allowed to land at night. I'm not allowed to fly more than twice a day. I think it's I don't know. I fly twice a month, but somebody spent a lot of time putting in the county a whole list of rules for the heliport, but you're right that there aren't many out there. The other attempt in Merritt Island was Dr. Nyazi, but he lives on a one-acre plot, so he could never satisfy the setbacks. So, he tried to do it without having any setbacks.

Mr. Hopengarten stated I live just north of you. And I always wondered what was in that building there because all I saw was garage doors. That pad is going to be pretty close to Courtenay Boulevard.

Mr. Dick responded it's more than 500 feet away.

Mr. Hopengarten stated not my point. My point is that when you're landing or taking off, you might become a distraction for the drivers. Would you be willing to plant a row of trees between your pad and the road?

Mr. Dick replied I'd be happy to plant whatever you'd suggest. There is requirement of a barrier but we were thinking as we plant more trees like our mango trees, we just planted 500 more, that will become a natural barrier, but if there's any recommendation for me to plant additional trees I'm happy to do so and I'm also happy if you live in North Merritt Island to give you a ride and you can see for yourself.

Mr. Hopengarten stated that was my next question was it said in the application that you give rides to your family and friends. How many friends do you have?

Mr. Dick responded not enough. I'd say I fly a lot of the time solo just to stay current. So, I'm always happy to give rides. I helped the police looking for downed aircraft because I was just flying for currency reasons at twice a month, and they needed help. So, it was fun to do. So, I'm just doing this

for recreation. I'm happy to take people for rides. For this Blue Origin launch, the New Glenn 2, I took seven astronauts who are visiting from out of town and out of the country, just tours to go see the launch pad from the air. And about Courtenay's distraction, I will never go east of where I am because there's restricted airspace along Courtenay. So, everything to the east of Courtenay is restricted and no aircraft aside from NASA's can fly there. So, I'll always be coming from the west and the southwest.

Mr. Hopengarten continued I was just worried about the distraction that a helicopter taking off and landing as the traffic goes by people will tend to look at it. That's why I'm looking for a buffer. Would you be willing to sign a BDP to do that to have to plant a tree barrier buffer?

Mr. Dick responded I guess so. But I've already been planting. Are you familiar with all the trees that have been planted there?

Mr. Hopengarten replied yeah, but there pretty far between.

Mr. Dick responded we need to save space for as they're growing. We've planted the most recent. We did 500 last year and another 500 this year. Those are Valencia mangroves, the Valencia, which are going to grow the fastest and they're going to be 20 foot tall. If you look in the back of Eric Marlo's property, you can see how big those Valencia are going to be in a year or two. To try to get something that's about the fastest growing tree for that area, to try to plant something that's going to be a similar height to that and grow that fast, I don't know. I don't know what I would do, but I'm happy to show you and take any advice. I'm employing the person who planted the orange grove originally, 30 years ago. He's my property manager. He works full-time there, and he's been planting the trees and I'm happy to take your, or his advice on how we can get more growth beforehand, but you'd have to have really high trees, and you don't really want high trees for safety reasons when you're flying a helicopter around. In fact, one of the things I'm doing right now is removing the power line which is costing over \$100,000 just to the power line to that pump. The pump is serving not just my house, it's serving all the houses around me, and I don't want that pump to ever go down, but I also don't want to have power lines there because it's just a distraction. I want trees, but 20 foot or so is about as high as I'd want.

Mr. Hopengarten stated that would be sufficient.

Mr. Dick continued I think what I have there right now, including the stuff that I just planted that might look small, look at the ones that we planted last year and see how much bigger they are. I think it's just going to be a year or two and you're going to see a lot more vegetation between the road and where I will be landing.

Robert Brothers stated you're doing a public service. You're doing everything that we think we can think of to badger you with, you've already thought of and are doing it. You don't have to get this approval, but you're going for it, just to be a nice guy. I don't understand any reticence from this board to not give him approval. Then just like we said, emergency services and the sheriff and they can use your helipad. If there's no helipads in Merritt Island, for goodness sakes, why isn't there?

Mr. Dick added and if the drawbridge were to break, which has happened in the past.

Mr. Brothers continued I think Merritt Island has grown up enough to have a helipad.

Motion to recommend approval of Item H.3. by Debbie Thomas, seconded by John Hopengarten.
Motion passed with a vote of 12:1

Meeting adjourned at 4:27 p.m.