

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, August 18, 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); Greg Nicklas (D3); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Robert Brothers (D5); Melissa Jackson (D5) and Eric Michajlowicz (3).

Staff members present were Trina Gilliam, Zoning Manager; Paul Body, Planner; Alex Esseesse, Deputy County Attorney; and Jordan Sagosz, Operations Support Specialist.

### Excerpt of complete agenda

**H.7. Still Florida Properties LLC (Kelly Delmonico) requests a Small-Scale Comprehensive Plan Amendment (25S.11) to change the Future Land Use Map (FLUM) designation from NC and RES 2 to CC. (25SS00006) (Tax Account 2000338) (District 1)**

**H.8. Still Florida Properties LLC (Kelly Delmonico) requests a zoning classification change from AU to BU-1 and NC. (25Z00019) (Tax Account 2000338) (District 1)**

Trina Gilliam read both item H.7. and H.8. into the record as they are companion applications but will need separate recommendations.

Kelly Delmonico spoke to the applications. She stated their whole goal of today's request is to seek BU-1 zoning. And for the property to have BU-1 zoning, we're looking at a change of the future land use designation. It's a mix of the RES 2 and commercial. And to get the BU-1, we would seek a future land use. This is an extension of the existing community commercial and the BU-1 and BU-2 to the south. The reason we're requesting BU-1 zoning is because the property owner would like to utilize this property to assist small businesses using either flex space or flex warehouse. It's the type of structure where each of the units for those small businesses have a small office and a storefront in the front with a large rollup door and then they have flexible space that they can use for storage or for fabrication. A lot of these users, what they're focused on is builders and contractors. Think AC, plumbing, electrical, cabinet makers, things like that. All of those uses because we want them all to be inside. That's why we're seeking BU-1. We don't need to seek BU-2, which would allow the heavier commercial uses than the outdoor type uses. We met with Commissioner Delaney, this is in her district, after we made the application to make sure there weren't any major concerns to consider. When we were looking at the design of this site, which we're not bringing the design before you today, but we are aware there are some wetlands on the west side of the property. So, our design would be sensitive to that and would push the building and the impervious surfaces to the east closest to US-1. This request is consistent with the comprehensive plan and the land development regulations, and we would really appreciate today a recommendation for approval and are happy to answer any questions.

### No Public Comment

Erica Orriss stated her only question is it says in 2007 there's a Mims small study area and it says that really what we want to do is if this property is developed that you are providing good and services to Mims residents. So, would that be the case?

Ms. Delmonico responded Yes, I would foresee this is where small businesses would set up shop for the residents of this area and maybe other companies who need like satellite locations throughout different parts of the county. There's not a lot of places up in Mims that have this type of use available.

Ms. Orriss stated one of the other things she read was that the board may wish to consider mitigating the potential intrusion of this land use into surrounding residential areas by limiting this to only flex contractors with no outside storage. So maybe a binding development plan.

Ms. Delmonico stated she doesn't believe BU-1 allows for outdoor storage. We wouldn't be opposed to limiting that because that's not what we need to do here. But I think BU-1 protects that unless I'm missing something. We would prefer just a BU-1 zoning that we develop within those constraints because the other thing is that the use that we're proposing there is like 15 different uses. It's not a single category. It's pulling things from different contractors and cabinet makers, and someone could go in there with just an office or something. So, we do like the idea of allowing all the BU-1 uses.

Ms. Orriss stated her question is does BU-1 allow for no outside storage?

Ms. Gilliam responded that is correct.

Jerrad Atkins asked how many units if you don't mind?

Ms. Delmonico responded we're still in the conceptual phases of design because we haven't done the engineering work for the land. But in just a sketch that we had a local engineer work on for us, we had nine. But again, that's not based on engineering standards. These are about 17-1800 square foot units. It would have the rollup door and the office space with a bathroom in it and then it could be used in compliance with the BU-1 zoning.

Eric Michajlowicz stated I'm assuming these are leases. Not purchases.

Ms. Delmonico replied Yes, sir. Correct.

Mr. Michajlowicz asked who maintains the common grounds once you're all leased up?

Ms. Delmonico replied that the property owner who would be leasing out the units would take care of that the whole time.

Mr. Michajlowicz stated you don't rely on the leases.

Ms. Delmonico responded correct. They would just be focused on the inside of their units.

Ms. Gilliam requested that the applicant state they understand that no warehousing will be permitted with this use. It is for flex contractor offices, but no warehousing. We just want to have that on the record.

Ms. Delmonico stated yes, it would have storage as part of the business and their associated uses but warehousing as in you just have it only used for storage. We agreed that that's not an allowed use in the zoning district.

Motion to recommend approval of item H.7. by Erica Orriss, seconded by Ana Saunders. Motion passed unanimously.

Motion to recommend approval of Item H.8. by Robert Brothers, seconded by Debbie Thomas. Motion passed unanimously.

Meeting adjourned at 4:18 p.m.

DRAFT