

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 12, 2026**, 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); Jerrad Atkins (D1); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Erika Orriss (D3); Eric Michajlowicz (D3); Debbie Thomas (D4); Neal Johnson (D4); Robert Brothers (D5); Ana Saunders (D5); and Melissa Jackson (D5).

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

EXCERPT OF COMPLETE MINUTES

H.8. 100 Flug Ave LLC. (Bruce Moia) requests a zoning classification change from BU-1 to RU-2-15. (25Z00050) (Tax Account 2730890) (District 5)

Paul Body read the item into the record.

Bruce Moia spoke to the application. He stated this is kind of interesting. This is the area I grew up in. This is a piece of property that's right on A1A that's never been developed. It's kind of odd for that stretch of property because it's very busy. I believe it's zoned existing commercial and the rest of the surrounding area is zoned multi-family. The plan is to go ahead and rezone it to multi-family zoning and put a triplex on it. Luxury triplex.

Kim Rezanka stated I'm here on behalf of 100 Flug. Also with us is a representative Jamie DeRosa. If you have any questions of him. This is a .29-acre piece of property. As Mr. Moia said, it's not been developed. The idea is to put one triplex on there. What I've provided to you is a larger aerial map, showing that there's lots of multifamily, duplexes, town homes in this area. And, if you look at page three of the staff report, there is RU-2-15 to the south, RU-2-15 to the east, and RU-2-15 to the west. And that is what we're see seeking. It is compatible with community commercial by the FLU table at 62.12-1255. I wanted to give you that overall picture because they don't give you a very large picture in your staff report. I know many of you do go ahead and look. But it's going to be a triplex as shown on the double-sided page provided and it is consistent with what's in the area. So, we're asking for zoning from BU1 to RU-2-15 because multi-family is not allowed in BU1 only single family.

PUBLIC COMMENT

Ann Lamothe stated she is one of the owners of the duplexes that run along the Flug Avenue, and I have a concern about the location of this proposed triplex. Just for the record, did I hear correctly that this is an area that is 0.29? That's a tiny piece of land to put three homes on, whether they're condos or multilevel housing. My concern is not just density, but it's based on some issues that we on Flug have had as homeowners in the past and how this might impact Flug Avenue. The biggest thing is the building specifics as far as allowing for enough parking. How large these units are going to be, how many stories these are going to be, because that's a lot to put on that tiny area. The duplexes that are currently on Flug are on bigger lots, but they are small units. They are 800 square feet, two-bedroom, one bath. They have garages. They have driveways that could accommodate a second car. It's my understanding that the address of these triplexes would be not A1A, but it would be Flug Avenue. And

that brings to mind a few concerns in terms of infrastructure that would support three more units on that street. The biggest one would be sewer concerns. I happen to be an owner that had problems in 2021 regarding how these units are added to Melbourne sewer system. The two units that I have connect with the units that are next to me before going under a set of driveways and finally hooking up with the main Melbourne sewer system. That's one issue. Currently, there's no curbs on Flug and no rainwater sewers to empty rainwater into. And it doesn't take much flood wise, hurricane wise, just a good storm that Flug is underwater with just regular rainwater. The plus factor of Flug Avenue is that it is the entrance way that people can make it through to Riverside Drive and at the end of Flug is basically three schools. There's a lot of traffic on there. You got school buses. The plus factor for new homes going in that area is that because it's on a main circuit way to those schools, we have electricity returned immediately after storms because of the kids. So, it's great if you're in a hurricane and you know that your set of buildings on Flug are going to have their power return quickly. It would be nice to have taken these other considerations. I don't know the structure of these buildings and I think it would be a negative impact considering the size and the plot of that land and how it might impact the area.

END PUBLIC COMMENT

Mr. Moia stated I think kind of like the last item you heard, this is a down zoning. Putting three units on this where this potentially could be a commercial endeavor facility on a corner of a busy street. I think you would see more traffic. You would see potentially existing. You could have a 35-foot existing commercial building put on there. So, changing it to RU-215- would, I think, generate less traffic. All our parking would be required to be on our property because it's multi-family. As far as the sewer, it is county sewer on the beach side, not city sewer. A lot less sewer generated by three units than a large commercial facility. So, I think in all aspects you're going to see this will be a downzoning of the property and a lot less intense use.

Ms. Orriss stated she had a question. She brought up the height and I took a drive by, and I was really thrilled to see it right next to Dunkin Donuts and it's all commercial. So, I think it'd be nice to see a triplex or something right in that area. It's a nice lot, but is there going to be a height, are you going to build them up high or what are you looking at?

Mr. Moia responded to get the size because it is a smaller lot, that we would have to go two, three stories which would be allowed. I think you see that going up and down A1A as it's being developed now, very similar to what Mr. DeRosa is doing on Cocoa Beach, very similar to that.

Mr. Hopengarten asked will there be a garage and what the circular stair is doing? Is that inside the building or outside?

Mr. Moia responded yes there will be a garage. The stair, it looks like it's inside.

Mr. Hopengarten replied I don't know. It looks like it's outside to me. It looks like the low wall is shielding it.

Mr. Moia responded outside.

Mr. Hopengarten stated so, for the resident to get to the third floor, they must go outside or is there an internal? I'm just questioning the architecture.

Mr. Moia replied I'll let Mr. DeRosa come up and talk about architectural. Architectural features don't come up in zoning questions. I'll let him go ahead and answer.

Jamie DeRosa stated my wife, and I do the design. We bought the property. We love that area. We're from Merritt Island, Cocoa Beach area. We do develop some residential. We only do residential. They're small units. They're 2,000 square feet. Really the spiral staircase outside is to get from the third floor to the rooftop. The rooftop's going to have an observation deck and that's so the third floor would have access, exit the balcony and go to the rooftop like an observation deck, watch the SpaceX launch, watch the sunset. Across the street is a natural preserve. It's a park. There's no building there. The county owns it. It's governed by the state. You would have clear views second and third floors of the ocean. They are facing east and west. The potential there is for a family at 2,000 square feet, single car garage does have radius to turn back and have a second vehicle as well.

Mr. Hopengarten replied I'm seeing a spiral staircase on two levels, not just one. That's why I was asking the question. So, you're putting a flat roof on this thing.

Mr. DeRosa responded yes.

Mr. Hopengarten inquired it does have sewer, right? This is sewer. But this will be the high point on that street. It's flowing west.

Mr. Moia responded we couldn't build it on septic, so it must go on sewer.

Mr. Hopengarten continued I understand that. The last speaker stated that they were having sewer issues. I'm not talking about drainage; I'm talking about sewer. It says this would be the high point of that of that sewer system because it runs westwardly.

Mr. Moia responded I can't verify that. It would make sense.

Mr. Hopengarten replied I know, from what she said, I was a little concerned about that. So single car garage.

Mr. Moia responded yes. I just want to say something on just so you know; even if we're at the high point of the sewer, the sewer line in the roadway is an 8-inch main. It should have plenty of capacity.

Mr. Hopengarten asked in that road.

Mr. Moia responded in any road. All mains are 8 in. So, to tie in, I think we would have plenty of capacity if the capacity were the issue. I don't think elevation would be an issue because every manhole must be at least 4 feet deep. So, we could tie in because it would have to end with a manhole if it ran west. Even if we're at the highest point, we'd still be 4 feet in the ground. So, would give us plenty of elevation to get the sewer connection made without a problem.

Mr. Hopengarten stated I was just looking at that because I was wondering if you had any livable space on the first floor.

Mr. DeRosa responded yes, there's a bedroom on the first floor.

Motion to recommend approval of Item H.8. by Debbie Thomas, seconded by Neal Johnson. Motion

passed unanimously.

Meeting adjourned at 6:28 p.m.

DRAFT