

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 13, 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 (D2); Jerrad Atkins (D1); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Neal Johnson (D4); Ana Saunders (D5); and Melissa Jackson (D5).

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

EXCERPT OF COMPLETE MINUTES

H.3. Maricic Family Trust (Kim Rezanka) requests a zoning classification change from AU (Agricultural Residential) and GU (General Use) to EU (Estate Use). (26Z00003) (Tax Account 2511133) (District 2)

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

Kim Rezanka spoke to the application. This is a rezoning of a split parcel of 1.87 acres. Again, I gave you a map just to put it into perspective. The yellow highlighted area is the parcel that has split zoning. Both lots are non-conforming in size for the zoning and we're looking to fix that. The Maricic Trust also owns the homestead to the east of the 0.97 acres that crosses over Indian River Drive. The AU parcel is 1.44 acres. The GU parcel is 0.53. And just for perspective, to the north is the Bonsai Motel. I also placed on here to the south of this property; there are many single-family homes. Not exactly adjacent on US1, but close to it. This is somewhat of a mixed-use area. The future land to the west of US1 is NC and the future land use is somewhat split for the parcel on the east side and that is RES 4 and NC. The zoning of EU for all of it. Yes, it's NC and RES 4 and the rezoning from AU to EU will make this consistent with the future land use and allow it to be a conforming lot. The history of this is that William and Michelle Maricic purchased the house, the homestead in 1995 and then they purchased the other property to be rezoned in 2001. William wishes to build a workshop and the land that they have isn't sufficient. So, we must rezone the EU so we can add just a little bit of land to the homestead so we can build a workshop. And that's really the impetus for it. They didn't really want to rezone it. They wanted to keep it AU. They don't intend to build. They're not they didn't go BU1 or anything like that. They're just trying to make it all consistent and conforming so they can add a little bit of property to configure it, so they can have a workshop. The parcel to be rezoned is non-conforming in size for both zonings. This will create land that can be used for residential purposes and for William's workshop. It's a simpler rezoning than most with a very altruistic purpose. They're only trying to make land conforming so they can add a small little workshop for William.

NO PUBLIC COMMENT

Ms. Rezanka stated it was a little confusing to figure out how to get where they wanted to get. Whether we needed a variance and this was just the simplest and fastest way to do it.

Motion to recommend approval of Item H.3. by Henry Minneboo, seconded by Jerrad Atkins. Motion passed unanimously.

Meeting adjourned at 4:35 p.m.