

## PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 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); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Logan Luse (D4); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Melissa Jackson (D5); and Robert Brothers (D5).

Staff members present were Trina Gilliam, Interim Zoning Manager; Paul Body, Planner; Darcie McGee, Assistant Director, (Natural Resources Management); Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

### Excerpt of complete agenda

#### **Item H.7. The Mohan Family Trust Dated January 25th, 2023, requests a change of zoning classification from RU-1-11 to BU-1-A. (24Z00063) (Tax Account 2426731) (District 2)**

Trina Gilliam read the application into the record. She noted that the requested had gone before MIRA and they had recommended denial, based on their concerns with adequate parking, increased traffic and congestion, and insufficient information provided for the proposed use.

Kamal dai Mohan spoke to the application. Originally purchased the property for her daughter to start a spa business, massage therapist.

Henry Minneboo inquired if that is the Gainer estate.

Ms. Mohan responded I'm not sure. We purchased it after.

Henry Minneboo asked you purchased the house and the property to the west as well.

Ms. Mohan responded no.

Henry Minneboo stated you just purchased the house.

Ms. Mohan replied yes.

Henry Minneboo asked if that is being used now for commercial or something.

Ms. Mohan responded no. Right now, I have it as residential. I think the original owner tried to rezone it to sell it as commercial use, but they didn't move forward with it.

Henry Minneboo commented that the property backs up to the lake.

Ms. Mohan stated she did see something on the survey.

There was no public comment

John Hopengarten asked do you have any knowledge that it was a business before.

Ms. Mohan responded no.

John Hopengarten commented he drives by there often and he thought it was an accounting office.

Ms. Mohan responded no, never.

John Hopengarten asked if her daughter anticipates subleasing.

Ms. Mohan responded no.

John Hopengarten continued that makes in questionable, because a sign was up, and it looked like you were trying to rent it out. Now you're talking about putting your daughter in there and not renting it out. It's a house, but it has a large parking area.

Ms. Mohan responded yes. Originally it was purchased for her and things didn't work out and I did it back to residential. It was going to go into commercial zoning.

John Hopengarten said, "you were going to have it rezoned."

Ms. Mohan replied yes, and then it didn't work out. So, I did it back to residential, so when she's ready to come back I'll have it ready again for her, but this time officially commercial.

John Hopengarten asked what AKM gratitude for prosperity is.

Ms. Mohan said it's the initials of my kids' names. Alex, Anthony, Alena, middle initial is for their father's name, and the last is my last name, Mohan.

Henry Minneboo asked if it has a Mirror Avenue address.

Ms. Mohan responded yes.

Erika Orriss asked about the parking and MIRA's complaint.

Ms. Mohan responded she's hoping to get this property back to her daughter. And it's only going to be her, with her spa.

Erika Orriss asked how many parking spots are there.

Ms. Mohan responded right now there is the garage and 2 in front of the garage.

Erika Orriss asked if she was planning on putting in a parking lot.

Ms. Mohan responded eventually, when that time comes. In the future, yes.

John Hopengarten inquired about the large area to the west. That will accommodate large parking. Just down the street from you is a dog grooming business. And on the corner across from BJ's there's that flag place.

Ms. Mohan replied yes. And on that same street there's another hair stylist spa.

Erika Orriss stated she doesn't personally have a problem with this, but because MIRA had unanimously said no, this is their jurisdiction. They know the area better than I do, so I would have to defer to people who live closer to it.

John Hopengarten commented he couldn't see any rationale behind MIRA's objection. I read their report, I didn't attend their meeting. Their comments were location of adequate parking for future use. They've got plenty. Increased traffic, I didn't see any of that.

Motion to recommend approval of Item H.7. by John Hopengarten, seconded by Erika Orriss. Motion passed 10 to 1.

The meeting was adjourned at 4:09 p.m.

DRAFT