

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 14, 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 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); Melissa Jackson (D5) and Robert Wise (D2).

Staff members present were Trina Gilliam, Zoning Manager; Justin Caron, Assistant County Attorney; Billy Prasad, Planning and Development Director; Jane Hart, Natural Resources; and Alice Randall, Operations Support Specialist.

Excerpt of complete agenda

H.4. TG Rentals of Brevard, LLC (Bruce Moia) requests a Small-Scale Comprehensive Plan Amendment (25S.10) to change the Future Land Use Map (FLUM) designation from RES 15 to CC. (25SS00005) (Tax Account 2409190) (District 1)

H.5. TG Rentals of Brevard, LLC (Bruce Moia) requests a zoning classification change from RVP to BU-2. (25Z00016) (Tax Account 2409190) (District 1)

Trina Gilliam read both item H.4. and H.5. into the record as they are companion applications but will need separate recommendations.

Mr. Moia stated this is a vacant piece of property. it's um vacant piece of property. Not a whole lot really, they want to do a storage facility, storage and RV. Very low intensity. They were considering annexing into Rockledge, but they've been hoping they could go ahead get this done in the county. It's low impact for the area. I think it's an appropriate place for it. So, to do that, we must get a land use change, and we must get a rezoning.

No Public Comment

Mr. Hopengarten asked why storage in this area.

Mr. Moia responded that's a question for Mr. Goodson.

Mr. Minneboo stated his opinion, knowing the area, it's fantastic. That's boat storage. On the way out there all you have is modular homes, RVs, a great location.

Mr. Moia stated he didn't think there were any other in the area and it would be a good place.

Mr. Hopengarten stated he hates storage. I look at it differently. If you make this commercial, under SP 102, you could put quite a few affordable homes on that lot. Like 300. And we have a housing crisis here and I'm on the affordable housing council and I would think it would be a better use than the applicant asking to do outdoor storage plus mini storage. So, you're going to have some mini storage on this. I'm against mini storage in certain areas because it doesn't bring any revenue to the county. There's no employment. No jobs provided on this. It's just a cash register for the owner. And I disagree with it. I don't want Brevard, and I've mentioned this many times when you were on the board, that why are we becoming the storage capital of America. And I compare this with Houston, which has six million people, but they've only got 300 storage facilities, and we have way over that. It just it doesn't make sense to me to keep putting storage on the land when we should be putting

housing on the land. That's why I object to this development. I don't think it's the right use. I would go along with the commercial CC designation, but if they were to change it to housing and not for storage.

Mr. Moia stated he would bring that up to the owner. But he thinks that he's got his heart set on storage. Still, if you develop the property, it's a low impact to the infrastructure with an increased tax revenue on the property because you're taxing it on the value of the property now and you have very little impact. So, to me it's a win.

Ms. Orriss stated it says in determining whether an established residential neighborhood exists blah blah blah.... Under number two it says the proposed use may be considered compatible within the surrounding area if the BU2 uses were limited to just the proposed RV storage in mini storage facility. So, it would just be always that. I don't know if it needs to have a BDP or not. So, I just looked at it differently. I mean just because it only fits.

Mr. Moia replied we did talk about that with staff. We would be willing to do that if that was a request from the board. It also goes with the BU1 as well. I think it's how they usually phrase it, you get all your uses that you're already entitled to, but we can limit it to the storage for the BU2 use. Absolutely.

Motion to recommend approval of Item H.4. with a BDP by Erika Orriss, seconded by Ruth Amato. Motion passed 10 to 1.

Motion to recommend approval of Item H.5. with a BDP limiting the use to RV storage and mini storage, retaining the BU1 uses. Motion passed 10 to 1.

Meeting adjourned at 5:08 p.m.