

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 15, 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 3:30 p.m.

Board members present were Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D2); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Neal Johnson (D4); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Jerrad Atkins (D1); Eric Michajlowicz (3); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Tim Craven, Senior Planner; Alex Esseesse, Deputy County Attorney; Darcie McGee, Natural Resources; and Alice Randall, Operations Support Specialist.

Mark Wadsworth stated that if any Board Member has had any ex-parte communication regarding any application, please disclose now.

EXCERPT OF COMPLETE AGENDA

H.8. DiPrima Construction Corporation and Daniel Carson (Kim Rezanka) request a zoning classification change from RU-1-13 (Single-Family Residential) and RU-2-10 (Medium-Density Multiple-Family Residential) to RU-2-15 (Medium-Density Multiple-Family Residential). (26Z00014) (Tax Accounts 2716291 & 2716290) (District 5)

Tim Craven read item H.8. into the record.

Melissa Jackson recused herself from voting on the application as she lives in the area and received a courtesy notice about this application.

Kim Rezanka spoke to the application. She stated she put the map up to show the property that the home has is Daniel Carson's home. The vacant land is DiPrima Construction's land. The existing home is RU-1-13 zoning. The vacant land is RU-2-10. There's RES-15 underlying both of those. Mr. Carson and DiPrima Construction have merged. They plan to build one condominium complex, single family ownership, and this was the best way to do it. That house will be destroyed. Also, you can see from that picture that most of this is multifamily. Many of them are rentals. A good bit of it is single family owned. The property immediately to the east is a single family. It's a piece of property that has a 1952 home. It's 1,000 square feet. It's a widow's exemption. It's going to be redeveloped at some point, I would imagine. The property to the west has recently been rezoned and site planned to RU-2-15 and has a site plan for eight units. It has not been built yet. This area is mostly medium density residential which is what we're seeking. We're seeking RU-2-10 and RU-1-13 to all RU-2-15. The staff report indicates that this area is predominantly medium density multifamily; that there's RU-2-15. There's RU-2-30 to the south of this property, Palm Bay Colony. Not sure how that happened because it's under RES-15. So, we believe that this is consistent with the character of the area. We do have vacant land. I believe that it has been torn down. It was something else before it was owned by DiPrima. So, with that we would ask that you rezone this to RU-2-15.

NO PUBLIC COMMENT

Ms. Orriss began with I hate doing this to you, Kim, but I love that area. I have a friend who lives on the next street up, Atlantic Street, and they're single-family homes. It's not all multi-family. There are

some quadruplexes and duplexes and whatnot, but there's some very nice homes. Now, we're increasing the density on the barrier island. And furthermore, if we end up putting 17 units going out onto A1A, we're going to need a stop light. It's a mess as it is. We've got all those flashing lights on A1A. I just don't see us increasing the density on the barrier island. Furthermore, once you get from Atlantic, you go over and you're at Holy Name, there's a church there. There are a school and a preschool there. So, by opening it up to RU-2-15, we can have transient occupancy, we can have a lot of things, resort dwellings. I don't think it fits the neighborhood at all, and I don't think we should be increasing density. I don't think we're allowed to increase density on the barrier island. That's what I have to say.

Ms. Rezanka responded with there is comprehensive plan prohibition on increasing the land use but not the zoning. And I have looked at this area. I would say yes, there is single family to the west, but in this area, the only single family adjacent is the one to the east, which is that very old house, which I discussed earlier. But the traffic issue is a non-issue according to the staff report. But that is something that if it does trigger something, then a light would have to go up. But currently, right now, the corridor operates at 55.96% capacity and will increase to 56.24% capacity. So capacity is not an issue on A1A, and I do not believe this is in a coastal high hazard zone. So, there's no prohibition on increasing that density either.

Ms. Orriss continued with I thought according to the comprehensive plan that there was no increasing the density on the barrier island because the other comprehensive plan that didn't go through. So according to SB 180, we're not allowed to do that.

Ms. Gilliam responded that this is not in the area of critical state concern.

Ms. Orriss continued with but anywhere on the barrier island. I don't know. To me, and I've been down there on that road and in that area, I don't like it. So, I know I'll be voting no.

Ms. Amato inquired to build off that, what is the evacuation to get off the island right now? Does staff know that? What is the evacuation time to get off the island and what are the routes and how does this add to that?

Ms. Gilliam responded with I do not have that information.

Ms. Amato continued with I feel without pertinent information like emergency evacuation information, saying that people can safely get off the island prior to a hurricane, I mean it would be questionable for me to decide without knowing that information. I don't think I could do that. I don't think I could support that without it.

Ms. Rezanka responded with if the rest of the board feels strongly about the evacuation route, I'm certainly willing to come back with that information that's available. I don't want to continue, but I don't want a denial either.

Mr. Wadsworth inquired about how many units are being discussed.

Ms. Rezanka responded it could be 17. It will be 15 or less because of the open space requirements when you get to that.

Mr. Wadsworth stated again that we're here for zoning. We don't need to go for plans and engineering and all this. So, even at 17 units what do we get two, three people per unit?

Ms. Rezanka responded it's about seven trips a day per unit.

Mr. Hopengarten asked staff if they got their comp plan approved.

Ms. Gilliam responded with we did not.

Mr. Hopengarten continued with you have not. So, you're still sitting at 18 hours on the evacuation. That's what I recall.

Ms. Gilliam responded with I would have to verify that for you. I wouldn't want to answer it with inaccurate information.

Mr. Hopengarten continued with I understand. When do you anticipate the comp plan being resubmitted to the state?

Ms. Gilliam responded with it will come back to you first.

Mr. Hopengarten continued with so, what do you think? Another month, two months.

Ms. Gilliam responded that we're looking into some options right now, and what path we're going to take on that. So, I don't know right now.

Mr. Hopengarten continued with okay. Because we're getting into hurricane season and I'm just curious.

Motion to recommend approval of item H.8. by Debbie Thomas, seconded by Henry Minneboo. Motion passed with a vote of 7:4 Melissa Jackson recused herself from voting.

DRAFT