

## **PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES**

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

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

### **H.9. Paul & Cheryl Pearson (Steve Totty) request a zoning classification change from RU-1-9 (Single-Family Residential) to RU-2-6 (Low-Density Multiple-Family Residential). (25Z00035) (Tax Account 2611260) (District 4)**

Paul Body read the item into the record.

Paul Pearson spoke to the application. We're looking to go from R1 to R6 to increase the usage of the property. We originally bought the property that was being used that way from the previous owner, which we found out the previous owner has had multiple problems with zoning, health department issues, and which we've all tried to resolve. Steve Totty, the contractor, has been working with staff. He was unable to make it. He had an emergency today. So, I'm standing up for him and I have some knowledge of what he's done and some of what he hasn't done. But I'm able to answer probably a lot of the questions that you may have.

No Public Comment

Mr. Bartcher asked was there a variance requested?

Mr. Pearson responded there have been multiple variances because of the way the property was originally built and then there were additions added on by two previous owners in which the setbacks are short of the original county zoning.

Mr. Bartcher asked staff if there was a variance request to vary from the 30% breezeway corridor.

Mr. Body replied yes there were I think three different variances for setbacks because they're changing them from the single family into multifamily and then being on the river. There's also a breezeway requirement for the 200 feet off the river of 30%. They had a variance that was approved for it, too.

Mr. Bartcher asked staff it's been this way for 19 years; how did they get a building permit for three rental units in an R1 zoning classification?

Mr. Body replied the property was built with permits for garages in the front. They were connected with a breezeway. That was how it was originally done back in the early 2000s. So later the breezeway slowly disappeared through weather and such. The previous owners had changed the garages into living areas for apartments. It's like the gentleman here said, there are multiple issues with code enforcement for doing that.

Mr. Pearson added we've worked with Zach Frame from the health department, and we've already fixed all the issues and then the new septic system that's going in will fix the other issues that were there. They had put in temporary septic systems on the property.

Mr. Bartcher stated sounds to me like we ought to support this new buyer who's taking property that's been creating a lot of problems for us and he's fixing the problems and making it all legal again. I think you know I'm going to recommend approval.

Mr. Pearson added and just so you know the owners around, I've spoken to all of them and they're all in favor of it. So just to give you an indication.

Motion to recommend of Item H.9. by Ron Bartcher, seconded by Jerrad Atkins. Motion passed unanimously.

Meeting adjourned at 4:27 p.m.