

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 13, 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); and Eric Michajlowicz (3).

Staff members present were Billy Prasad, Planning & Development Manager; Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; George Ritchie, Planner; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE AGENDA

H.4. John McLeod requests a change of zoning classification from GU to SR. (25Z00031) (Tax Account 2802679) (District 5)

Ms. Gilliam read the item into the record.

John McLeod spoke to the application. He stated he is going to let his daughter do this.

Stacy Rosborough this all started with wanting to replace a shed that was existing on the property. We found out that we are zoned incorrectly for the past 50 something years. He has less than an acre, I think it's .94 of an acre so they suggested we rezone. There's an existing shed on the property that would then be within the limits. I guess it's not which is all news we're finding out with just to replace the shed. We built the house in '73.

No Public Comment

Mr. Atkins stated he could. And it's probably going to be the same answer. Is there a reason a variance couldn't have covered this one?

Ms. Gilliam responded GU requires 5 acres. At the time that the lot was established, it did not meet the GU requirements. GU at that time required one acre. This property is 0.94 acres. So, it is a substandard lot, not a non-conforming lot of record.

Motion to recommend approval of item H.4. by Jerrad Atkins, seconded by John Hopengarten. Motion passed unanimously.

Meeting adjourned at 3:40 p.m.