

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.5. Sandra Walsh and Terrie Canada (Monica Pritchard) request a zoning classification change from AU (Agricultural Residential) to RR-1 (Rural Residential). (25Z000369) (Tax Account 2005444) (District 1)

Paul Body read the item into the record.

Monica Pritchard spoke to the application. Stated she represents Miss Sandra Walsh and Miss Terry Canada. They would like to go from AU to RR-1. Miss Walsh lives next door, and I know that you've had previous conversation. You just said that Mr. Atkins. Her and her husband own the house next door. Miss Terry and Miss Andrew's mom passed away on the neighboring lot and they inherited that property, and they want to put a flag lot there eventually, but they intend to keep it as family property between the two lots and they would like the ability to possibly develop it in the future, but they have no intention of developing it right now. I think there's currently a septic moratorium. I'm happy to answer any questions, but there's nothing exciting going on there.

No Public Comment

Mr. Hopengarten asked if the existing property that the Walsh's own, are they going to change that one also? Just this one in the middle.

Ms. Pritchard responded no, just this one. They're thinking that maybe eventually, they took care of the mom, so they're thinking that eventually maybe their kids will take care of them. It's wishful thinking. Maybe they can put something back there, their kids can live there, something like that in the future. But like I said, I think there's a septic moratorium. They realize that they may never potentially be able to develop this, but they would like to split it up. Also, I think the sisters intend to financially buy each other out. Miss Walsh intends to keep the back lot. Sister intends to keep the front lot with the house. But they intend to keep between those two lots. It's going to be family property, family owned. That's the intention.

Mr. Hopengarten stated there is an existing house on that property. Correct? Are they planning to put a second house on it?

Ms. Pritchard responded if they developed the back lot, the flag lot, then eventually, yes, if it is possible. But right now, you can't do that. You can't pull the permits for it. There's a septic moratorium and they know that. Miss Walsh intends to keep the back lot. Miss Canada intends to keep the house

in the front and they're going to separate the properties, buy each other out, but it's sisters. And then Miss Walsh and her husband own the property next door.

Mr. Hopengarten stated that just complicated everything.

Ms. Pritchard responded did I make it clear as mud? I'm sorry. Okay, this property is owned by the two sisters. It was inherited and Miss Sandra Walsh and her husband own the property next door. They live next door. So, it's two parcels side by side. This property, Miss Canada intends, I believe, to keep the front house and they would like to put a flag lot in the back and Miss Walsh would like to keep that property and potentially, if possible, develop it one day.

Ms. Amato stated I don't have questions per se, but maybe discussion. There is a septic moratorium in the area. There's also an active investigation with St. John's River Water Management due to wells going dry in the area and drainage in the area is a known problem. And the back part is wetlands. That would be a question.

Ms. Pritchard replied I do not have the answer to that question. I don't know if you're looking to staff.

Ms. Amato responded anybody who might have the question. I thought that it's the staff report mentioned it.

Ms. Gilliam responded the staff report mentions hydric soils may be present. So, any development would require wetland delineation to be submitted.

Ms. Orriss asked to have that repeated.

Ms. Gilliam responded in the staff report in the natural resources section they do note that there may be hydric soils on the property which may be an indication of wetlands. So, prior to any development they would need to submit a wetland delineation report.

Ms. Amato stated I just don't think it's a really good idea to be splitting and rezoning with a bunch of complications in the area already. Not just the wetlands, but the drainage. If anybody's been out there after any of these storms, what receives the water to the east of them is a lot.

Ms. Orriss stated I think the only other thing is that if you're not planning on doing a building immediately then it doesn't really affect you because you can't because of the septic moratorium and you said you aren't planning on building immediately.

Ms. Pritchard responded no, the clients don't intend on building immediately and they may never build.

Ms. Orriss stated so maybe then, when some of these other issues have been addressed, that might be a more appropriate time for us to have this discussion on splitting the lot.

Ms. Pritchard responded I think that to split the lot, the only way that you can split it is to rezone it. And I think that they would like to, it's two sisters. They're going to end up owning the parcels, but they would like to financially buy each other out. Miss Walsh would like the back end. Miss Canada would take the house. So, the only way that they can accomplish that instead of just mutually owning the whole property together is by rezoning.

Motion to recommend denial of Item H.5. by Ruth Amato, seconded by Erika Orriss. The motion failed.

Motion to recommend approval of Item H.5 by Debbie Thomas, seconded by Robert Brothers. The motion passed by a vote of 11:2.

Meeting adjourned at 4:27 p.m.