

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 12, 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 3:00 p.m.

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

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

EXCERPT OF COMPLETE MINUTES

H.12. Beverly Jean Richardson (Angel Myers) requests a zoning classification change from RU-1-9 to RU-2-4. (25Z00055) (Tax Account 2103811) (District 1)

Paul Body read the item into the record.

Angel Myers spoke to the application. She is a realtor at LPT Realty, and here today representing Miss Beverly Jean Richardson with her authorization. We are here to request that the two homes on the property that were originally built in 1959 be rezoned so they can be legitimized for the sale or purchase. We were under contract back in October with a closing date of October 13th and was notified by the buyer's lender that there was a zoning issue. Everything had to come to an immediate halt. We reached out to the planning and zoning department where we had the pleasure of meeting Mr. Paul Body, and I would like to give him kudos because with his guidance he has been very instrumental in navigating us through this process. On November 14th, we did a conference call with everybody, the seller, the buyer, the two realtors, the lender, all with Commissioner Delaney. She heard what the zoning issue was, but we must go through protocols. So, we are here today because you are the recommendation board, and if everything gets approved, then we still must go through the county commissioners, and they give the final say. Everyone is on board, the buyer, the seller, the realtors, everybody. And the buyer of course wanting to close in October but is still holding out with the hopes that we can get this zoning issue rectified.

NO PUBLIC COMMENT

Ms. Amato stated when I was looking at the maps, this RU-2-4, that's a new zoning into this area, and if I have it right, does this include allowing resort dwellings? Because this is in a neighborhood that concerns me.

Mr. Body responded RU-2-4 does permit resort dwellings, which is short-term rental under 90 days in a row. There is some multi-family that is to the west. I think we pointed out and to the east. RU-2-4. Then there's RU-2-10 and RU-2-30 on the east side of Harry Moore Avenue.

Ms. Amato replied Harry T Moore Avenue is a main thoroughfare into that area where this is off into the neighborhood. And where US1 also has commercial. That is a major road through there. So, it's a little bit different. I was just concerned about resort dwellings being allowed to go in there and introducing that.

Mr. Body responded yes, it is a permitted use in the RU-2-4, the short-term rental dwelling.

Ms. Amato inquired if it is possible, if they agreed, to restrict it to no resort dwellings? That would be my recommendation just to make sure that it stays residential because it is a residential neighborhood.

Mr. Body responded you can always make that request. It's up to the county commission then again.

Mr. Esseeesse added you do have a first and a second. There is a motion on the floor right now. So, they'd have to amend that. But yes.

Ms. Myers stated this is going to be as a personal residence. She's the buyer, so she's okay.

Motion to recommend approval of Item H.12., not allowing resort dwellings by Robert Brothers, seconded by Erika Orriss. Motion passed unanimously.

Meeting adjourned at 6:28 p.m.

DRAFT