

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 16, 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 (D2); 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); Ana Saunders (D5); Robert Brothers (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Billy Prasad, Planning and Development Director; Derrick Hughey, Planner; Jane Hart, Natural Resources Management; Peter Nguyen, Public Works; Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.2. AMBEWITH, LLC. requests a zoning classification change from AU (Agricultural Residential) to RU-1-11 (Single Family Residential). (25Z00063) (Tax Accounts 2411077, 2411074) (District 1)

Trina Gilliam read item H.2. into the record. She stated "I want to make a correction to our staff report. We say that they would not be able to realize three properties without three splits without a variance. However, when we looked at that again, there's a particular configuration of the existing site where they can get three lots without doing a variance."

Everett Rolle stated he has a parcel that is .945 of an acre and right now it's zoned AU for agricultural uses only. But under that definition, it requires it to be 2 acres or more for what I want to do. So, I'd like to change the zoning on it to RU-1-11, which will allow me to put single-family homes on it. When I made the application, I was told that there were a few outstanding issues that I needed to address with it. One was that I first had to combine the properties, do a replatting and submitting them to the county and combine it to make it one property. Then to get it rezoned for the RU-1-11, I was told I'd have to show how it was going to be subdivided and to have civil engineering drawings to show the entrances to the properties. This is my first time in front of a zoning meeting, so I don't have the utilities like some of your other folks have had here this afternoon. The property faces West Railroad Avenue here.

Ms. Gilliam stated that he has two properties that would be off Railroad Avenue. He can do this southern piece and ingress/egress off Railroad. And then this northern piece to the top corner here, he can have an entrance either off Railroad or Rolle Place. And then obviously the one to the west would have an entrance off Rolle Avenue as well.

Mr. Rolle continued they wanted me to also address the driveways, to get civil engineering for the driveways. And I have it here. This shows the driveways to the individual lots. The dimensions of it. They're more clearly defined on the larger drawings that I have there. It's hard to get the surveyors to come out in a timely fashion. And I really thank God they were able to get it for me.

Mr. Hopengarten asked if there was sewer in that area.

Mr. Rolle responded no, sir.

Mr. Hopengarten then asked if he wanted to use septic.

Mr. Rolle responded yes, sir.

Mr. Hopengarten asked if he knew there is a moratorium on septic in that area.

Mr. Rolle stated he wasn't told that.

Mr. Hopengarten continued new construction there's a moratorium because of the Indian River. You might want to check that just to make sure. This was recent within the last eight months I think that they did that.

Mr. Esseesse responded staff included the Indian River Lagoon septic overlay map in the GIS map packet that's part of the agenda item, and it doesn't appear to be included in that area. Now, obviously, when he comes in for building permits, he can go through that process, but at least at this point, it doesn't look like his property falls within that area.

Mr. Hopengarten stated he just wanted to give him a heads up that might be an issue for him. And you have plenty of land to do a third of an acre for each of the houses, which is what's needed for septic. But I just wanted to make you aware that there is a moratorium and it may include your site, or it may not.

Mr. Rolle stated he would take that under advisement.

Motion to recommend approval of Item H.2. by Jerrad Atkins, seconded by Neal Johnson. Motion passed unanimously.