

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.1. Housing Authority of Brevard County (Michael Bean) requests a CUP for mitigating a non-conforming use, in RU-2-30 zoning classification. (25Z00022) (Tax Account 2702810) (District 5)

Ms. Gilliam read the item into the record.

Steve Monroe spoke to the application. He stated he is the president of Monroe Engineering and is here to represent the housing authority. I'm the engineer of record for this project. This project is located at the northwest corner of Aurora Road and Merrywood Road. It's about a quarter mile to the east of where John Rhodes ties in. The site is owned by the housing authority. It's been home to about 50 units since 1966. It's about 59 years they've had this property. The housing authority needs a maintenance building to help maintain this 12-acre site. They're proposing about a 4,000 square foot building, with three offices and no more than about eight employees. The site will provide on-site parking, storm water, and a perimeter six-foot security fence. Landscape will be per the current code. Water and sewer utilities will be provided by city of Melbourne. It's my understanding from the staff report that approval of this application for conditional use will help take care of two items. One of them is between the zoning and RU-2-30 and the future land use as a RES 4. Also, it will allow our project to move forward. So, with that said, I'd be happy to answer any questions you might have.

No Public Comment

Mr. Hopengarten stated I noticed in your site plan you're putting in a new driveway to the north.

Mr. Monroe responded that's correct. We're going to tie into the existing community center there. We'll utilize one existing driveway that's for the community center and we'll provide a new driveway. Basically, like a circle drive to come in and out.

Mr. Hopengarten inquired how many trees are you going to cut down.

Mr. Monroe responded right now approximately four. Two of them we could probably work around to save. So possibly two. They're in the building footprint. There's a third one there just to the east of the building that might be questionable just because of storm hazard conditions. That one we may not be able to keep either.

Mr. Hopengarten commented it depends on how rough the contractors are.

Mr. Monroe stated we will provide a landscape plan according to the current code. Provide the required number of trees as well as the type B Buffer along Merrywood Road.

Mr. Hopengarten asked what Mike's going to store in there. He's not going to put any big tractors in there.

Mr. Monroe responded he's going to use it as a maintenance facility. Typically, anything that's used, these units are 66 years old, so they're constantly needing repair. Also, lawn maintenance equipment, and that sort of thing. So, it's going to be used as a standard maintenance building.

Motion to recommend approval of item H.1. by John Hopengarten, seconded by Melissa Jackson. Motion passed unanimously.

Meeting adjourned at 3:40 p.m.

DRAFT