

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 Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.9. Eric D. & Pamela S. Martin Trust (Landon Scheer) requests a zoning classification change from BU-1 to BU-1 and BU-2. (25Z00051) (Tax Account 2318710) (District 2)

Paul Body read the item into the record.

Landon Scheer this project went to the Merritt Island Board, and it was approved unanimously. There are two components to this project. Main use of the building is a personal hobby shop by the owner. It's his retirement project. It's going to be essentially his man cave. And then the second portion of this project is we are asking to rezone to BU-2. He wants to provide RV and boat parking spaces on the eastern half of the project. We're matching the zoning line of the property just to the north of us. The western half is zoned BU1, and the eastern half is also BU2. So, we are just matching the zoning to the property to the north of us consistent with the area. There is RV and boat parking in the corridor. We're not asking for anything that hasn't been done in the area. We will be required to provide a type "A" buffer on the east and the south side, as well as a type "B" buffer along Courtenay Parkway. The owner is going to do motion sensor dimmable lighting. The idea is most of the time lights are low to keep the lighting in the area adjacent to the properties to the east and south of us down. Should someone be on the property that's not supposed to be there after hours, the lights flip on so the camera can catch them, but then they return to the dimmable lighting. A gated in fence from the right-of-way. The main structure isn't going to be utilized by the public. There's no retail or sales or any use out of the main structure. Extremely low traffic generator, so not really concerned for traffic to bring additional trips into the area, but the owner is hoping to rezone the eastern half to BU2 for the eight RV and boat parking spaces to ultimately offset development costs for his structure.

NO PUBLIC COMMENT

Mr. Johnson asked do you know how many spaces he's going to have.

Mr. Scheer responded there's going to be eight RV and eight boat.

Mr. Johnson continued with any electric, any utilities going to be provided or just dry storage. And covered or not covered.

Mr. Scheer responded just dry storage and not covered.

Mr. Minneboo asked you're just matching the parcel to the north, and you abut it.

Mr. Scheer responded yes. We share a property line.

Motion to recommend approval of Item H.9. by Ron Bartcher, seconded by Erika Orriss. Motion passed unanimously.

Meeting adjourned at 6:28 p.m.

DRAFT