

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.1. Laughing Clown LLC requests a Small-Scale Comprehensive Plan Amendment (25S.15), to change the Future Land Use designation from RES-2 to CC. (25SS00009) (Tax Account 2806925) (District 5)

H.2. Laughing Clown LLC requests a zoning classification change from RP to BU-1-A. (25Z00028) (Tax Account 2806925) (District 5)

Trina Gilliam read both item H.1. and H.2. into the record as they are companion applications but will need separate recommendations.

Clayton Bennett spoke to the application. We're here with two applications. One is for the comprehensive plan to change the comp plan as well as a rezoning. This is a developed piece of property that has previously been used for a dentist office. It's professional office and the applicant would like to use it for general retail. This is on Minten Road, which is an arterial roadway. Access is currently off Minten Road into the parking lot, so there would be no traffic pushed into the community and to the west. There was a letter that we received of objection, and I think part of that was on the traffic. Again, this is accessed off Minten Road so there would be no additional trips towards the west into the community. It's an existing development and they intend to comply with the county noise ordinance and lighting ordinance. We're not asking for any deviations from the county ordinances. If there are any specific questions I'd be glad to answer them.

NO PUBLIC COMMENT

Motion to recommend approval of Item H.1. by Jerrad Atkins, seconded by Erika Orriss. Motion passed unanimously.

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

Meeting adjourned at 6:28 p.m.