

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 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 (D1); Jerrad Atkins (D1); John Hopengarten (D1); Ron Bartcher (D2); Robert Wise (D2); Erika Orriss (D3); Debbie Thomas (D4); Ana Saunders (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Billy Prasad, Planning and Development Director; Paul Body, Planner; Jane Hart, Natural Resources Management; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.2. Princeton Technology, LLC requests a zoning classification change from BU-1 (General Retail Commercial) with a CUP (Conditional Use Permit) to BU-1 (General Retail Commercial) with a CUP (Conditional Use Permit) for Alcoholic Beverages for On-Premises Consumption. (25Z00044) (Tax Account 2104653) (District 1)

Paul Body read item H.2. into the record.

Dr. Sachin Shenoy spoke to the application. I rented this restaurant about two and a half almost three years ago. It is in Mims, and it was a functioning restaurant for 40 years. It had 75 seats. We opened it as a restaurant with beer and wine license. It was unsuccessful for the most part. So, we closed it down and I do own a full liquor license that I can bring there or I can buy one. We want to open a bar there and it's just 4COP. It could go to QUOTA because I could bring a QUOTA license there and we've already talked to DBPRS about transferring the full QUOTA license there. We want to serve food. It's not that we want to have only a liquor store there. It'll be food and a 4COP. In my current place where the license resides, I don't do QUOTA. I don't sell by the bottle. I don't sell to go. It's just a bar. I might move that bar over there or buy a new license for this place. The seating is 50. Now per their rules, you have to have 120 seats to have a 4COP and we cannot do that. Our restrictions are primarily space, a little parking and maybe a little septic tank issues. It's not my property. I still have a few years on it, and I just want to see if I can make it into a bar and see if that works because that allows us to plan for the future if that concept is viable in Mims or not. So, all I need is to zone it for a 4COP or a QUOTA license with a restaurant. I'm not sure how it is zoned. The process is very convoluted, and we got lost along the way. But that's my intention.

NO PUBLIC COMMENT

Jerrad Atkins stated he knows that this building has been multiple restaurants over the years, and I know that you guys are trying to make something out of it too. And I'm not against this at all. I would support this. My question is, is there something that can go along with the CUP that stays with that business as opposed to that property in case they decide to relocate, that doesn't hang on to that piece of property? Is that a thing? I've asked around in a hypothetical way and I haven't got an answer.

Trina Gilliam responded Yes. The board can add a condition to the conditional use permit that if this business goes out of business the conditional use would be voided out.

Mr. Atkins asked the applicant if they would be opposed to that.

Mr. Shenoy responded he would not be opposed to that because it protects his investment and if someone wants to do it again they're welcome to go through all the hoops he's gone through and come over here and explain it to you all over again. I'd be happy to do that. Yeah, it would make me very happy. In fact, that might be a strong point for me to renew my lease if it works out. And if I fail, then I walk away. That's business.

There was discussion on how to word the condition to the CUP pertaining to who the CUP would be assigned to if it were recommended for approval.

Billy Prasad stated I think we may have an issue with just the language proposed. I think there's an alternative possible because if you say the condition is that it would be revoked, there's a statutory and code process to this, it would be effectively a rezoning. So, we wouldn't be able to do that. But what you could say is that this CUP, which allows them to do liquor, beer, and wine would only apply to a restaurant operated by this gentleman. And therefore, the CUP would still be on the property after that, but they would be violating the zoning to use it for any restaurant that's not operated by him. So that's one proposal. We can still think about other ways to do it, but I'm just trying to stay away from the idea that the CUP automatically gets revoked somehow because I don't think you can do that.

Mr. Minneboo stated CUPs are just touchy subjects and everybody on Merritt Island's got one whether they got a liquor store or not. I just have some reservations on the continuation because you don't know.

Mr. Prasad stated that he would also point out that most CUPs that we do now are administrative approvals associated with a restaurant. If you look at the code, you must automatically reapply for a new one. Because those can be administratively removed just like they're administratively approved. So, those automatically go away when there's a change of management. They must apply for a new one. But because this is going through the rezoning process with the board; that's where my concern comes in about saying that it's somehow revoked.

Mr. Minneboo responded it's still tricky.

Mr. Prasad stated it very much is. If this board recommended that we would really look at it before it goes to the board of county commissioners to see what the best way might be to implement it.

Motion to recommend approval of Item H.2. by Ron Bartcher, seconded by Jerrad Atkins on condition that the CUP is available only to the restaurant operated by C&S Restaurants, Inc. Motion passed unanimously.

Meeting adjourned at 3:31 p.m.