

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, April 13, 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); Neal Johnson (D4); Ana Saunders (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Paul Body, Planner; Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.2. JEJ Ventures, LLC. requests a zoning classification change from IU (Light Industrial) to BU-2 (Retail, Warehousing and Wholesale Commercial). (26Z00002) (Tax Accounts 2317469 and 2317470) (District 1)

Trina Gilliam read item H.2. into the record.

John Platt spoke to the application. Our final plans are we want to go to BU-2 because we want to put up a hardware store along US1 with all the growth and the houses going in the back of that industrial site that we have now. But immediate use is we would like to turn it into a parking lot for a boat and RV storage facility to generate some extra income while we work on putting the new hardware store on across US1. Atlantic Wire and Rigging work out of 330 Williams Point Boulevard as well as JPR Motorsports and we'd like to move both the companies from being on Williams Point Boulevard to having US1 front access.

NO PUBLIC COMMENT

Jerrad Atkins asked do you have any idea how long you expect timewise between turning it into a storage facility and then turning it into a hardware store?

Mr. Platt responded that it all depends on once we get everything up and running what the final cost of the hardware store is going to be. I have got one quote on doing that, but it also depends on some work we're doing at Atlantic Wire on contracts coming in versus contracts going out. I am hoping within 3 years, but I don't know if that is 100% accurate. I'd like to get the RV storage up and running now to help generate and get some things going, but my goal is to have the RV storage parking lot in the back two parcels and have the hardware store and Atlantic Wire with JPR in the front parcel within three years.

Mr. Atkins inquired if the long-term plan is to keep some storage on the back section.

Mr. Platt stated it also depends on how large Atlantic Wire and JPR gets within the next three years of being on US 1 front property versus being on a side street that no one knows that we're back there. We are a defense contractor for Lockheed Martin in the aerospace industries of things that we do. So, it all really depends on what they decide they need from us, it is going to decide how big of a facility we put together. We've been back where we are now for a little over almost 30 years. And we have now outgrown that facility and I've rented some bays onto the east side of us. And I'd like to put everything underneath one warehouse system. And the reason for going through BU-2 is that light

industrial would be fine, but I've been told if I want to put anything outside of the four walls of what we put up, it must go to BU-2 instead of light industrial. If I'm going to do that, I might as well put RV and boat storage with all the houses going around us. They're putting up between 600 and 800 houses right outside of our industrial park that we have now. And with way things are, they're going to need to have some storage areas for themselves as well.

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

Meeting adjourned at 4:35 p.m.

DRAFT