

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 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); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Neal Johnson (D4); Ana Saunders (D5); Erika Orriss (D3); Jerrad Atkins (D1); Eric Michajlowicz (3); Greg Nicklas (D-3); Robert Brothers (D5) and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Tim Craven, Senior Planner; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

Mark Wadsworth stated that if any Board Member has had any ex-parte communication regarding any application, please disclose now.

EXCERPT OF COMPLETE AGENDA

H.12 ABRS LLC (Landon Scheer) requests a zoning classification change from BU-1 (General Retail Commercial) to BU-2 (Retail, Warehousing, and Wholesale Commercial) (26Z00024) (Tax Account 3033535) (District 2)

Paul Body read item H.12 into the record.

Landon Scheer spoke to the application. He stated this is a unique request. The owner is proposing mini storage, and a site plan application has been submitted. BU-1 allows mini storage and metal buildings. However, the county code does not allow mini storage as a metal building in BU-1. For my client to develop this parcel as mini storage and use a metal building, we need to rezone the parcel to BU-2 where metal building is allowed for a mini storage building. They are the classic rollup up door storage buildings, 8 feet tall, and will not face Courtenay Parkway. They're not climate controlled and have no utilities (water or sewer). It's permitted in the current zone, but the construction material type is not.

PUBLIC COMMENT

Mary Hillberg stated she is on the North Merritt Island Dependent Special District Board and has concerns with the metal buildings and water retention pond. The board requested he do a BDP to restrict his uses to only the BU-1 and the metal buildings he is asking for, rather than BU-2.

END PUBLIC COMMENT

Mr. Atkins inquired whether there is a difference between going from BU-1 to BU-2 and then bringing it back to only allow one use or doing a CUP when it's already BU-1.

Mr. Esseeesse stated CUPs have specified uses that are allowed under zoning classifications that would require going through a public hearing process and it's limited in what the uses can be. This is not an allowable use in BU-1 even with a CUP.

Mr. Hopengarten asked about access going north on Courtenay.

Mr. Scheer responded with there's an access easement that was given to us by the property owner to

the north. If the convenience store isn't there by the time it's needed we will have to build that driveway. The easement is in place. It's been recorded and has an ORB and page.

Mr. Hopengarten stated he doesn't like public storage units as they do not generate any jobs and they're an eyesore. He doesn't believe they are compatible with the surrounding residential.

Mr. Scheer restated that the use is allowed in the BU-1 it's just the building material type that is not. They're only 8 feet tall with an extensive type "B" buffer that's required along Courtenay.

Ms. Saunders inquired if a variance would be possible. It's an approved use, just the material is not allowed.

Mr. Scheer responded that it had been discussed but was not an avenue that could be pursued. And it's literally just the material type that's not permitted.

Mr. Bartcher asked if the applicant would be will to consider a BDP that would restrict the use to only mini storage in the BU-2.

Motion to recommend approval of item H.12 with a BDP for all BU-1 and limiting BU-2 to mini storage only, by Ron Bartcher, seconded by Eric Michajlowicz. Motion passed by a vote of 12:1.

Meeting adjourned at 5:21 p.m.

DRAFT