

Brevard County Board of County Commissioners

*Brevard County Government Center
2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida*



Minutes

Monday, January 12, 2026

3:00 PM

Commission Room

Call To Order: 3:00 p.m.

Approval of Minutes: November 17, 2025

H. Public Hearings

- 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)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

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

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.3.** Strada Development, LLC. (Kim Rezanka) requests a zoning classification change from AU and RR-1 to SR with a BDP. (25Z00039) (Tax Accounts 2316605, 2316606, 2316607, 2316617) (District 2)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[School Concurrency](#)
[Maronda BDP](#)
[GIS Maps](#)

- H.4.** 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, accessory to a restaurant. (25Z00044) (Tax Account 2104653) (District 1)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[Internal Seating Diagram](#)
[GIS Maps](#)

- H.5.** C. Steven Douglas requests a zoning classification change from TR-2 with a BDP to AGR with removal of existing BDP. (25Z00047) (Tax Account 3006469) (District 3)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Existing BDP](#)
[GIS Maps](#)

- H.6.** Clinton Smith and Kimberly Smith request a zoning classification change from RU-1-7 to SR. (25Z00048) (Tax Account 3010597) (District 3)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.7.** Lazy River Investments LLC requests a zoning classification change from RU-1-13 to AU(L). (25Z00049) (Tax Account 3008729) (District 3)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey and Proposed Lots](#)
[School Concurrency](#)
[20Z00030 Resolution 21-032](#)
[GIS Maps](#)

- H.8.** 100 Flug Ave LLC. (Bruce Moia) requests a zoning classification change from BU-1 to RU-2-15. (25Z00050) (Tax Account 2730890) (District 5)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[Environmental Report](#)
[GIS Maps](#)

- 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)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[Rezoning Exhibit \(2\).pdf](#)
[GIS Maps](#)

- H.10.** Blair Foster (Foster Family Living Trust) requests a zoning classification change from GU to SR. (25Z00053) (Tax Account 2802682) (District 5)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Survey](#)
[GIS Maps](#)

- H.11.** Merritt Bidco SPV, LLC (Kim Rezanka) requests a zoning classification change from AU with a BSP to RU-2-15 and RU-2-30 with removal of BSP. (25Z00054) (Tax Account 2412106) (District 2)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[Concept Plan](#)
[Existing BSP](#)
[MIRA Comments](#)
[School Concurrency](#)
[MIRA Recommendation](#)
[Survey](#)
[GIS Maps](#)

H.12. Beverly Jean Richardson (Angel Myers) requests a zoning classification change from RU-1-9 to RU-2-4. (25Z00055) (Tax Account 2103811) (District 1)

Attachments: [Administrative Policies of the Future Land Use Element](#)
[Staff Comments](#)
[GIS Maps](#)
[25Z00055 Letter of Intent.pdf](#)

Public Comment

Adjournment

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations or an interpreter to participate in the proceedings, please notify the Planning and Development Department no later than 48 hours prior to the meeting at (321) 633-2069.

Assisted listening system receivers are available for the hearing impaired and can be obtained from SCGTV staff at the meeting. We respectfully request that ALL ELECTRONIC ITEMS and CELL PHONE REMAIN OFF while the Planning and Zoning Board is in session. Thank You.

This meeting will be broadcast live on Space Coast Government Television (SCGTV) on Spectrum Cable Channel 499, Comcast (North Brevard) Cable Channel 51, and Comcast (South Brevard) Cable Channel 13 and AT&T U-verse Channel 99. SCGTV will also replay this meeting during the coming month on its 24-hour video server nights, weekends, and holidays. Check the SCGTV website for daily program updates at <http://www.brevardfl.gov>. The Agenda may be viewed at: <http://www.brevardfl.gov/Board Meetings>

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