

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, September 15, 2025**, 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); Ana Saunders (D5); Erika Orriss (D3); Debbie Thomas (D4); Ron Bartcher (D2); Ruth Amato (D1); John Hopengarten (D1); Jerrad Atkins (D1); Robert Brothers (D5); Melissa Jackson (D5); Neal Johnson (D4); Robert Wise (D2); and Eric Michajlowicz (3).

Staff members present were Billy Prasad, Planning & Development Manager, Paul Body, Planner; Alex Esseeesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE AGENDA

H.7. The Viera Company (Jose Pazmino) requests a CUP for on-premises alcoholic beverage consumption. (25Z00032) (Tax Account part of 2631510) (District 4)

Mr. Body read the application into the record.

Jose Pazmino spoke to the application. He stated we submitted a CUP for on premise consumption of alcoholic beverages. This is associated with a CUP we pursued around this time last year for an amusement entertainment use. It's the Top Golf in Vieira that will be sandwiched between east of the Avenues, west of I-95.

No Public Comment

Mr. Minneboo asked do you on these CUPs, because everybody in Vieira has a CUP. Everybody. Do you get approval from the DUDU? Do they have to sort of bless what you're doing?

Mr. Pazmino replied that the property owner is a VR company. So, to submit any zoning application you need either a government approval form or approval from them to submit the applications.

Mr. Minneboo asked will they ever, being there's so many will they finally just say hey there's 25 of these in here I don't know if we need many more I wonder.

Mr. Pazmino stated that's a great question unfortunately I don't represent the company I represent the tenant.

Mr. Minneboo continued with most of them don't know this, but we thought we passed one 1 time, the CUP for a mom-and-pop operation, it was Total Wine. So, we thought it was just two older people want a CUP, but it's that big organization. So, everybody now has one. I was curious how that operates.

Mr. Johnson inquired if this is typical of the Top Golf places around the country, that they have the alcohol permit. Is that correct?

Mr. Pazmino responded yes, this is something unique to Florida and just adjacent to the use for you to be able to serve alcohol. We coordinated this with the county, it was required because of the use. But to answer your question, the 11 existing venues in Florida do have this.

Mr. Hopengarten stated I've been to the one in Pompano and the one in Orlando. They're nice facilities.

Mr. Pazmino stated I grew up in Brevard County and I wish this would have happened 10 years ago.

Motion to recommend approval of item H.7. by John Hopengarten, seconded by Debbie Thomas. Motion passed unanimously.

Meeting adjourned at 3:47 p.m.