

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 18, 2024**, 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 Henry Minneboo, Vice-Chair (D1); Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Erika Orriss (D3); Mark Wadsworth, Chair (D4); Ana Saunders (D5); Debbie Thomas (D4); Melissa Jackson (D5); and Robert Brothers (D5).

Staff members present were Tad Calkins, Director (Planning and Development); Alex Esseeesse, Deputy County Attorney; Jeffrey Ball, Zoning Manager; Trina Gilliam, Planner; Derrick Hughey, Planner; Sandra Collins, Planner; and Alice Webber, Operations Support Specialist.

Excerpt of complete agenda.

Item H.12. The Viera Company (Jose Pazmino) requests a CUP for Commercial Entertainment and Amusement Enterprises. (24Z00047) (Tax Account 2631510, portion of) (District 4)

Item H.13. The Viera Company (Hassan Kamal) requests ADS for the Central Viera PUD, Parcel 3A. (24PUD00005) (Tax Account 2631510, portion of) (District 4)

Jeffrey Ball read companion items H.12. and H.13. into the record. The ADS would allow for waiver of 3 items. Number 1 is the lighting standards that we have about having cutoff fixtures, 2 is how we calculate the signage on the building, and the 3rd would be the allowance of the fence. The netting is considered a fence. So, with that there are some conditions that the board should consider. The board may consider including a condition that the applicant must demonstrate during the site plan that the process and provide applicable permits prior to approval that the lighting configuration does not adversely affect conditions for traffic traveling along I-95. The applicant shall meet all local, state and federal regulations regarding lighting unless expressly waived. The companion CUP is the conditional use permit to allow for the use of the property. Under the PUD, entertainment facilities such as this require a CUP. So, with that there is a site plan that's included in your packet for that use. You may entertain conditions that address offsite impacts such as lighting and any other possible impacts that you may determine that need to be addressed.

Jose Pazmino, on behalf of the applicant, explained the purpose of the request. These applications will permit them to construct and operate a golf entertainment venue. A presentation was prepared to show the proposed development, how this use will compliment the existing use amenities in the Viera community, and the requested code amendments necessary for the facility to operate.

Greg Coplin, a representative of Top Golf, explained further. He claims they are the number one premier destination for entertainment. He stated they currently hold over 100 venues, 90+ of which are located in the US. Nine are currently operating in the state of Florida, with one additional venue currently under construction. He spoke on describing each slide of the presentation and explaining the proposed project. He stated this site will be similar to one currently under construction in Panama City Beach. This project is to be a family friendly community that is 2-story with 64 hitting bays, large patio areas, and Top Tracer technology. This has been a \$28 million investment to bring Top Golf here. They anticipate to generate 200 jobs and bring in 200,000 visitors per year. People can play in all weather except probably not during hurricanes. He spoke more on target demographics. He stated this venue will be similar to the one in Wichita, Texas.

No public comment

Henry Mineboo asked for clarification on access to the site.

Hassan Kamal, on behalf of the applicant, noted that there is access from the south near Bromley drive by the car dealership. And then there is another access through the Viera Avenues.

Ana Saunders requested to recuse herself from voting, stating she works for BSE consultants and does a lot of work for the Viera Company.

Motion to recommend approval of item H.12. on the condition that the applicant must demonstrate during the site plan process and provide applicable permits prior to the approval of the lighting configuration that does not adversely affect conditions for traffic traveling along I 95 and the applicant shall meet all local state and federal regulations regarding lighting unless expressly waived by Brian Hodgers, seconded by Robert . The motion passed unanimously.

Hassan Kamal stated the project is located within the Central Viera PUD. To address the unique features of this type of development those three items need to be included as part of the Alternative Development Standards. They took the PUD and created a parcel that was specific to this location so these conditions would not be applicable to any other project in the PUD. He described the three conditions such as the lighting standards for only the driving range portion that would allow this kind of operation to take place, the netting height for the driving range portion of this operation, and definition of calculation all-premises sides. Normally with regards to calculating all- premises sides he said "that's based upon the perimeter of the building". This building only has three sides because of the open bay therefore clarification of that definition was needed to allow the signage that they propose and include that open bay side.

Motion to recommend approval of item H.13. on the condition that the applicant must demonstrate during the site plan process and provide applicable permits prior to the approval of the lighting configuration that does not adversely affect conditions for traffic traveling along I.95 by Brian Hodgers, seconded by Erika Orriss. The motion passed unanimously.

Eric Cublar, on behalf of the applicant, asked for clarification in regards to the lighting conditions.

Jeffrey Ball said "all we are saying is that they have to demonstrate at site plan that the lighting configuration does not adversely affect the conditions for traffic."

The meeting was called to adjourn at 5:23pm.