

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.

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

Excerpt of complete agenda.

Item H.7. 3101 Gannett Plaza Ave, LLC. is requesting a conditional use permit (CUP) for Alcoholic Beverages for On-Premises consumption (24Z00045) (Tax Accounts 2602423 & 2602422) (District 4)

Jeffrey Ball read the application into the record. He added that staff is requesting that you add a condition to allow for the applicant and staff to work for language to come up with a condition for them to work on easement language. Utilities is looking to the property owner for an easement to maintain the lift station that's on property and Mr. Fontanin is in the audience if you have any questions.

Kevin Salzman spoke to this item. We had a conditional use permit for a 2 COP license unanimously approved by the board in August of 2020. We are simply looking to upgrade, that was for beer and wine only. We're simply looking to upgrade to a 4 COP at the same location to include liquor.

There was no public comment.

Ana Saunders asked Mr. Salzman to speak a little bit to what Mr. Ball said about the utility easement. Are you agreeable to that.

Kevin Salzman stated well I just learned of it when I came in here this evening. I'm here through an authorization to act on behalf of the owner. They're out of state. But I can provide some help. But what I would like to hear in your comment to the board is it going to be, will my approval for the CUP be tied to getting an easement or just starting a conversation, which sounds like you've been unsuccessful in being able to get a conversation even.

Jeffrey Ball stated moving forward all we're asking is to start the conversation with the framework that may lead to a condition that would allow the county to get an easement.

Kevin Salzman commented understood. So, with that to your point I can help with that. Sounds like they've been kind of a stale mate to get a good conversation going for that easement. And I can certainly help with that.

Motion to recommend approval with the condition that there be continued discussions for the utility easement of item H.7. by Brian Hodgers, seconded by Debbie Thomas. Motion passed unanimously.

Jeffrey Ball stated just to have it memorialized on the record, you're recommending approval and the ability for staff and the applicant to work on language for a possible easement.

Kevin Salzman stated for point of clarification, I'm acting on behalf of the owner, but I'm also the operator of the family entertainment center looking for this upgraded license. The commission meeting is December 12th? So, my role now becomes to, what roadblocks am I going to run into with the commission meeting if between now and then this line of communication has not been established well enough to meet your satisfaction?

Jeffrey Ball stated we just direct the board of the conversation or lack thereof that it's come to that point.

Kevin Salzman commented very good. Thank you.

DRAFT