

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 13, 2023**, 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: Board members present were: Henry Minneboo (D1); Ron Bartcher (D1); Robert Sullivan (D2); Lorraine Koss (D2-Alt.); Ben Glover, Vice Chair (D3); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4-Alt.); Bruce Moia; and John Hopengarten (BPS).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Alex Esseeesse, Deputy County Attorney; Jane Hart, Planner III; Paul Body, Planner III; Trina Gilliam, Planner II; Melissa Wilbrandt, Associate Planner; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Agenda

IR Tiki 2, LLC (Sandeep Patel)

A Small Scale Comprehensive Plan Amendment (22S.18) to change the Future Land Use designation from NC (Neighborhood Commercial) to CC (Community Commercial), on 0.96 acres, located on the east side of U.S. Highway 1, approx. 0.16 mile south of Coquina Ridge Dr. (4263 N. U.S. Highway 1, Melbourne) (22SS00015) (Tax Account 2611662) (District 4)

Steve Monroe, 3080 Brandywine Lane, Melbourne, stated he is the engineer representing the applicant. The property is the Marker 99 restaurant, originally built in 1978. When the present owners bought the property, the first thing they did was install a new lift station and force, main and connected to the City of Melbourne Utilities. The second thing they are in the process of doing is changing the existing parking, which is dirt and asphalt that directs drainage to the Indian River. A site plan has been prepared that will provide pervious concrete to replace the current parking lot, and it will retain 100% of the stormwater, eliminating any further discharge to the river. During the site plan stage, it was recognized by staff that the tiki hut expansion is a non-conforming use, and that is the reason for the request from Neighborhood Commercial to Community Commercial.

Public comment.

John Dinome, 4233 N. Harbor City Boulevard, Melbourne, asked if just the parking lot is changing, or if a new structure will be built on the empty lot next door.

Mr. Monroe replied there are no proposed improvements on the neighboring lot; they don't own that property. The proposed improvements are to the paving of the parking lot; the tiki hut currently exists.

Mr. Dinome stated he is in favor of the request if there is not going to be additional construction.

Motion by Bruce Moia, seconded by Robert Sullivan, to recommend approval of the Small Scale Comprehensive Plan Amendment from NC to CC. The motion passed unanimously.