

## **PLANNING AND ZONING BOARD MINUTES**

The Brevard County Planning & Zoning Board met in regular session on **Monday, July 7, 2020**, 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: Brian Woltz; Ron Bartcher; Ian Golden; Brian Hodggers; Joe Buchanan; Peter Filiberto, Vice Chair; and Bruce Moia.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Jad Brewer, Assistant County Attorney; George Ritchie, Planner III; and Jennifer Jones, Special Projects Coordinator.

### **Excerpt of Complete Minutes**

#### **3101 Gannett Plaza, LLC (Kevin Saltman)**

A CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with an Indoor Family Entertainment Center, in the BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classifications. The property is 28.23 acres, located on the southwest corner of Gannett Plaza Avenue and U.S. Highway 1. (1 Aar Way, Rockledge) (20Z00007) (Tax Accounts 2602422 & 2602423) (District 4)

Kevin Saltman, 1075 Tuckaway Drive, Rockledge, stated he plans to develop an indoor family entertainment center at 3101 Gannett Plaza Avenue, which is the the old Florida Today building, and in conjunction with that would like a CUP to serve beer and wine for on-premises consumption.

Ron Bartcher asked if the entire facility is indoors, including go-karts. Mr. Saltman replied yes, they are indoor electric go-karts. All of the attractions are indoors, and the only intent for any outdoor use is an existing patio of 1,700 square feet intended to be used by people who want to carry out their food and drink to be away from the noise inside, but it will not be a full-service sit-down area.

Ian Golden stated there are 358 existing spaces, but based on the application, staff calculated there might need to be as many as 577 spaces. Mr. Saltman replied he has a new site plan that shows a total of 589 spaces.

Public comment:

Linda Wencil, 376 Detroit Way, Rockledge, stated she lives next door to the property, and she and other neighbors have concerns about security, another business using the CUP if the proposed business doesn't work out, traffic along that portion of U.S. 1, and signage.

Mr. Saltman stated as to security, the tenant who is moving in to the office space is AAR, a government contractor, and there are a lot of specifications in their contract with the government, so he fully expects they will have outside security. He deferred to staff regarding whether or not the CUP would transfer to another tenant if his business fails a couple of years down the road.

Jeffrey Ball stated the CUP runs with the land, but if the applicant doesn't get a license from the State for beer and wine within three years the CUP would be void.

Peter Filiberto asked about the signage for the business. Mr. Saltman replied the landlord is to provide him a monument sign and he would like an LED sign inside it, but it has not been developed yet.

Motion by Joe Buchanan, seconded by Bruce Moia, to approve the requested CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with an Indoor Family Entertainment Center, in the BU-1 and BU-2 zoning classifications. The motion passed unanimously.