

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, November 23, 2020, at 3:00 p.m., in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order by Chair Mark Wadsworth, at 3:00 p.m.

Board members present were: Ron Bartcher; Harry Carswell; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; and Joe Buchanan.

Staff members present were: Amanda Elmore, Interim Planning and Development Director; Cheryl Campbell, Comprehensive Planner; Abigail Jorandby, Assistant County Attorney; and Michelle Adams, Administrative Secretary.

Excerpt of Complete Minutes

4. 4725 Fay Blvd Land Trust (Carmine Ferraro)

A change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) with a BDP (Binding Development Plan) to BU-1 (General Retail Commercial) and an amendment to existing BDP. The property is 1.59 acres, located on the south side of Fay Blvd., approx. 170 feet east of Adams Place. (4725 Fay Blvd., Port St. John) (20Z00031) (Tax Account 2309941) (District 1)

No public comment.

Ron Bartcher stated Mr. Ferraro wants to open the back driveway that was closed, but there is currently not a barrier that prevents vehicles from using it. He asked if ACE Hardware needs to have the driveway open for customer traffic, or do they only need it for deliveries. Mr. Ferraro replied only for deliveries.

Mr. Bartcher asked if Mr. Ferraro would be willing to put up a gate of some kind that would prevent traffic from using the driveway, so that the only time the gate would be open would be when there is a delivery and an employee opens the gate for the truck. He said his concern is that there is a preschool behind the property and just beyond that is an elementary school, so there could be a lot of kids near the driveway entrance.

Mr. Ferraro replied he would be willing to put that in the BDP, and he would also put up signs for deliveries only. He noted ACE Hardware can also restrict deliveries to certain times of day when the school is letting out for the day.

Mr. Bartcher asked how often there are deliveries. Mr. Ferraro replied there is typically one delivery per week unless there is a special event.

Motion by Ron Bartcher, seconded by Joe Buchanan, to approve the change of zoning classification from BU-1-A (Restricted Neighborhood Commercial) with a BDP (Binding Development Plan) to BU-1 (General Retail Commercial) and an amendment to existing BDP, with an additional stipulation in the BDP that a gate be placed at the driveway access service entrance. The motion and it passed unanimously.