

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, February 8, 2021**, 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: Ron Bartcher; Harry Carswell; Brian Hodgers; Ben Glover; Mark Wadsworth, Chair; and Joe Buchanan.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Paul Body, Planner II; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

Pioneer Pointe (Jake Wise)

An amendment to an existing BDP (Binding Development Plan) in a BU-1 (General Retail Commercial) zoning classification. The property is 8.89 acres, located on the east side of N. Courtenay Parkway, approx. 208 ft. south of Pioneer Rd.; and on the south side of Pioneer Rd., approx. 247 ft. east of N. Courtenay Parkway. (No assigned address. In the Merritt Island area.) (20Z00042) (Tax Account 3022346) (District 2)

Jake Wise, 2651 West Eau Gallie Blvd., Melbourne, stated he is the Civil Engineer for the project. He said his clients are asking for a revision to a BDP that was approved many years ago and at the time they worked with the neighbors to restrict certain uses because they didn't know what kind of business would go on the property. Since then, the automobile washing industry has evolved tremendously and the architecture on them is very attractive. He said they are before the board today to ask to add the automobile washing back as one of the allowable uses. The site is currently under development for a Starbucks at the intersection of Pioneer Road and Courtenay Parkway. There is also an application in progress for the back portion of the commercial, behind the Starbucks, for an assisted living facility, and that project is pretty far along in the permitting stages. The proposed car wash would be one of the commercial outparcels, if recommended by this board and approved by the County Commission.

No public comment.

Ron Bartcher stated Mr. Wise is requesting a waiver to remove a six-foot masonry wall, and asked what is planned to go in its place.

Mr. Wise replied the property itself is about 20 acres, with the front 10 acres commercial and the back 10 acres residential, and there is also a very large wetland area in the middle between the two ten-acre pieces, and his client owns the entire property. There are no plans for the residential portion, so on the east border between the two zonings they are requesting to put in a fence instead of a wall, and that will help with the preservation of the wetlands and the preservation of the existing vegetation which will be the backdrop to the assisted living facility. He noted he has met with Commissioner Lober and they have the support of staff for the request.

Mr. Bartcher asked where exactly on the property will the car wash be located. Mr. Wise replied it will be at the most southwestern portion of the parcel, south of Starbucks.

Motion by Ben Glover, seconded by Joe Buchanan, to approve the amendment to an existing BDP in a BU-1 zoning classification. The motion passed unanimously.

Upon consensus, the meeting adjourned at 3:44 p.m.