

LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD MINUTES

The Brevard County Local Planning Agency/Planning & Zoning Board met in regular session on Monday, July 26, 2021, 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 Vice Chair Peter Filiberto, at 3:07 p.m.

Board members present were: Ron Bartcher (D1); Brian Hodgers (D2); Ben Glover (D3); William Capote (D3); Ron McLellan (D4); Joe Buchanan (D4); Peter Filiberto, Vice Chair (D5); and David Bassford.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Kyle Harris, Planner I; Abby Jorandby, Assistant County Attorney; Tad Calkins, Planning and Development Director; Virginia Barker, Natural Resources Management Director; and Jennifer Jones, Special Projects Coordinator.

David Bassford announced he will abstain from voting on Items H.1. through H.3. due to a conflict of interest.

Excerpt of Complete Minutes

1. CBH Properties Melbourne, LLC (Bruce Moia)

A change of zoning classification from BU-1 (General Retail Commercial) with an existing BDP (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial) and an amendment to the existing BDP. The property is 1.15 acres, located on the east side of N. Wickham Rd., approx. 0.13 mile south of Jordan Blass Dr. (6315 N. Wickham Rd., Melbourne) (21Z00012) (Tax Account 3022324) (District 4) This item was tabled from the 07/12/21 P&Z meeting.

Bruce Moia, MBV Engineering, stated the subject property is on Wickham Road, next to the new apartment complexes beside Fresh Market, and it is an automotive store called, "Christian Brothers Automotive". It has been in business for 40 years in 30 states, with 242 stores nationwide. He said the store is already open and they are conducting business; however, part of the work they do is replace motors and transmissions, and when a client orders a motor or transmission they replace it the same day it arrives. He stated under the BU-1 zoning they cannot do that work. He added the along with the request for BU-2, his clients are presenting a BDP (Binding Development Plan) to allow them to do that work; they will not be re-building transmissions or motors onsite, they just want the ability to replace motors and transmissions.

Ben Glover asked if the applicant held a dealer license they would be able to do these automotive repairs. Mr. Moia replied, no, the zoning is what prevents them from doing the work, regardless of the type of license. Mr. Glover stated they did a good job on the building, and it's something he would be in favor of.

Peter Filiberto asked if any motors or transmissions be stored on the property. Mr. Moia replied, no.

No public comment.

Motion by Ben Glover, seconded by William Capote, to approve the change of zoning classification from BU-1 with an existing BDP (Binding Development Plan) to BU-2 (Retail, Warehousing, and Wholesale Commercial) and an amendment to the existing BDP. The motion passed unanimously.