



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2452, **Version:** 1

Subject:

Pioneer Pointe (Jake Wise) requests an amendment to an existing BDP in a BU-1 zoning classification. (20Z00042) (Tax Account 3022346) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Planning and Zoning Board conduct a public hearing to consider an amendment to an existing BDP (Binding Development Plan) in a BU-1 (General Retail Commercial) zoning classification.

Summary Explanation and Background:

The applicant is requesting to amend a BDP (Binding Development Plan) approved for BU-1 (General Retail Commercial) zoned property. The proposed modification is to add the allowance of an automobile washing facility.

On March 3, 2016, the Board approved a change of zoning to BU-1 with a BDP. The Board, concerned with speculative development as no proposed use was identified, requested the applicant limit some of the higher intensity uses of the BU-1 zoning classification with a BDP. In response to the Board's request, the applicant submitted a BDP precluding certain uses from being allowed on the site, one of which being automobile washing. The BDP became effective on May 20, 2016, in ORB 7620, Pages 1574 - 1583.

The existing BU-1 zoning classification is consistent with the current Community Commercial Future Land Use designation, and the proposed BDP does not alter this zoning classification's consistency with the Community Commercial FLU designation. The surrounding area can be characterized as a mix of commercial and residential uses. The parcel can be serviced by potable water from the City of Cocoa, and sewer can be provided by Brevard County.

This parcel lies adjacent to the corner lot which is being processed under site plan review for a Starbucks. This parcel is also under review of site plan for a 93-bed Assisted Living Facility and the creation of two outparcels. One of the outparcels is the location of the proposed automobile washing site - Twin's Car Wash. Due to the large development potential, the applicant may wish to limit the scale of the proposed automobile washing facility and other retained commercial uses to reduce the potential concurrency impacts.

The Board may wish to consider whether the proposed BDP restrictions mitigate the potential development

impacts and is consistent and compatible with the surrounding neighborhoods. The Board may also wish to consider the environmental constraints of the property.

The Board of County Commissioners will hear the request **Thursday, March 4, 2021**, beginning at **5:00 p.m.**, at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, Commission Room, Viera, Florida.

Clerk to the Board Instructions:

None