



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2523, **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 Board of County Commissioners 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 will add an automobile washing use which was previously not allowed by the existing BDP.

On March 3, 2016, the Board approved a change of zoning to BU-1 with a BDP. In the past, the Board was concerned with speculative development as no proposed use was identified. The Board 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 limitations mitigate the potential impacts to the surrounding area and are compatible with the adjacent neighborhoods, and minimize potential distress to the environmentally sensitive property.

On February 8, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return to Planning and Development.