



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2664, **Version:** 1

Subject:

Acceptance, Re: Binding Development Plan with Pioneer Pointe, LLC (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-1157, it is requested that the Board of County Commissioners accept, and the Chair sign, the Binding Development Plan.

Summary Explanation and Background:

A BDP (Binding Development Plan) is a voluntary agreement presented by the property owner to self-impose limits upon development of a property in support of a change of zoning or conditional use permit. Pursuant to Section 62-1157, a BDP shall be recorded in the public records within 120 days of the Board's approval of the zoning request. Following staff and legal review, the BDP is presented to the Board in recordable form as a Consent Agenda item in order to finalize the zoning action.

On March 4, 2021, the Board approved an amendment to an existing BDP in a BU-1 (General Retail Commercial) zoning classification, to allow an automobile washing use which was previously not allowed by the existing BDP. The Board further stipulated that the amended BDP add the condition that automobile washing shall be permitted provided that an attendant shall be physically on site during business hours and operation shall be that of a full service car wash, the only portion of which may be self-service is the vacuum station which is available only to those customers who have paid and completed the full service car wash.

Clerk to the Board Instructions:

Upon recordation, please return two executed copies of the BDP to Planning and Development.