



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.12.

12/12/2024

Subject:

The Viera Company (Jose Pazmino) requests a CUP for Commercial Entertainment and Amusement Enterprises. (24Z00047) (Tax Account 2631510, portion of) (District 4)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a CUP (Conditional Use Permit) for Commercial Entertainment and Amusement Enterprises in a PUD-DRI (Planned Unit Development/Development of Regional Impact) zoning classification.

Summary Explanation and Background:

The applicant is seeking a Conditional Use Permit (CUP) for Commercial Entertainment and Amusement Enterprises on 11.67 acres; a portion of Parcel 3 known as Parcel 3A. The applicant proposes an outdoor golf venue with 64 hitting bays located east of the AMC movie theatre.

This CUP application is supported by a companion application for Alternative Development Standards (ADS) (24PUD0005). Sections 62-1921 Commercial entertainment and amusement enterprise use and the ADS submittal will grant certain alternative development standards. The applicant is requesting alternative development standards to increase fence height, increase wall signage, and reduce/remove current lighting performance standards.

The site abuts the north end of Bromley Drive lying east of Lake Andrew Drive.

The subject property is surrounded by PUD zoning with commercial uses.

The Board may wish to consider the compatibility of the proposed CUP with the surrounding area. The Board may also wish to consider additional conditions beyond those cited in Sections 62-1901 and 62-1921 in order to mitigate any offsite impacts. The Board may also consider including a condition that the applicant will provide signed and sealed documents by a Professional Engineer (P.E.) demonstrating that the lighting configuration does not adversely affect conditions for traffic traveling along I-95 during the site plan process. Applicant shall meet all local, state, and federal regulations regarding lighting, unless expressly waived.

On November 18, 2024, the Planning and Zoning Board heard the request and unanimously recommended

approval on the condition that the applicant must demonstrate during the site plan process and provide applicable permits prior to the approval of the lighting configuration that does not adversely affect conditions for traffic traveling along I-95 and the applicant shall meet all local state and federal regulations regarding lighting unless expressly waived.

Clerk to the Board Instructions:

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

On motion by Commissioner Delaney, seconded by Commissioner Altman, the following resolution was adopted by a unanimous vote:

WHEREAS, The Viera Company requests a CUP (Conditional Use Permit) for entertainment and amusement enterprises in a PUD (Planned Unit Development) zoning classification, on property described as a portion of Tax Parcel 2, as recorded in ORB 5727, Page 5566-5571, of the Public Records of Brevard County, Florida. **Section 09, Township 26, Range 36.** Being Part of Lot 2, Block A, Bromley Drive Center, according to the plat thereof, as recorded in Plat book 58, page 11, public records of Brevard County, Florida, lying in Sections 9, & 10, Township 26 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Begin at the northeast corner of Bromley Drive, a variable width public right-of-way according to the plat of Bromley Drive Extension as recorded in Plat Book 68, Page 99, public records of Brevard County, Florida and run N90°00'00"W along the north line of said Bromley Drive, a distance of 75.00 feet; thence N00°00'00"E, a distance of 36.53 feet; thence N14°30'59"W, a distance of 225.10 feet; thence S75°45'19"W, a distance of 37.69 feet to the beginning of a curve to the right; thence along the arc of said curve, (said curve being curved concave to the north, and having a radius of 63.50 feet, a central angle of 25°01'25", a chord length of 27.51 feet and a chord bearing of S88°16'01"W), a distance of 27.73 feet to the end of said curve; thence N79°13'16"W, a distance of 261.90 feet to the beginning of a curve to the right; thence along the arc of said curve, (said curve being curved concave to the northeast, and having a radius of 63.50 feet, a central angle of 33°56'50", a chord length of 37.08 feet and a chord bearing of N62°14'51"W), a distance of 37.62 feet to the end of said curve; thence N45°16'26"W, a distance of 25.90 feet and a point on the east boundary of Lot 1, Block A of Avenue Viera, according to the plat thereof, as recorded in Plat Book 51, Page 9, public records of Brevard County, Florida; thence along said east boundary the following two (2) courses and distances; 1) thence N44°45'10"E, a distance of 204.07 feet; 2) thence N00°15'24"W, a distance of 577.47 feet; thence N89°44'36"E, a distance of 394.84 feet to a point on the west right-of-way line of Interstate 95, a 300 foot wide public right-of-way as described in Circuit Court Book 53, Page 359, public records of Brevard County, Florida; thence S14°30'59"E, along said west right-of-way line, a distance of 1097.13 feet; thence S89°44'26"W, a distance of 301.81 feet to a point on the east right-of-way line of said Bromley Drive; thence N26°10'37"W, along said east right-of-way line, a distance of 11.71 feet to the point of beginning. Containing 11.68 acres, more or less. Located on the north end of Bromley Dr. (6455 Lake Andrew Dr. and 6555 Lake Andrew Dr., Melbourne) and

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and


WHEREAS, the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested CUP for Commercial Entertainment and Amusement Enterprises in a PUD zoning classification, be approved with the condition that the applicant will provide signed and sealed documents by a Professional Engineer (P.E) demonstrating that the lighting configuration does not adversely affect conditions for traffic traveling along I-95 during the site plan process; and approved applicant shall meet all local, State, and Federal regulations regarding lighting, unless expressly

waived. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of December 12, 2024.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida


Rob Feltner, Chair
Brevard County Commission
As approved by the Board on December 12, 2024.

ATTEST:


RACHEL SADOFF, CLERK

(SEAL)

P&Z Board Hearing – November 18, 2024

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the Director of the Planning and Development, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County planning and zoning staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan amendments, vested rights, or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For development applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:
 - 1. historical land use patterns;
 - 2. actual development over the immediately preceding three years; and
 - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the

use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in

support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.
 - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:

- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by Section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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Viera, Florida 32940

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<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS

24Z00047

The Viera Company

CUP for Commercial Entertainment and Amusement Enterprises

Tax Account Number: 2631510, a portion of
Parcel I.D.: 26-36-09-VH-A-2
Location: North end of Bromley Drive (District 4)
Acreage: CUP request 11.67 acres

Planning & Zoning Board: 11/18/2024

Board of County Commissioners: 12/12/2024

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	PUD-DRI	PUD-DRI with CUP for Commercial Entertainment and Amusement Enterprises
Potential*	FAR 1.0	FAR 1.0
Can be Considered under the Future Land Use Map	YES DRI3	YES DRI3

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

Background and Purpose of Request

The applicant is seeking a Conditional Use Permit (CUP) for Commercial Entertainment and Amusement Enterprises on 11.67 acres; a portion of Parcel 3 known as Parcel 3A. The applicant proposes an outdoor golf venue with 64 hitting bays located east of the AMC movie theatre. This CUP application is supported by a companion application for Alternative Development Standards (ADS). The ADS submittal is under zoning action **24PUD0005**. Sections 62-1921 Commercial entertainment and amusement enterprise use and the ADS submittal will grant certain alternative development standards. The applicant is requesting alternative development standards to increase fence height, increase wall signage, and reduce/remove current lighting performance standards.

The site abuts the north end of Bromley Drive lying east of Lake Andrew Drive.

The CUP application includes a site plan meeting various county standards.

On December 15, 2009, zoning action **Z-11529** approved a change of zoning classification from PUD/DRI (Planned Unit Development/Development of Regional Impact) & AU (Agricultural Residential) to PUD-DRI (Planned Unit Development/Development of Regional Impact).

Land Use

The subject property is currently designated Viera DRI (Development of Regional Impact). The PUD zoning classification can be considered consistent with the Viera DRI FLU designation.

Applicable Land Use Policies

FLUE Policy 2.2 – Role of Zoning Regulations in the Designation of Commercial Lands

The zoning process regulates the types and intensities of uses for a parcel of land. Criteria which aid in assessing zoning compatibility, shall include consideration of the following standards:

Criteria:

A. Permitted/prohibited uses;

Staff analysis: The owner proposes a CUP for Commercial Entertainment and Amusement Enterprises (outdoor golf venue with 64 hitting bays) in conjunction with an Alternative Development Standards (ADS) package which contains several alternative development standardss to county codes identified in Chapter 62, Article VI and Article IX. The Central Viera PUD allows a mixture of uses within Parcel #3. Those uses are transferred from The Viera Company to individual lots via an Entitlement Letter. The current available uses noted for Parcel #3 include hotel, retail and light industrial uses. Parcel #3 also contains an existing attraction use for a 16 screen theatre.

The Board should consider the compatibility of the proposed CUP with surrounding development.

B. Existing commercial zoning trends in the area;

Staff analysis: The property is surrounded by an area within the Central Viera PUD that allows commercial uses and abuts the west side of Highway I-95.

C. Compatibility of the proposed use with the area, pursuant to Administrative Policy 3;

Staff analysis: This CUP request for commercial entertainment and amusement enterprises, if approved, could be considered compatible with the adjacent commercial uses located to the west and south of this site.

D. Impact upon Level of Service (LOS) standards for roads, potable water service, sanitary sewer service and solid waste disposal;

Staff analysis: Based on preliminary review no LOS will be exceeded for road capacity, potable water service, sanitary sewer service and solid waste disposal.

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 through 8 of the Future Land Use Element, outlined in the Administrative Policies.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

Staff analysis: Regarding the hours of operation, odor, noise levels, traffic or site activity, the proposed CUP will need to comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272. The Board may require additional conditions and/or limitations. The applicant is seeking alternative development standards to the lighting performance standards noted in Section 62-2257, fence height limits in Section 62-2109, and additional signage in Section 62-3316 under companion application 24PUD00005.

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.

Staff analysis: Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed request.

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

1. historical land use patterns;

Staff analysis: This area is currently developed with multiple restaurants, various retail establishments, a 49 unit multi-family development use to the north, and automotive sales within the platted area.

2. actual development over the immediately preceding three years; and

Staff analysis: The surrounding area has been under continuous retail development for the past three years.

3. development approved within the past three years but not yet constructed.

Staff analysis: There has been a proposed 112 unit hotel project which has been preliminary reviewed under site plan number 21SP00043.

- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Staff analysis: No material violation of relevant policies has been identified.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic, parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

The property is within the existing Viera PUD with commercial development surrounding the area. Staff analysis indicates the request is located in a commercial area and will not materially and adversely impact any established residential neighborhoods. The closest residential development is located approximately 770 feet north of the subject parcel.

- B. In determining whether an established residential neighborhood exists, the following factors must be present:

1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

The area has development of roads, open spaces, and similar existing features. It is not located in a residential neighborhood or subdivision but is in a platted commercial subdivision.

2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

Staff analysis indicates that the area is not residential in character.

3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

The subject parcel is located in a commercial area.

Administrative Policy #5 - the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered.

The proposed CUP will access Lake Andrew Drive segment between Judge Fran Jamieson Way to Wickham Road. The maximum development potential from the proposed CUP increases the percentage of MAV utilization by 4.14%. The Lake Andrew Drive corridor is anticipated to operate at 39.86% of capacity daily. The request is not anticipated to create a deficiency in LOS.

Surrounding Area

	Existing Use	Zoning	Future Land Use
North	retention pond	PUD-DRI	DRI 3
South	retention pond	PUD-DRI	DRI 3
East	I-95	PUD-DRI	DRI 3
West	retail complex	PUD-DRI	DRI 3

The subject property is surrounded by PUD zoning with commercial uses.

The Planned Unit Development (PUD) zoning encourages and permits variation in development by allowing deviation in lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one residential zoning classification. The purpose of a PUD is to encourage the development of planned residential neighborhoods and communities that provide a full range of residence types, as well as industrial, commercial and institutional land uses.

There have been no changes to the PUD within a half-mile radius of the subject property within the last three years.

Preliminary Concurrency

The closest concurrency management segment to the subject property is Lake Andrew Drive between Wickham Road to The Avenues Entrance, which has a Maximum Acceptable Volume (MAV) of 39,800 trips per day, a Level of Service (LOS) of E, and currently operates at 49.71% of capacity daily. The maximum development potential from the proposed CUP increases the percentage of MAV utilization by 2.19%. The Lake Andrew Drive corridor is anticipated to operate at 51.90% of capacity daily. The request is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development proposal is for commercial and not residential use.

The parcel is serviced by the City of Cocoa Utilities for public water. The property is serviced by Brevard County utilities for sewer.

Special Considerations for CUP (Conditional Use Permit)

The Board should consider the compatibility of the proposed CUP pursuant to Section 62-1151(c) and to Section 62-1901, as outlined on pages 6 – 8 of these comments. Section 62-1901 provides that the approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. **The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved.** The applicant's responses and staff observations, if any, are indicated below.

Section 62-1151(c) directs the Board to consider the character of the land use of the property and its surroundings; changes in the conditions of the land use being considered; impact upon infrastructure; compatibility with land use plans for the area; and appropriateness of the CUP based upon consideration of applicable regulations relating to zoning and land use within the context of public health, safety and welfare. The applicant has submitted documentation in order to demonstrate consistency with the standards set forth in Section 62-1901 and Section 62-1921 which governs commercial entertainment and amusement enterprises.

This applicant states that this request will be developed consistent with the criteria noted within Section 62-1921 except for several requested alternative development standards which are identified in concurrent zoning application **24PUD00005**. The applicant is requesting alternative development standards to increase fence height, increase wall signage, and reduce/remove current lighting performance standards.

General Standards of Review

Section 62-1901(c)(1)(a): The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1) the number of persons anticipated to be using, residing or working under the conditional use; (2) noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3) the increase of traffic within the vicinity caused by the proposed conditional use.

Applicant's Response: We do not anticipate the proposed conditional use will generate a substantial and adverse impact on adjacent nearby properties due to the criteria listed above.

Staff analysis: The proposed 64 hitting bay golf venue will need to comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272. The request is not anticipated to create a deficiency in Lake Andrew Drive, traffic Level of Service (LOS).

Section 62-1901(c)(1)(b): The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.

Applicant's Response: The proposed use will be compatible with the character of the adjacent and nearby properties. The outdoor recreation and sports entertainment facility proposed will complement the growing entertainment facilities within Viera that include the Avenues and the USSSA Space Coast Complex. The anticipated hours of operation for the facility will be from Sunday-Thursday from

9:00 am -12:00 am and Friday and Saturday from 9:00 am- 2:00 am. Traffic generated by the facility will not generate an adverse impact. A traffic study will be provided at time of site plan review. Site design including setbacks and parking will meet Brevard Code and the Central Viera Non-Residential Design Guidelines.

Staff analysis: The parcel is located in a Commercial area and is not adjacent to any residential development.

Section 62-1901(c)(1)(c): The proposed use will not cause a substantial diminution in value of abutting residential property. Note: A substantial diminution shall be irrebutably presumed to have occurred if abutting property suffers a 15 percent reduction in value as a result of the proposed conditional use. A reduction of ten percent of the value of abutting property shall create a reputable presumption that a substantial diminution has occurred. The board of county commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by a MAI certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.

Applicant's Response: We do not anticipate the proposed conditional use will cause a substantial diminution in value of abutting residential property.

Staff analysis: Competent and substantial evidence by a MAI certified appraiser has not been provided by the applicant.

Section 62-1901(c)(2)(a): Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1) adequate to serve the proposed use without burdening adjacent and nearby uses, and (2) built to applicable county standards, if any.

Note: Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20 percent, or ten percent if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at level of service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable county standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.

Applicant's Response: Vehicular and pedestrian access will be designed to meet Brevard County Code and the Central Viera non-residential design guidelines. Traffic generated by the facility is not anticipated to generate an adverse impact. A traffic study will be provided at time of site plan review.

Staff analysis: This property has ingress and egress to Lake Andrew Drive from Bromley Drive and Napolo Drive; county-maintained roads.

Section 62-1901(c)(2)(b): The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and

nearby property.

Applicant's Response: We do not anticipate the proposed use will generate a substantial adverse impact on adjacent properties from noise, glare, odor, particulates, smoke, fumes or other emissions.

Staff analysis: The CUP must be in compliance with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272. The applicant has proposed an ADS alternative development standards for proposed outdoor lighting and other alternative development standardss.

Section 62-1901(c)(2)(c): Noise levels for a conditional use are governed by section 62-2271.

Applicant's Response: Noise levels shall comply with maximum permitted for commercial uses.

Staff analysis: Proposed CUP includes outdoor areas and must comply with noise ordinance.

Section 62-1901(c)(2)(d) The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.

Applicant's Response: A Concurrency application has been submitted to the service provider to confirm the proposed use will not cause the adopted level of service to be exceeded.

Staff analysis: The adopted level of service for solid waste disposal should not be affected by the CUP.

Section 62-1901(c)(2)(e): The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.

Applicant's Response: A Concurrency application has been submitted to the service provider to confirm the proposed use will not cause the adopted level of service to be exceeded.

Staff analysis: The CUP should not exceed the adopted level of service for potable water or wastewater.

Section 62-1901(c)(2)(f): The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.

Applicant's Response: Screening and buffering for the proposed use will be provided per Brevard County Code requirements and the Central Viera Non-Residential Design Guidelines.

Staff analysis: The proposed site plan demonstrates compliance of county codes and regulations for landscaping purposes; however, glare from external lighting sources may be an issue for the neighbors and to south bound I-95 traffic. If the proposed alternative development standards in the ADS package successfully addresses the glare issue, by the

use of high fencing to retain stray golf balls the plan should meet these requirements. The applicant must demonstrate during the site plan process and provide applicable permits prior to approval that the lighting configuration does not create a safety issue

Section 62-1901(c)(2)(g): Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to, traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.

Applicant's Response: Proposed signs and exterior lighting will not cause unreasonable glare or hazard to traffic safety or interfere with use and enjoyment of adjacent properties.

Staff analysis: The parcel has a proposed ADS alternative development standards for wall signage and external lighting. If the ADS request is approved, the site will be in compliance.

Section 62-1901(c)(2)(h): Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.

Applicant's Response: The anticipated hours of operation for the facility will be from Sunday-Thursday from 9:00 am - 12:00 am and Friday and Saturday from 9:00 am- 2:00 am. The hours of operation are not anticipated to adversely affect the use and enjoyment of adjacent residential properties.

Staff analysis: The hours of operation have been addressed. The Board may determine that additional measures may be necessary, the Board may wish additional stipulations as part of the request.

Section 62-1901(c)(2)(i): The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

*Note: A survey of building heights within 1,000 feet of the property lines should be furnished for applicants requesting a Conditional Use Permit for additional building height.

Applicant's Response: The maximum height of any habitable structure shall be no taller than 35 feet higher than the highest residence within 1,000 feet of the proposed property line.

Staff analysis: The building that supports the proposed golf venue meets the height requirements. A alternative development standards for fencing height is proposed under the companion application 24PUD00005 to increase fence height from 8' in height to 165' in height.

Section 62-1901(c)(2)(j): Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

*Note: for existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

Applicant's Response: Off-street parking and loading areas shall not adversely impact or impairs the use and enjoyment of adjacent and nearby properties and will meet Brevard County code.

Staff analysis: The proposed plan demonstrates adequate parking to meet code.

Environmental Constraints

Natural Resources Management (NRM) reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

For Board Consideration

The Board may wish to consider the compatibility of the proposed CUP with the surrounding area. The Board may also wish to consider additional conditions beyond those cited in Sections 62-1901 and 62-1921 in order to mitigate any offsite impacts.

The Board may also consider including a condition that the applicant will provide signed and sealed documents by a Professional Engineer (P.E.) demonstrating that the lighting configuration does not adversely affect conditions for traffic traveling along I-95 during the site plan process. Applicant shall meet all local, state, and federal regulations regarding lighting, unless expressly waived.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary**

Item No. 24Z00047

Applicant: Joey Pazmino (Owner: The Viera Co.)

Zoning Request: CUP for Commercial Entertainment and Amusement (Sec. 62-1921)

Note: for outdoor recreational use

Zoning Hearing: 11/18/2024; **BCC Hearing:** 12/12/2024

Tax ID No.: 2631510 (11.67 ac portion of)

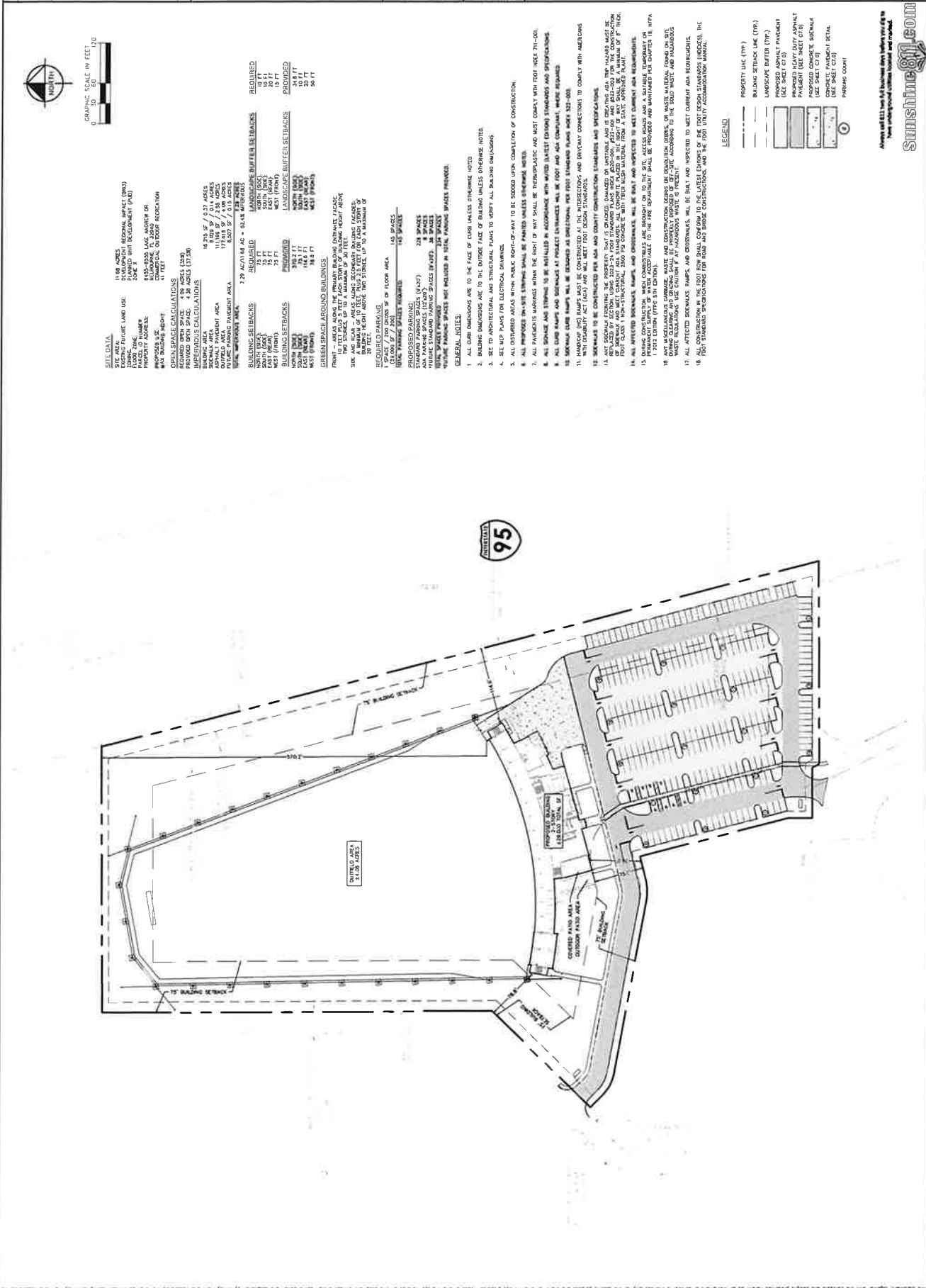
- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

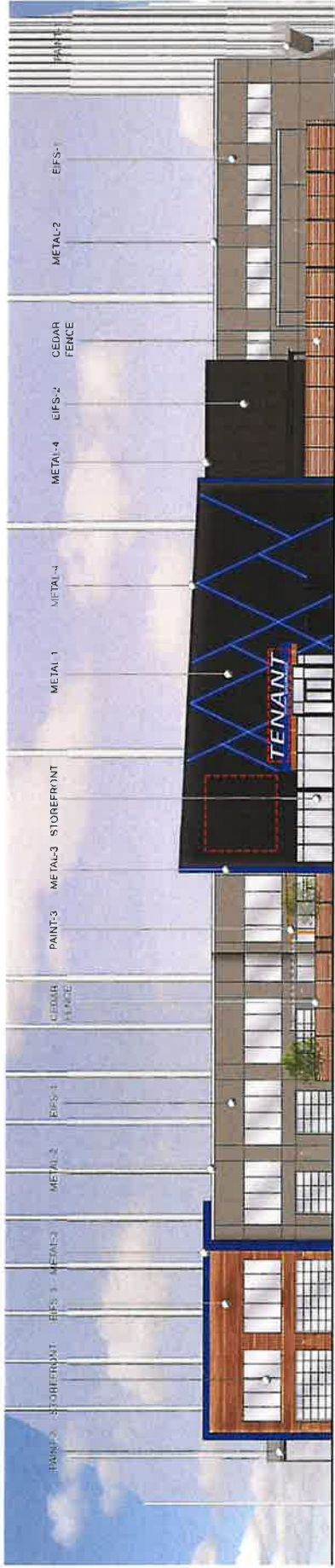
Summary of Mapped Resources and Noteworthy Land Use Issues:

- Hydric Soils
- Aquifer Recharge Soils
- Floodplain Protection
- Protected Species

Land Use Comments:

The property is located within the Viera Central PUD/Master Drainage Plan (Plan No. SD011005). The property is also served by reuse water. The mapped resources are all addressed within the PUD documents.





Front Elevation



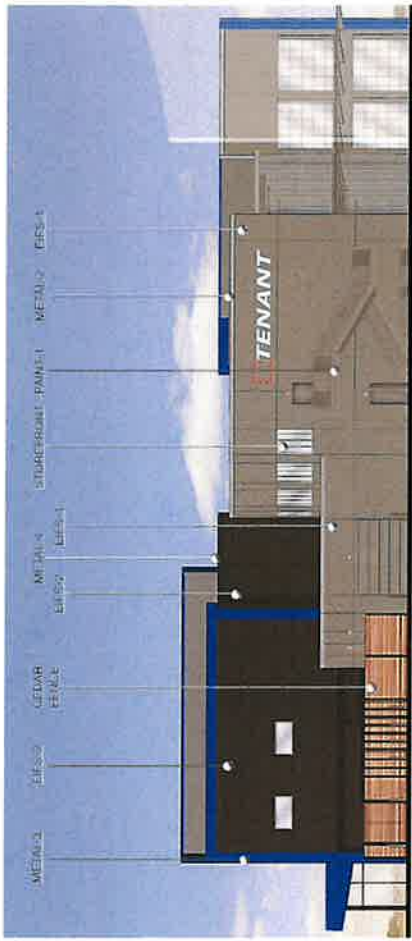
Rear Elevation



Exterior Elevations



Left Elevation

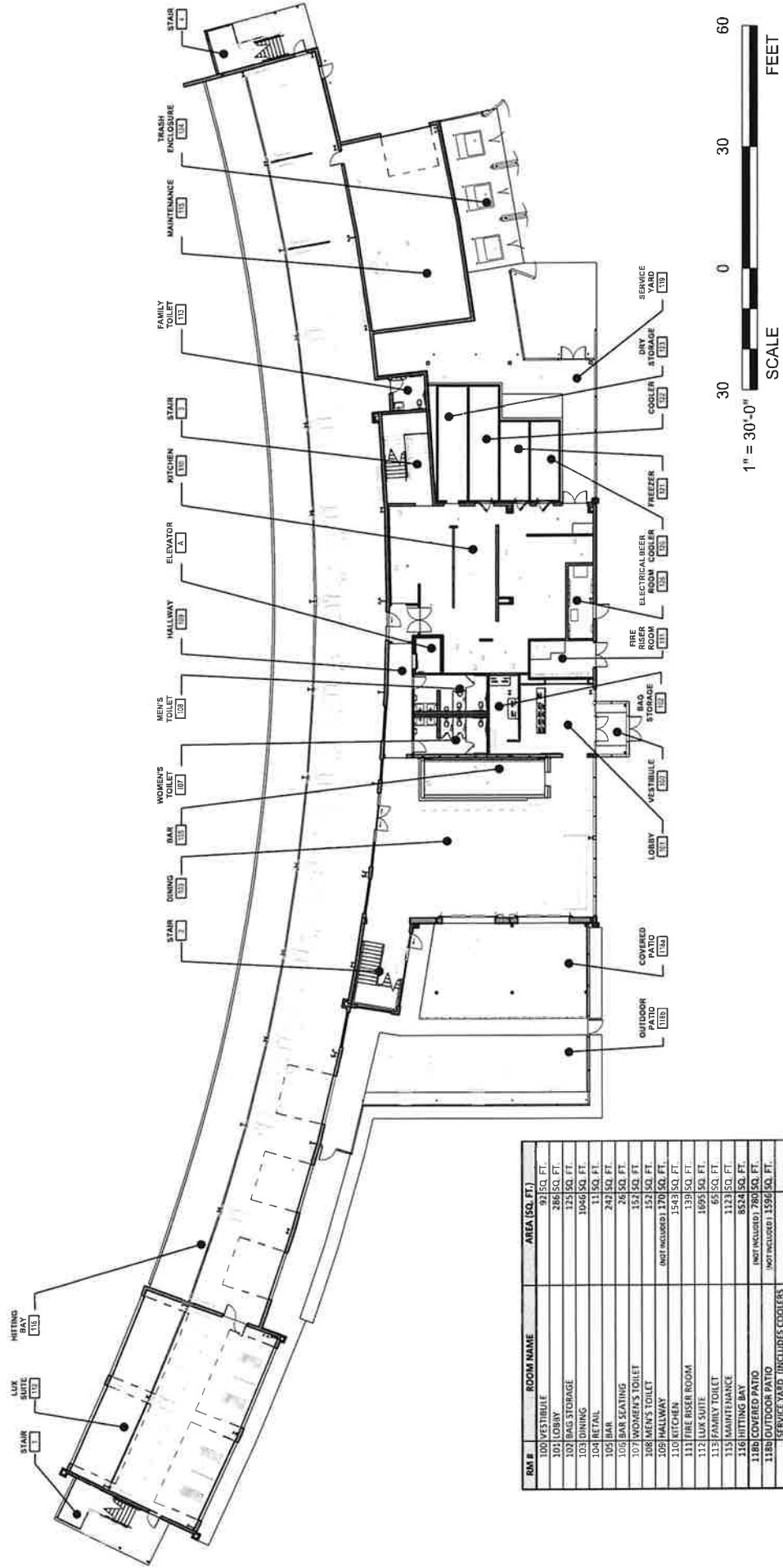


Right Elevation



	EIFS-1		EIFS-2		EIFS-3		METAL-1		METAL-2		METAL-3		STOREFRONT		CEDAR FENCE		PAINT-1		PAINT-2		PAINT-3
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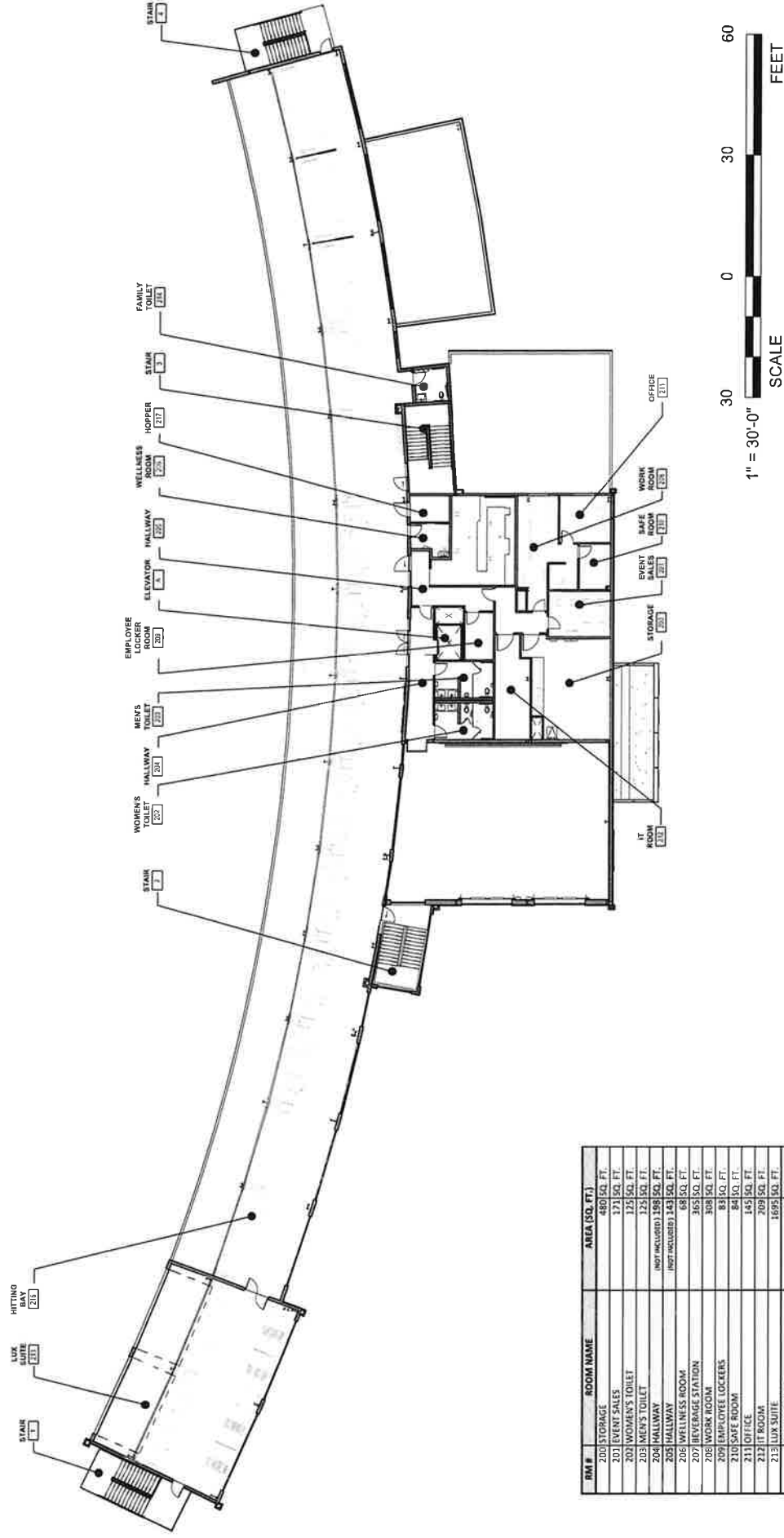
Exterior Elevations



ROOM #	ROOM NAME	AREA (SQ. FT.)
100	VESTIBULE	92 SQ. FT.
101	LOBBY	286 SQ. FT.
102	BAG STORAGE	125 SQ. FT.
103	DINING	1046 SQ. FT.
104	RETAIL	115 SQ. FT.
105	BAR	242 SQ. FT.
106	BAR SEATING	26 SQ. FT.
107	WOMEN'S TOILET	152 SQ. FT.
108	MEN'S TOILET	157 SQ. FT.
109	HALLWAY	1543 SQ. FT.
110	KITCHEN	139 SQ. FT.
111	FIRE RISER ROOM	1095 SQ. FT.
112	LUX SUITE	65 SQ. FT.
113	FAMILY TOILET	1123 SQ. FT.
114	MAINTENANCE	8524 SQ. FT.
115	HITTING BAY	8524 SQ. FT.
116	COVERED PATIO	780 SQ. FT.
117	OUTDOOR PATIO	1596 SQ. FT.
118	OUTDOOR PATIO (INCLUDES COOLERS & STORAGE)	1283 SQ. FT.
119	TRASH ENCLOSURE	571 SQ. FT.
120	ELECTRICAL ROOM	109 SQ. FT.
121	GROUND LEVEL NET USABLE FLOOR AREA	13328 SQ. FT.

GROSS FLOOR AREA
17,796 TOTAL SQUARE FEET
AT GROUND LEVEL

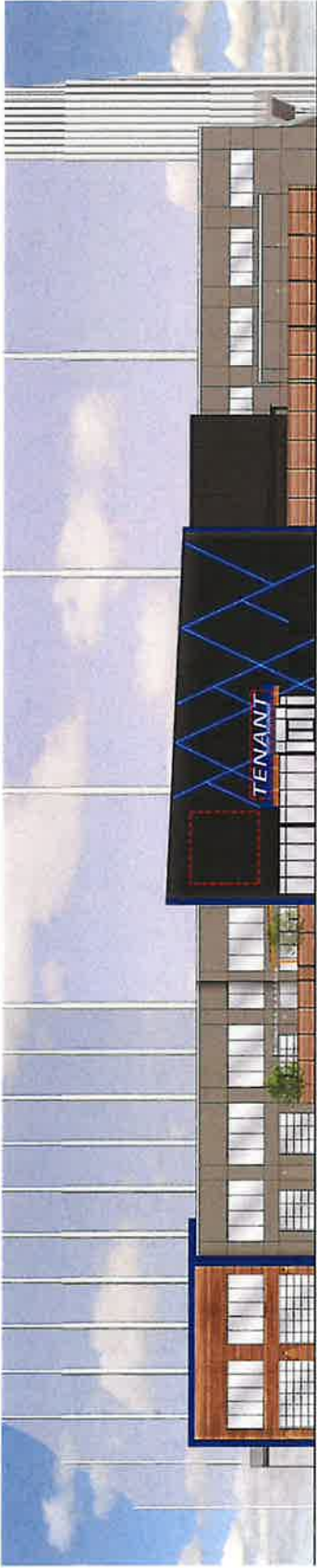
Floor Plan - Ground Level



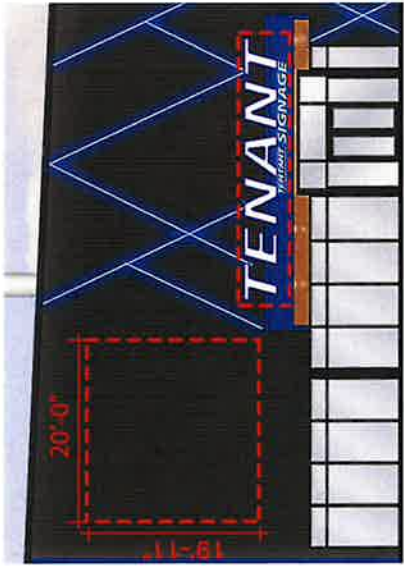
RM #	ROOM NAME	AREA (SQ. FT.)
200	STORAGE	480 SQ. FT.
201	EVENT SALES	171 SQ. FT.
202	WOMEN'S TOILET	125 SQ. FT.
203	WOMEN'S TOILET	125 SQ. FT.
204	MEN'S TOILET	125 SQ. FT.
205	HALLWAY	198 SQ. FT.
206	HALLWAY	143 SQ. FT.
207	WELLNESS ROOM	68 SQ. FT.
208	BEVERAGE STATION	365 SQ. FT.
209	WORK ROOM	308 SQ. FT.
210	EMPLOYEE LOCKERS	83 SQ. FT.
211	SAFE ROOM	84 SQ. FT.
212	OFFICE	145 SQ. FT.
213	IT ROOM	209 SQ. FT.
214	LUX SUITE	1695 SQ. FT.
215	FAMILY TOILET	65 SQ. FT.
216	HITTING BAY	8524 SQ. FT.
217	HOPPER	63 SQ. FT.
UPPER LEVEL		12509 SQ. FT.
NET USEABLE FLOOR AREA		12509 SQ. FT.

GROSS FLOOR AREA
16,215 TOTAL SQUARE FEET
AT GROUND LEVEL

Floor Plan - Upper Level



FRONT ELEVATION: 12,699.25 SF



EXTERIOR SIGN: 242.12 SF = 1.9% OF ELEVATION

FRONT ELEVATION SIGNAGE:
 (242.12 SF + 114.13 SF)/12,699.25 SF= 0.0280
2.80% OF FRONT ELEVATION

- EXTERIOR SIGN:
FRONT LT CHANNEL LETTERS MOUNTED TO CANOPY
- FONT: TENANT APPROVED TYPEFACE
- FACE: 3/16" 7328 WHITE POLYCARBONATE FACE W/ ARLON 2114 TRANS, BLUE VINYL SKIN 1" WEEDED OUTLINE
- RETURNS: 6" .063 3003 H14 ALUM. RETURNS PTM SILVER
- TRIM CAPS: 2" SILVER JEWELITE TRIM CAPS
- BACKS: .063 WHITE ALUMINUM PAINTED SILVER
- EXTERNAL GUSSETS: 1/8" 5052 Aluminum W/ 2" FLANGES ON ALL SIDES
- INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM
- ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS
- ILLUMINATION: WHITE LEDS-G0Q3 6-7000K
- MOUNTING: MOUNTED TO BUILDING CANOPY W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS

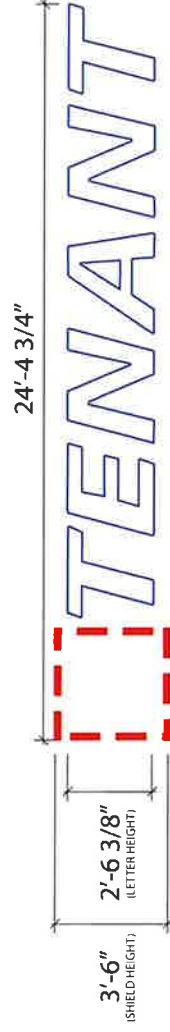


EXTERIOR SIGN: 98.20 SF + 15.93 SF = 114.13 SF = 0.89% OF ELEVATION

Exterior Signage - Front Elevation



RIGHT ELEVATION: 3,577.55 SF

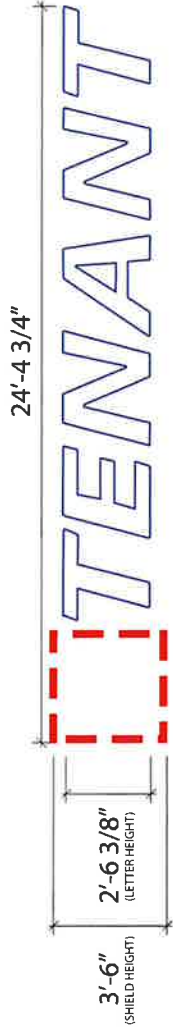


EXTERIOR SIGN: 85.4 SF = 2.39% OF ELEVATION

RIGHT ELEVATION SIGNAGE:
85.4 SF / 3,577.55 SF= 0.0239
2.39% OF LEFT ELEVATION



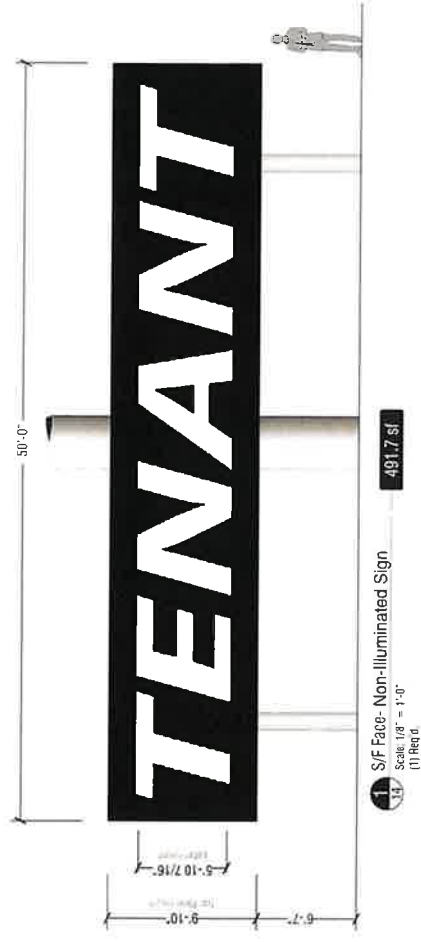
LEFT ELEVATION: 4,898.48 SF



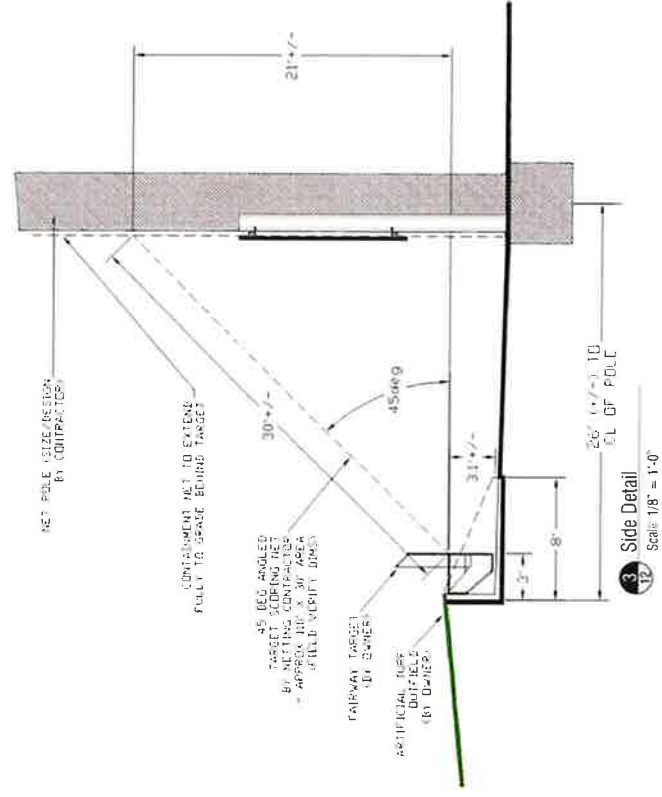
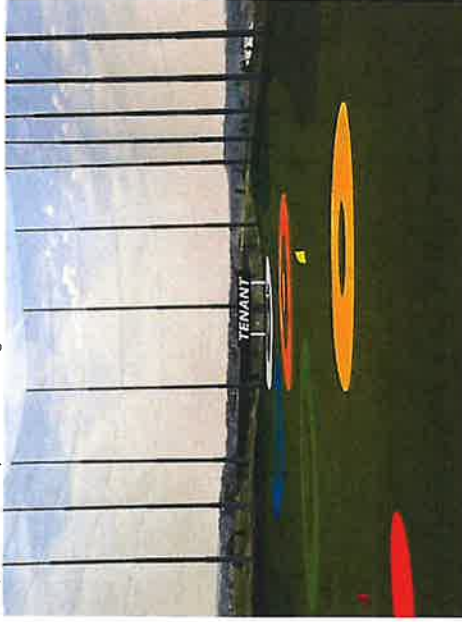
LEFT ELEVATION SIGNAGE:
85.4 SF / 4,898.48 SF= 0.0174
1.74% OF RIGHT ELEVATION

EXTERIOR SIGN: 85.4 SF = 1.74% OF ELEVATION

Exterior Signage - Left Elevation



Proposed - Conceptual Rendering



Exterior Signage - Outfield

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, November 18, 2024**, 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 Henry Minneboo, Vice-Chair (D1); Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Erika Orriss (D3); Mark Wadsworth, Chair (D4); Ana Saunders (D5); Debbie Thomas (D4); Melissa Jackson (D5); and Robert Brothers (D5).

Staff members present were Tad Calkins, Director (Planning and Development); Alex Esseeesse, Deputy County Attorney; Jeffrey Ball, Zoning Manager; Trina Gilliam, Planner; Derrick Hughey, Planner; Sandra Collins, Planner; and Alice Webber, Operations Support Specialist.

Excerpt of complete agenda.

Item H.12. The Viera Company (Jose Pazmino) requests a CUP for Commercial Entertainment and Amusement Enterprises. (24Z00047) (Tax Account 2631510, portion of) (District 4)

Item H.13. The Viera Company (Hassan Kamal) requests ADS for the Central Viera PUD, Parcel 3A. (24PUD00005) (Tax Account 2631510, portion of) (District 4)

Jeffrey Ball read companion items H.12. and H.13. into the record. The ADS would allow for waiver of 3 items. Number 1 is the lighting standards that we have about having cutoff fixtures, 2 is how we calculate the signage on the building, and the 3rd would be the allowance of the fence. The netting is considered a fence. So, with that there are some conditions that the board should consider. The board may consider including a condition that the applicant must demonstrate during the site plan that the process and provide applicable permits prior to approval that the lighting configuration does not adversely affect conditions for traffic traveling along I-95. The applicant shall meet all local, state and federal regulations regarding lighting unless expressly waived. The companion CUP is the conditional use permit to allow for the use of the property. Under the PUD, entertainment facilities such as this require a CUP. So, with that there is a site plan that's included in your packet for that use. You may entertain conditions that address offsite impacts such as lighting and any other possible impacts that you may determine that need to be addressed.

Jose Pazmino, on behalf of the applicant, explained the purpose of the request. These applications will permit them to construct and operate a golf entertainment venue. A presentation was prepared to show the proposed development, how this use will compliment the existing use amenities in the Viera community, and the requested code amendments necessary for the facility to operate.

Greg Coplin, a representative of Top Golf, explained further. He claims they are the number one premier destination for entertainment. He stated they currently hold over 100 venues, 90+ of which are located in the US. Nine are currently operating in the state of Florida, with one additional venue currently under construction. He spoke on describing each slide of the presentation and explaining the proposed project. He stated this site will be similar to one currently under construction in Panama City Beach. This project is to be a family friendly community that is 2-story with 64 hitting bays, large patio areas, and Top Tracer technology. This has been a \$28 million investment to bring Top Golf here. They anticipate to generate 200 jobs and bring in 200,000 visitors per year. People can play in all weather except probably not during hurricanes. He spoke more on target demographics. He stated this venue will be similar to the one in Wichita, Texas.

No public comment

Henry Mineboo asked for clarification on access to the site.

Hassan Kamal, on behalf of the applicant, noted that there is access from the south near Bromley drive by the car dealership. And then there is another access through the Viera Avenues.

Ana Saunders requested to recuse herself from voting, stating she works for BSE consultants and does a lot of work for the Viera Company.

Motion to recommend approval of item H.12. on the condition that the applicant must demonstrate during the site plan process and provide applicable permits prior to the approval of the lighting configuration that does not adversely affect conditions for traffic traveling along I 95 and the applicant shall meet all local state and federal regulations regarding lighting unless expressly waived by Brian Hodggers, seconded by Robert . The motion passed unanimously.

Hassan Kamal stated the project is located within the Central Viera PUD. To address the unique features of this type of development those three items need to be included as part of the Alternative Development Standards. They took the PUD and created a parcel that was specific to this location so these conditions would not be applicable to any other project in the PUD. He described the three conditions such as the lighting standards for only the driving range portion that would allow this kind of operation to take place, the netting height for the driving range portion of this operation, and definition of calculation all-premises sides. Normally with regards to calculating all- premises sides he said "that's based upon the perimeter of the building". This building only has three sides because of the open bay therefore clarification of that definition was needed to allow the signage that they propose and include that open bay side.

Motion to recommend approval of item H.13. on the condition that the applicant must demonstrate during the site plan process and provide applicable permits prior to the approval of the lighting configuration that does not adversely affect conditions for traffic traveling along I.95 by Brian Hodggers, seconded by Erika Orriss. The motion passed unanimously.

Eric Cublar, on behalf of the applicant, asked for clarification in regards to the lighting conditions.

Jeffrey Ball said "all we are saying is that they have to demonstrate at site plan that the lighting configuration does not adversely affect the conditions for traffic."

The meeting was called to adjourn at 5:23pm.



**Commissioner Rob Feltner, Chairman
District 4**

2725 Judge Fran Jamieson Way
Suite: C-214
Viera, FL 32940
Phone: (321) 633-2044
D4.Commissioner@Brevardfl.gov

December 9, 2024

To: Desiree Jackson, Associate Planner
Alice Webber, Operations Support Specialist
From: Rob Feltner, Brevard County Commissioner, District 4
Re: Disclosure – 24Z00047 Tax Account: 2631510 (portion of)

Concerning **24Z00047** on the December 12, 2024, Brevard County Zoning meeting agenda; on November 19, 2024, Commissioner Feltner met with Mr. Greg Copeland, representative for Top Golf and Mr. Jose Pazmino representing ARCO/Murray. The Commissioner listened as the project was presented to him. The meeting lasted approximately twenty minutes.

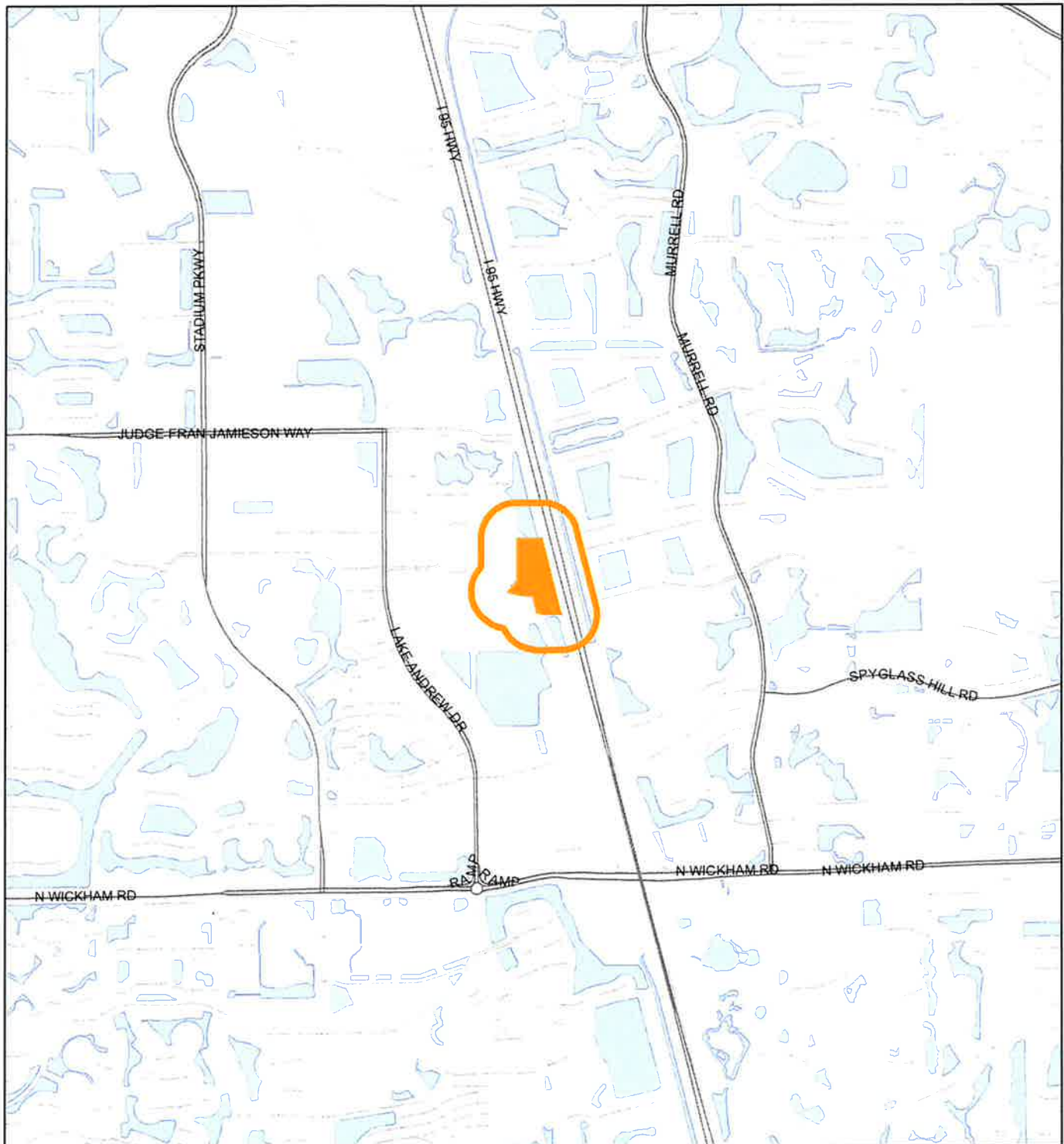
Thank you.

Rob Feltner, Chairman
Brevard County Commissioner
District 4

LOCATION MAP

THE VIERA COMPANY

24Z00047



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

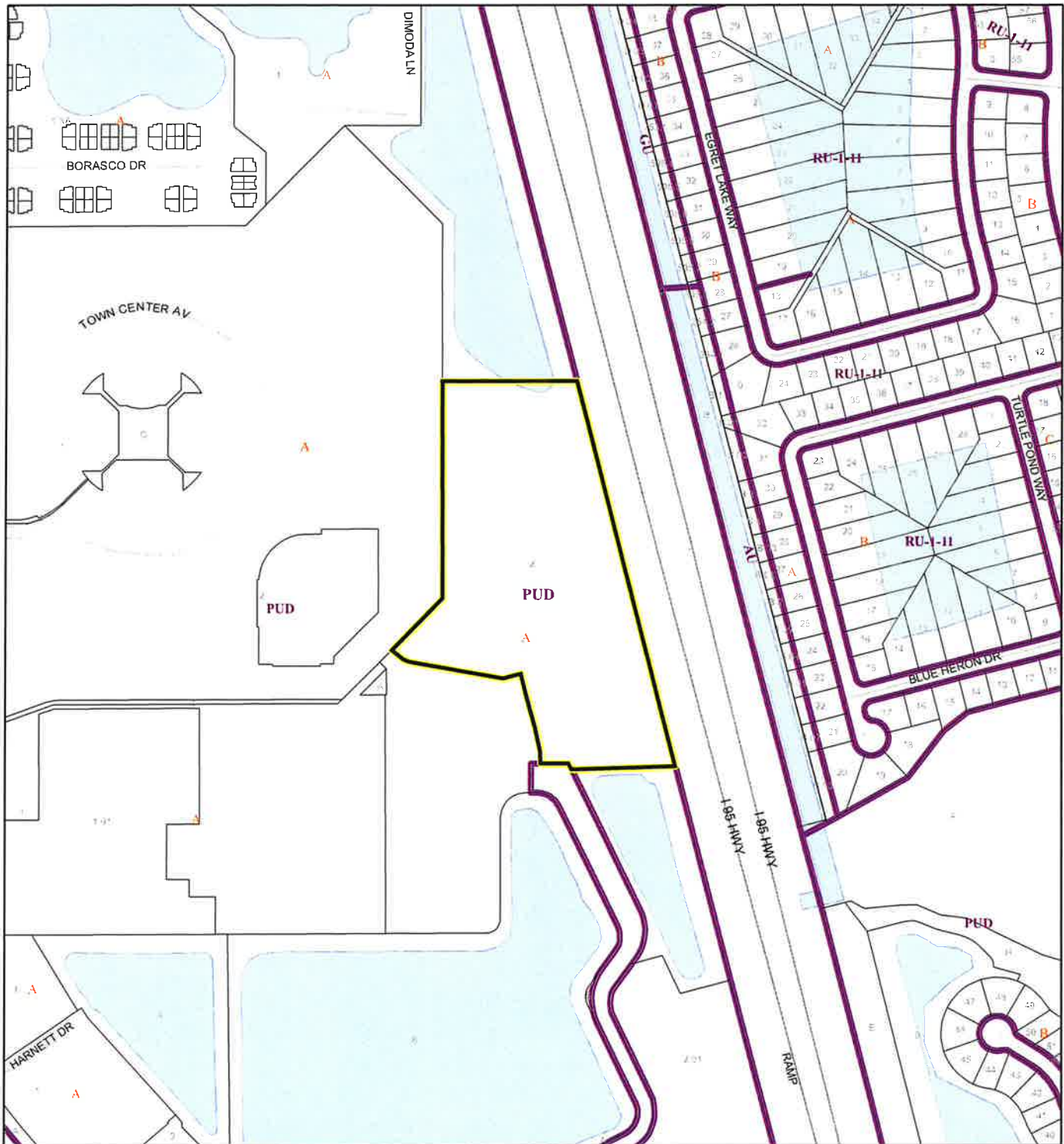
Produced by BoCC - GIS Date: 8/29/2024

Buffer
Subject Property

ZONING MAP

THE VIERA COMPANY

24Z00047



1:4,800 or 1 inch = 400 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions herein.

Produced by BoCC - GIS Date: 8/29/2024

— Subject Property

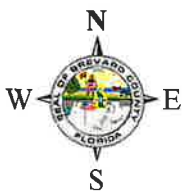
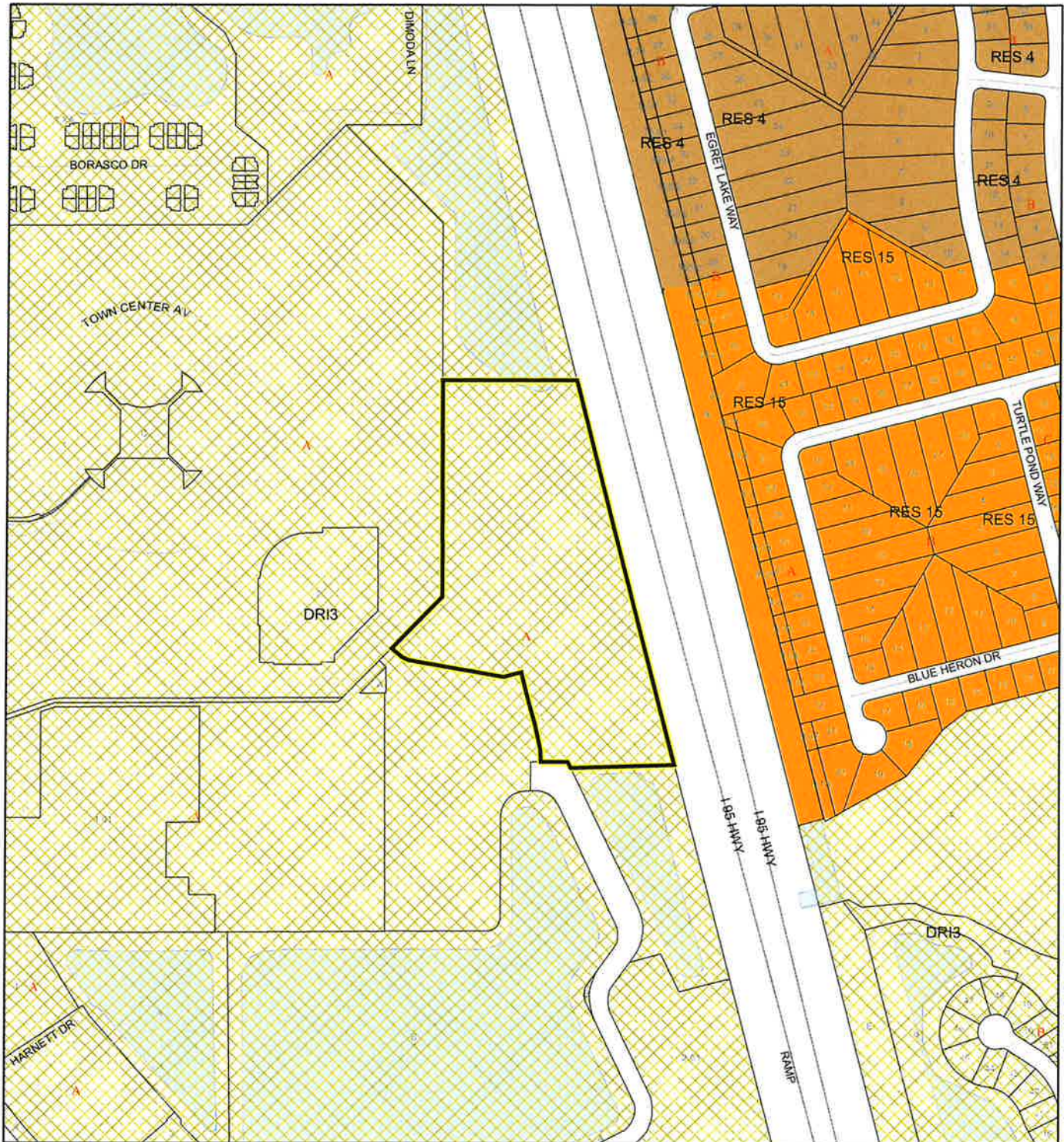
□ Parcels

□ Zoning

FUTURE LAND USE MAP

THE VIERA COMPANY

24Z00047



1:4,800 or 1 inch = 400 feet

— Subject Property

□ Parcels

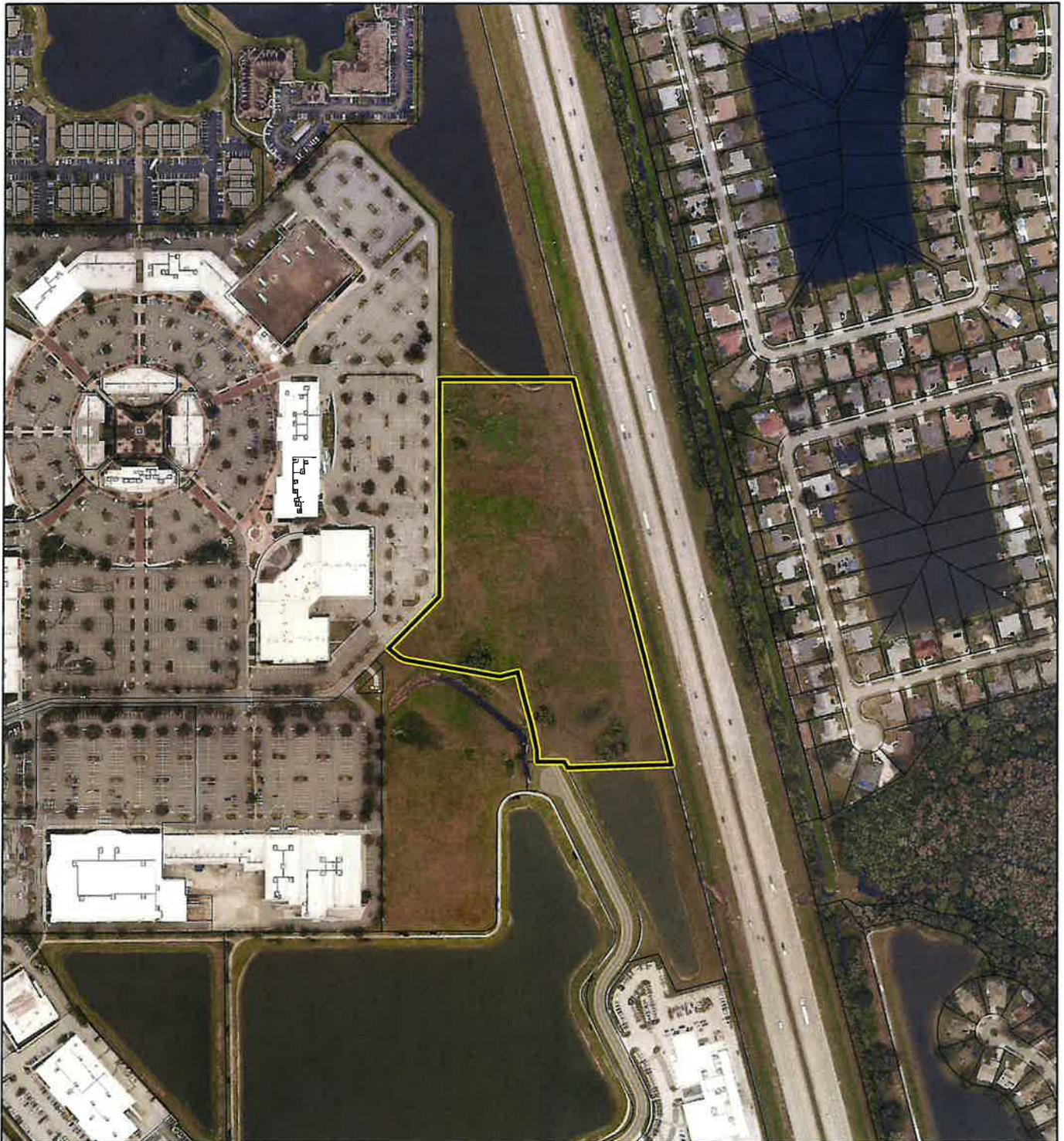
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Produced by BoCC - GIS Date: 8/29/2024

AERIAL MAP

THE VIERA COMPANY

24Z00047



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2024

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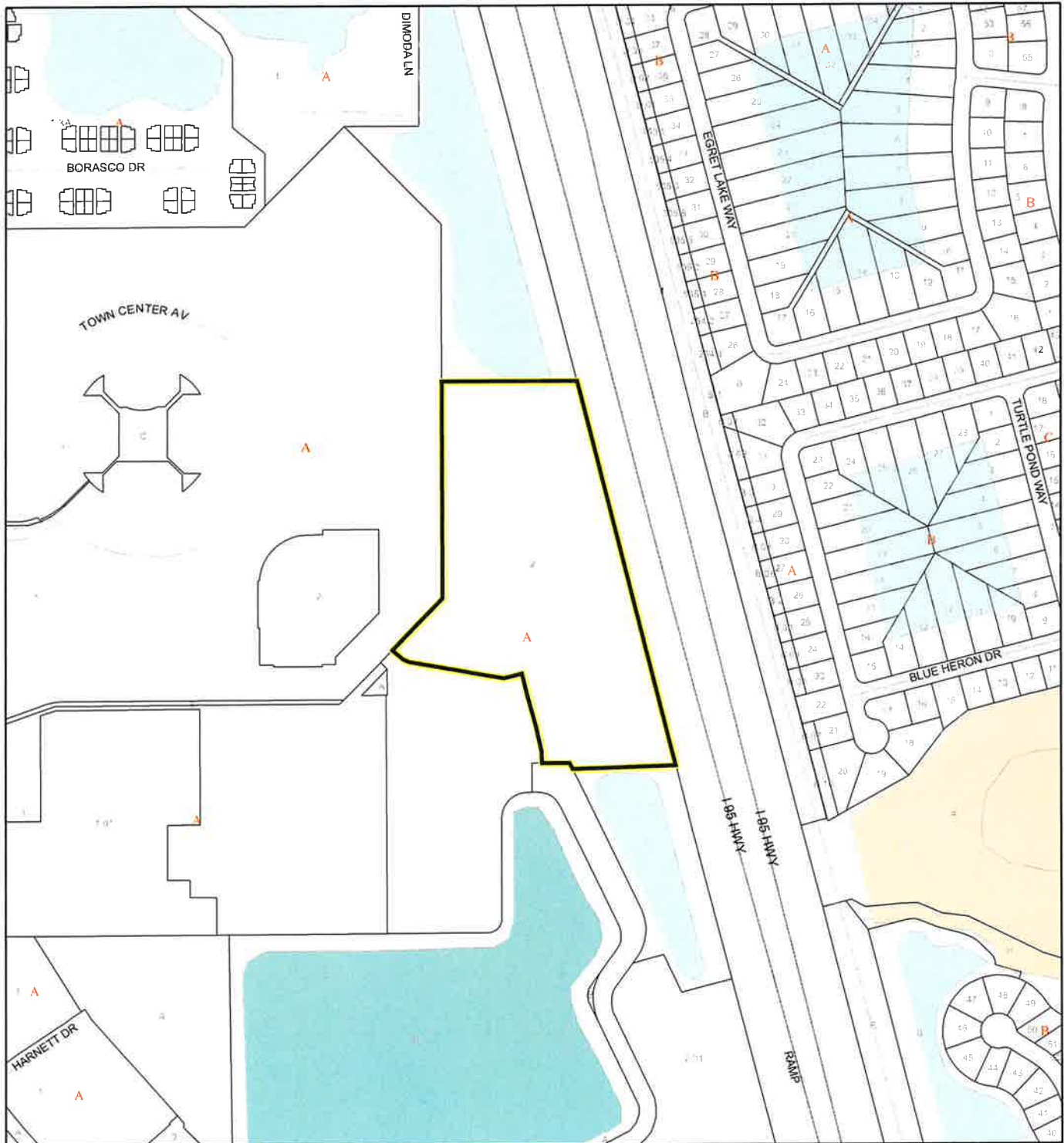
 Subject Property

 Parcels

NWI WETLANDS MAP

THE VIERA COMPANY

24Z00047



1:4,800 or 1 inch = 400 feet

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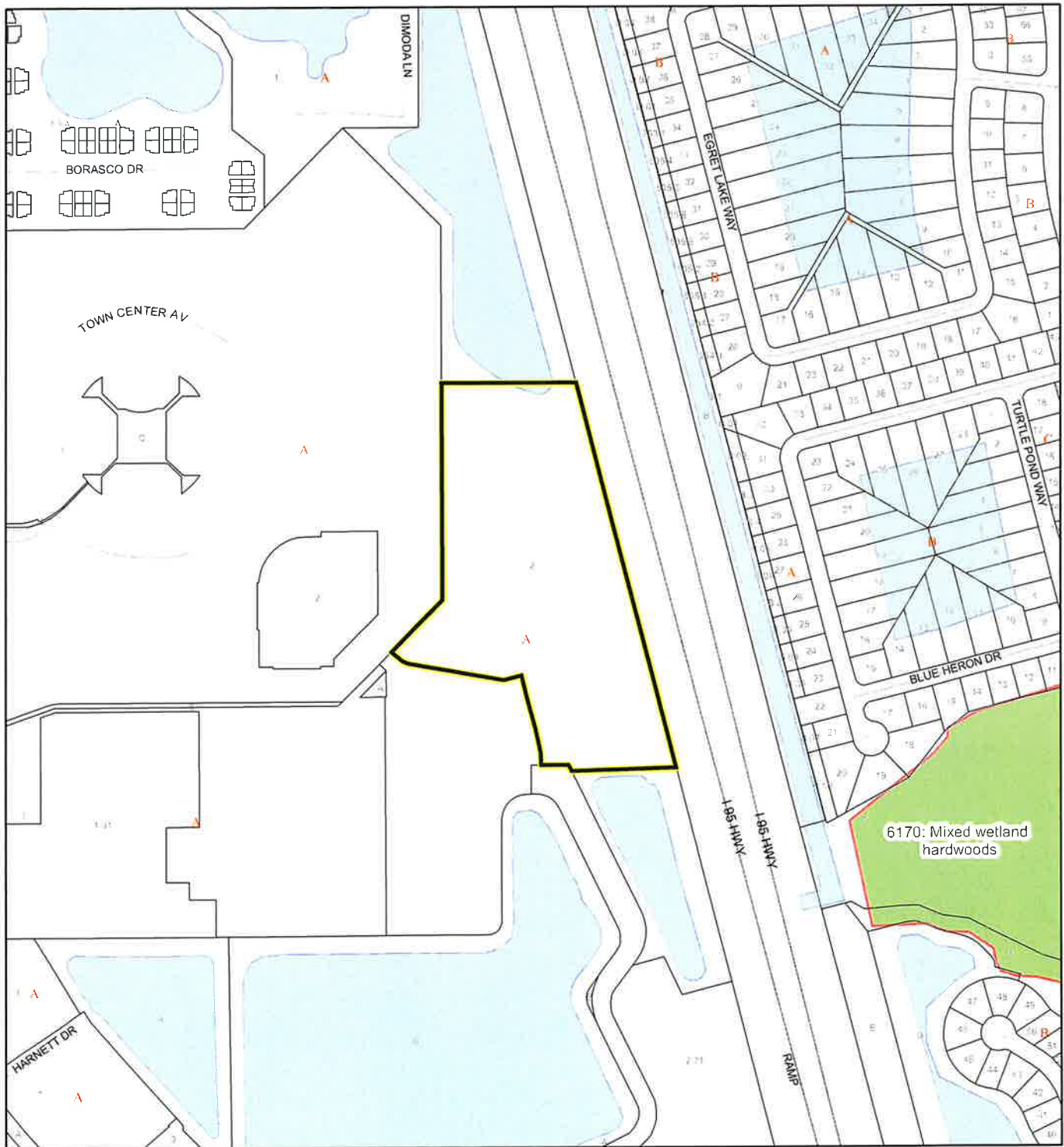
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National Wetlands Inventory (NWI)

- | | |
|-----------------------------------|-----------------|
| Estuarine and Marine Deepwater | Freshwater Pond |
| Estuarine and Marine Wetland | Lake |
| Freshwater Emergent Wetland | Other |
| Freshwater Forested/Shrub Wetland | Riverine |
| — Subject Property | |
| □ Parcels | |

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

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24Z00047



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SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

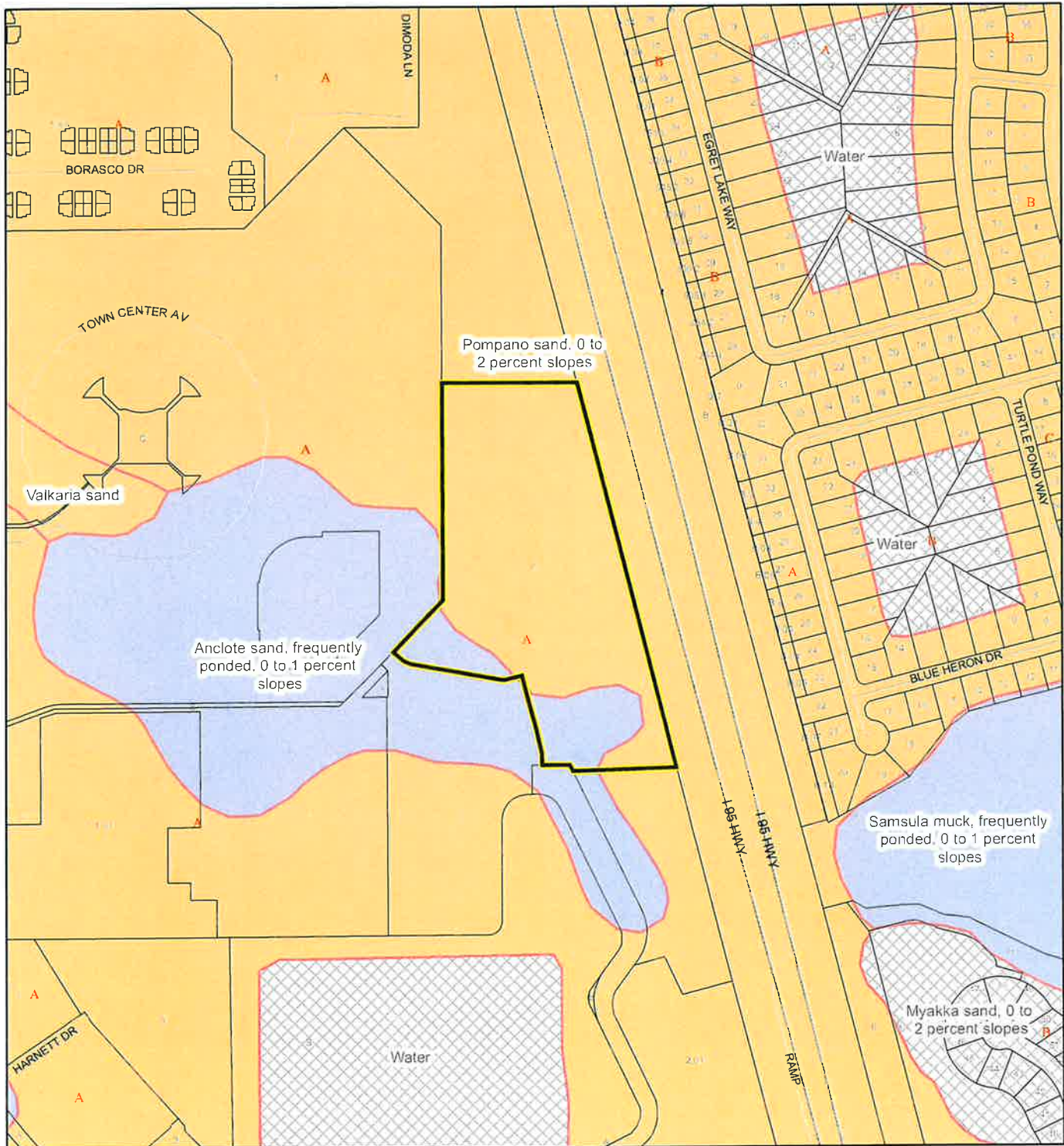
Subject Property

Parcels

USDA SCSSS SOILS MAP

THE VIERA COMPANY

24Z00047



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USDA SCSSS Soils

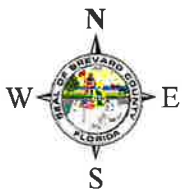
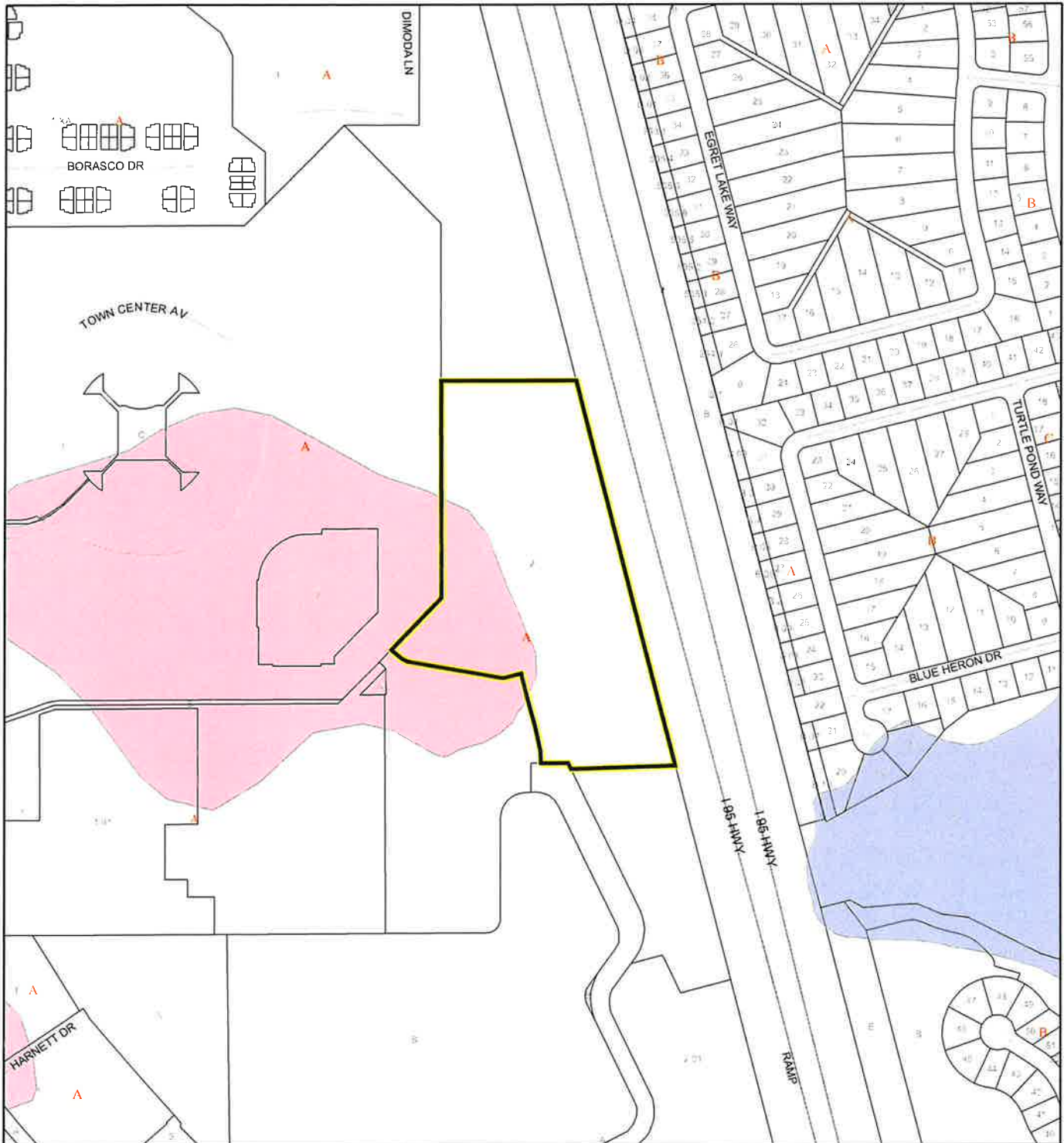
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

THE VIERA COMPANY

24Z00047



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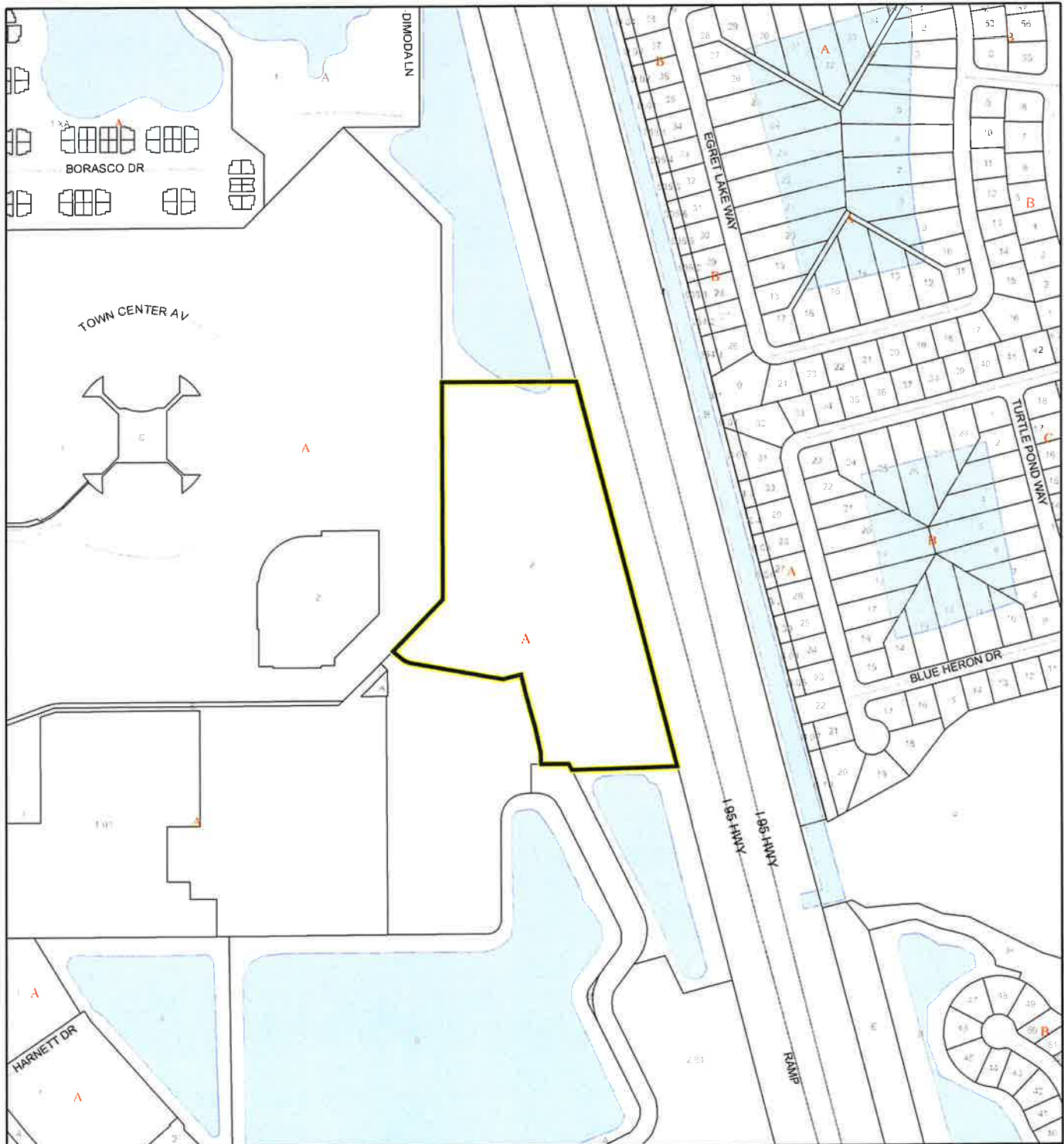
FEMA Flood Zones

- | | | |
|------------------|------------|---|
| A | AO | X |
| AE | Open Water | |
| AH | VE | |
| Subject Property | Parcels | |

COASTAL HIGH HAZARD AREA MAP

THE VIERA COMPANY

24Z00047



1:4,800 or 1 inch = 400 feet


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 Subject Property

 Parcels

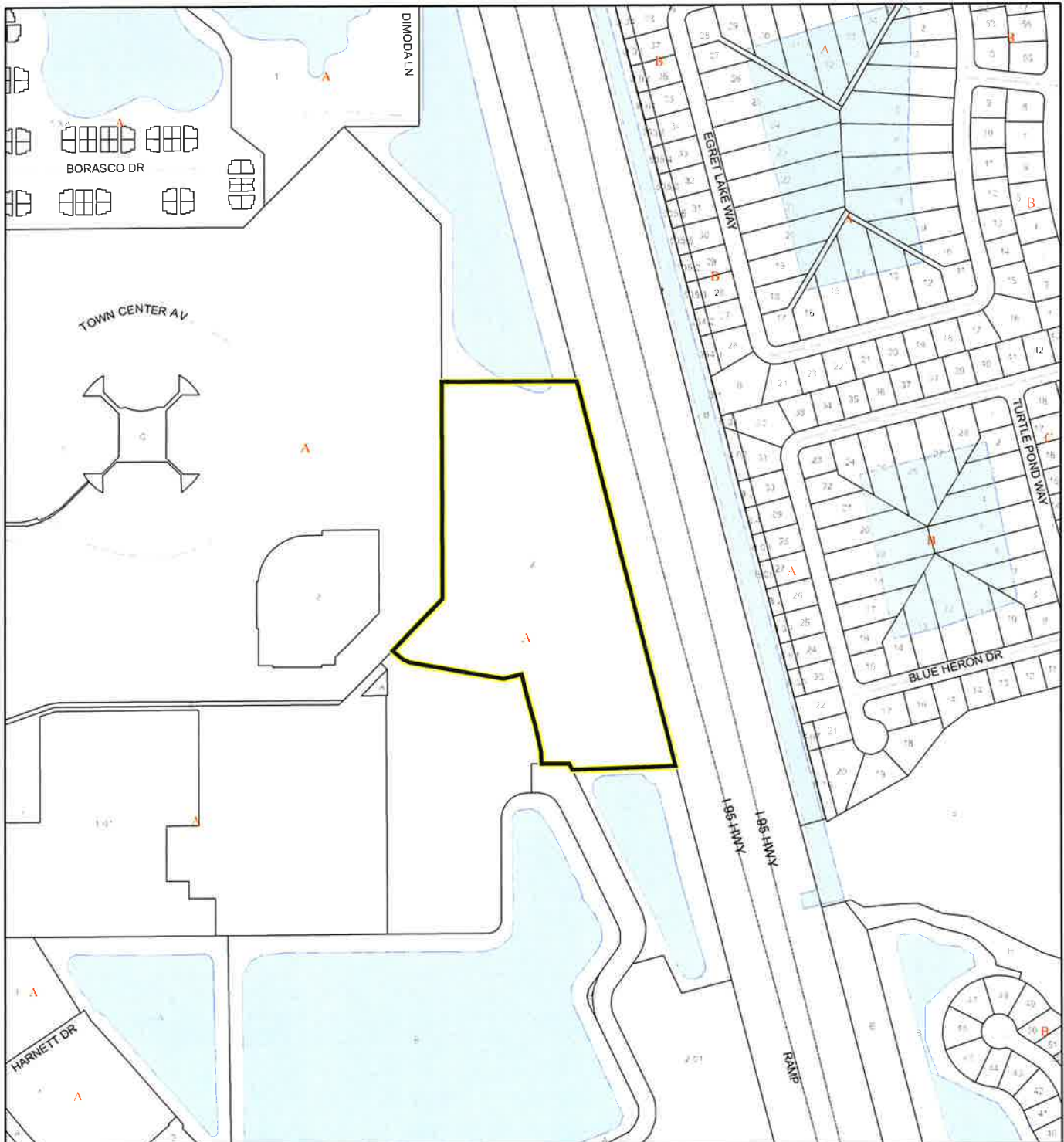
Coastal High Hazard Area

 SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

THE VIERA COMPANY

24Z00047



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— Subject Property

□ Parcels

Septic Overlay

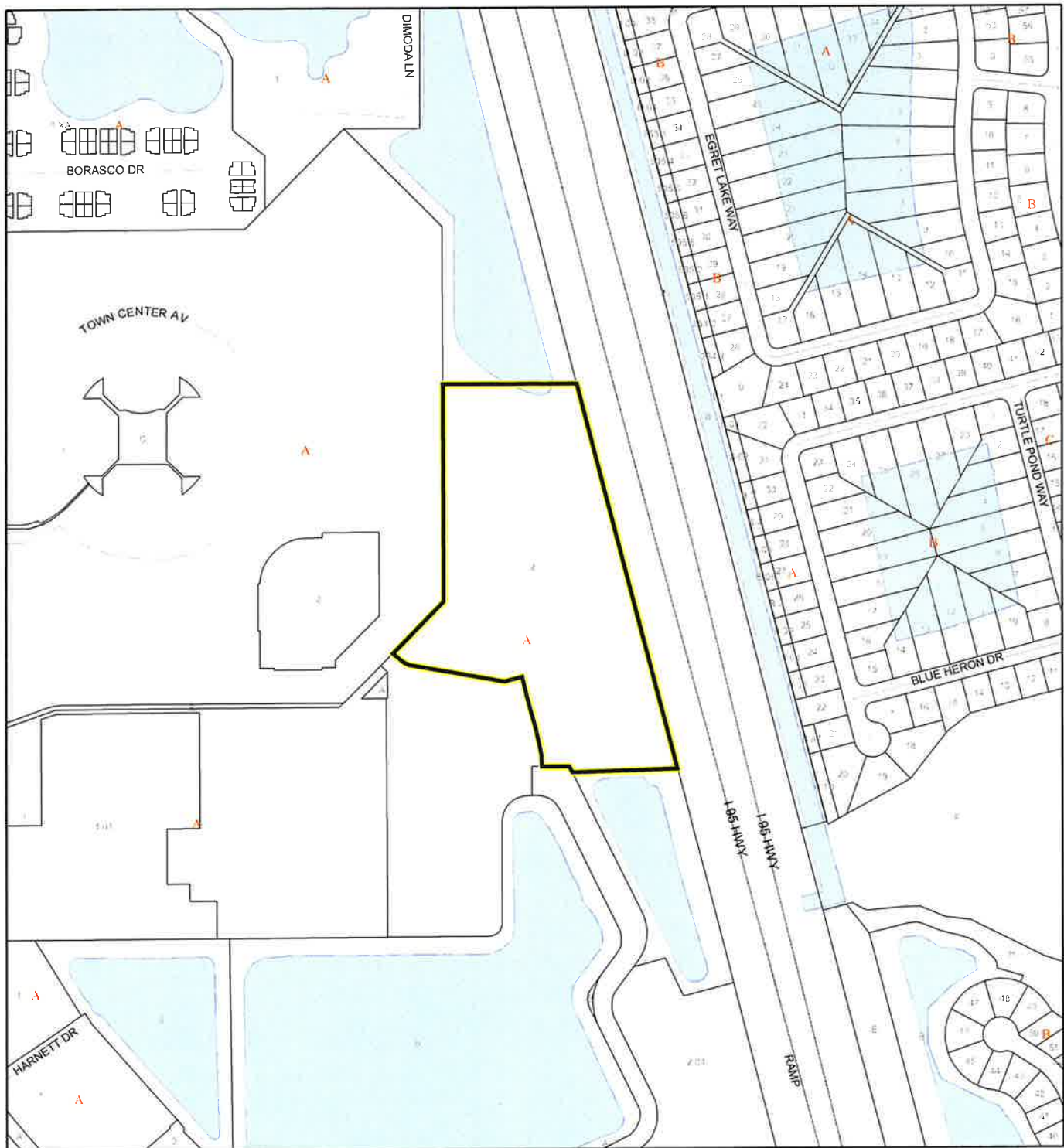
40 Meters

60 Meters

All Distances

EAGLE NESTS MAP

THE VIERA COMPANY
24Z00047



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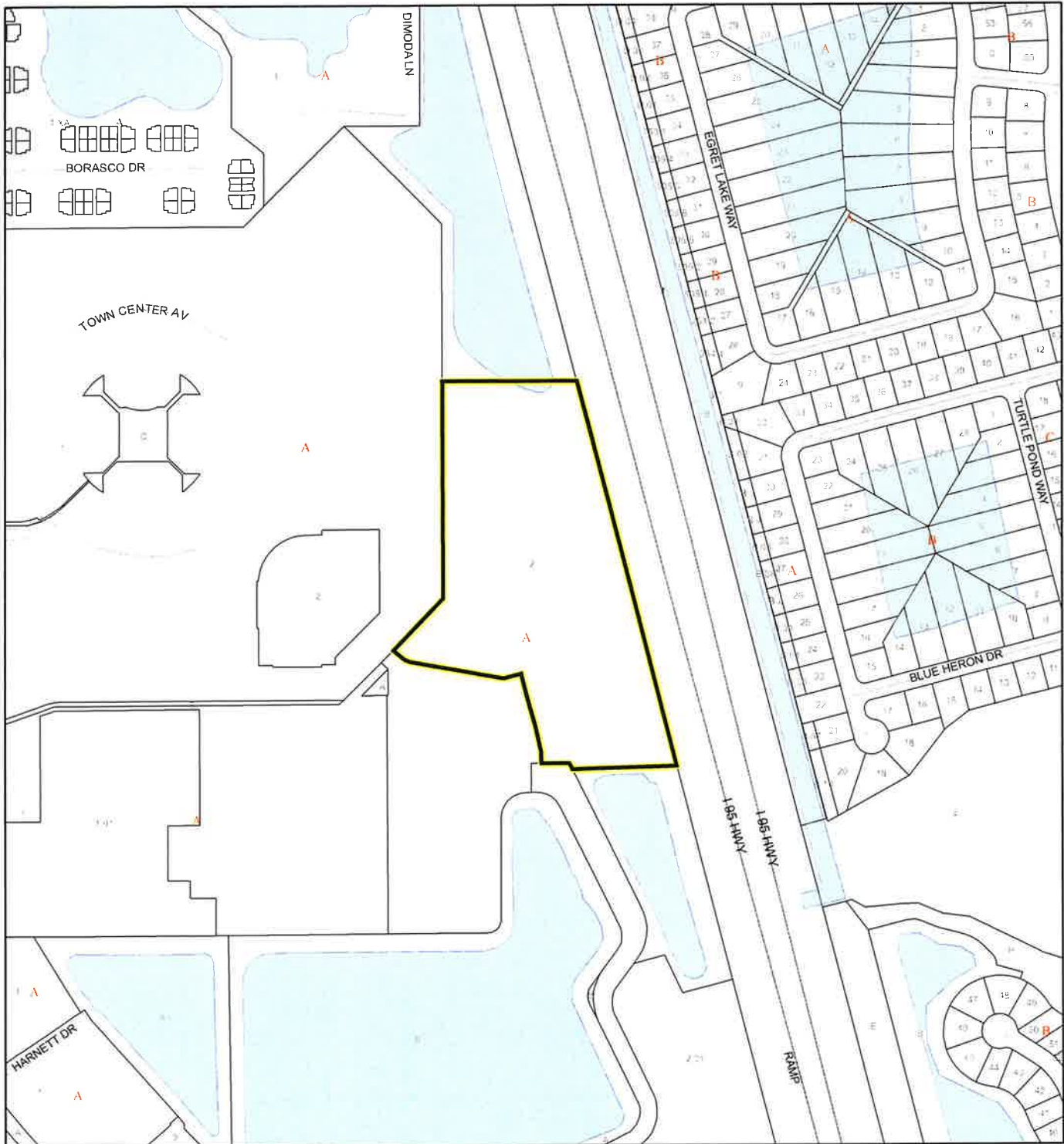
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- Subject Property
- Parcels
- A Eagle Nests FWS

SCRUB JAY OCCUPANCY MAP

THE VIERA COMPANY

24Z00047



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— Subject Property

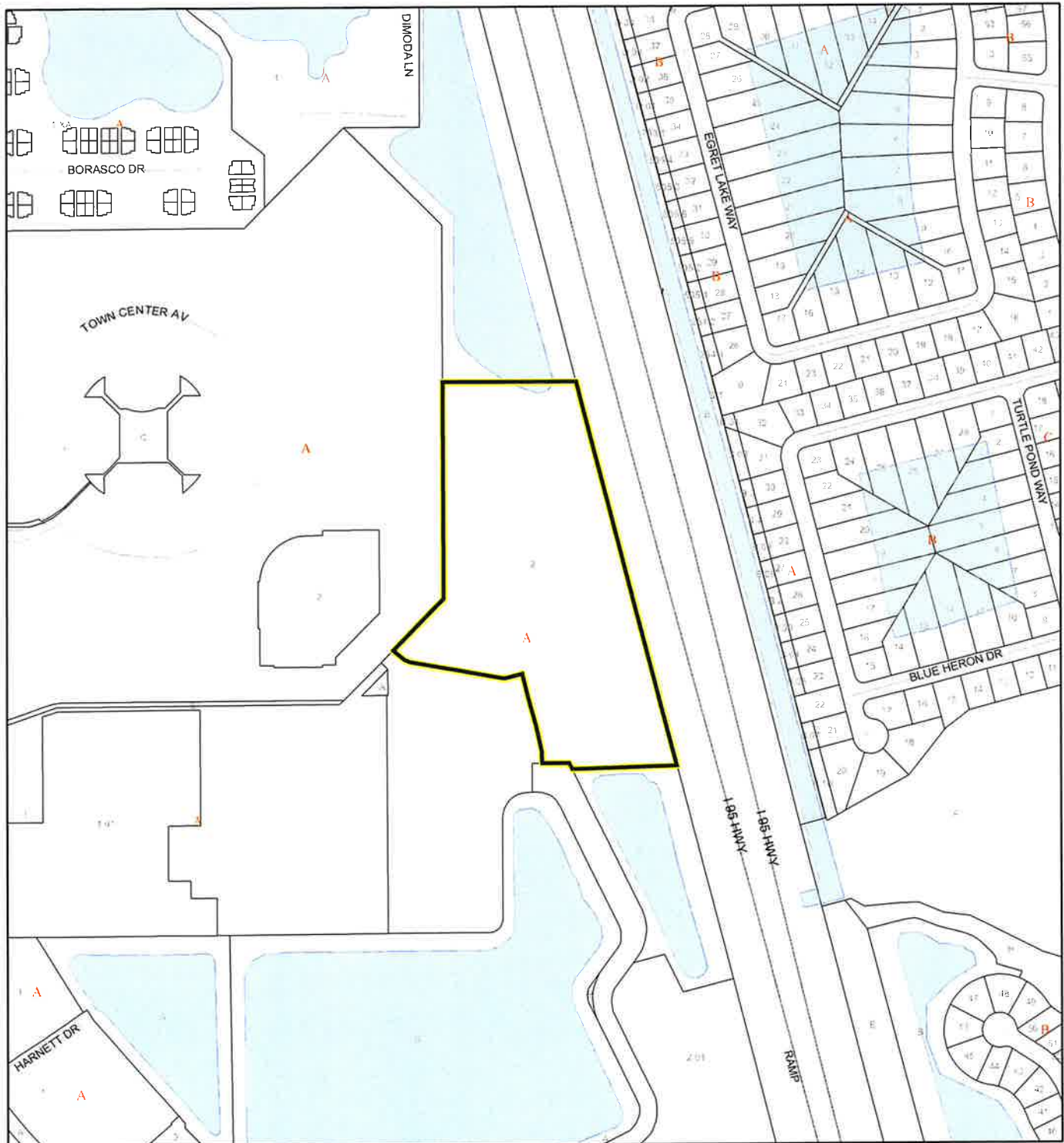
□ Parcels

▨ Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

THE VIERA COMPANY

24Z00047



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SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property Parcels