

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, March 16, 2026**, 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 Mark Wadsworth, Chair (D4); Henry Minneboo, Vice-Chair (D2); Jerrad Atkins (D1); John Hopengarten (D1); Ruth Amato (D1); Ron Bartcher (D2); Robert Wise (D2); Erika Orriss (D3); Eric Michajlowicz (D3); Debbie Thomas (D4); Neal Johnson (D4); Ana Saunders (D5); Robert Brothers (D5); and Melissa Jackson (D5).

Staff members present were Trina Gilliam, Planning and Zoning Manager; Billy Prasad, Planning and Development Director; Derrick Hughey, Planner; Jane Hart, Natural Resources Management; Peter Nguyen, Public Works; Alex Esseesse, Deputy County Attorney; and Alice Randall, Operations Support Specialist.

EXCERPT OF COMPLETE MINUTES

H.1. SFT IV, LLC. and MOS 18, LLC. (Stephanie Harris) requests a CUP (Conditional Use Permit) for Alcoholic Beverages for On-Premises Consumption, accessory to a bar. (25Z00060) (Tax Account 2862142) (District 3)

Trina Gilliam read item H.1. into the record.

Stephanie Harris stated they're looking to serve beer and wine at the hotel to guests that are staying there.

PUBLIC COMMENT

Suzanne Marszal stated she has two houses there, 130 and 205. 130 is part of the homeowners association. 205 is not. It's a dead-end street. It's a residential development of maybe 13 houses, 14 houses. The homeowners association sent in a bunch of denials for this request. I did not have the time unfortunately to get my email into your board ahead of time to say that we're denying it. We want to keep it residential, quiet. We're worried about the traffic. There's nowhere to park. The hotel is very small. The resort that they're calling it is very small. We have people coming up and down the block now. There's also a bus stop in front of the subdivision which is right across the street from the hotel. We're worried about people coming back and forth, the litter. Once it's zoned to have this then we don't know if they ever decide to sell it what's going to happen next. Also, they're saying that it's only for consumption of the people that are staying there. How do you prove that that's the person that's going up to that bar or tiki bar to have a drink there? Are they going to get back on the road, get back on A1A, which we've had many head-on collisions due to drunk driving on A1A down south of 192. I don't know how many people are familiar with that area, but it's only one way both ways. It's just the residents and I am very concerned about what's going to happen if it

gets approved.

END PUBLIC COMMENT

Ms. Orriss inquired if it's only the people staying there that are going to be able to make use of this.

Ms. Harris replied it is a very small hotel. It only has 16 rooms. I pretty much greet every single person. I would most likely be the one serving it. That's how I can control it. And, parking is limited.

Ms. Orriss responded I live in that area and to be quite honest with you, I wish you would maybe open it up to the public but thank you.

Ruth Amato inquired about whether with the tiki bar they are going to have live music.

Ms. Harris responded not at this time. No.

Ms. Amato asked staff if it's approved, would it have to have something saying that they can't have live music or is that automatically not going to be allowed? How does that work? I'm worried about the noise at night in a residential neighborhood.

Ms. Gilliam responded they would need to meet our performance standards, which include noise.

Ms. Amato continued but that could be what, what's a late night, 11?

Ms. Gilliam replied I would have to check the noise ordinance to see what the time frame is to limit the noise.

Ms. Amato stated there's a bar who has a tiki bar in another place and it complies with its noise ordinances and what not, and the neighbors still don't get any sleep. So again, that would be my major concern in a residential neighborhood.

Ms. Gilliam responded there is residential to the north and where the tiki bar is proposed to be located on the deck, there's quite a bit of distance away from that single family property that's located there. There also is some vegetation that's already on the property to the north and the single family and that would buffer some of the noise as well. However, on the application, they proposed that they would only be serving from 2:00 p.m. to dusk, which is typically probably about 9:00 p.m. in the summer. Again, with no outdoor music right now.

Ms. Orriss stated she was okay with it because her concern is the turtles and things like that, but because of the hours of operation, I felt more comfortable with it.

Ms. Harris stated it would probably close by six to be honest. We want to go home.

Ms. Amato asked if that was something that could be put in a BDP or something with

the CUP to memorialize it so that's not a concern.

Ms. Esseesse responded the board could put conditions on the approval with certain restrictions including time considerations with music.

Mr. Hopengarten asked where's your tiki bar going to go.

Ms. Harris replied on the deck, underneath a cabana.

Motion to recommend approval of Item H.1. with a BDP limiting the hours of operation to 1:00 p.m. to 6:00 p.m. by Erika Orriss, seconded by Jerrad Atkins. Motion passed unanimously.

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