

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, June 15, 2020**, 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: Ron Bartcher; Brian Hodgers; Harry Carswell; Ben Glover; Mark Wadsworth, Chair; Peter Filiberto, Vice Chair; Bruce Moia; Joe Buchanan; and Dane Theodore.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; Jad Brewer, Assistant County Attorney; George Ritchie, Planner III; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

Ziffer Investments, LLC (Mark Kipp)

A CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a private club, in a BU-1 (General Retail Commercial) zoning classification. The property is 2.79 acres, located on the north side of Micco Road, approximately 0.37 mile west of U.S. Highway 1. (No assigned address. In the Micco area.) (20PZ00040) (Tax Account 3006387) (District 3)

Bruce Moia stated he would abstain from voting, as the applicant for the request is employed by his company.

Rebecca Grohol, MBV Engineering, 1835 U.S. Highway 1, Vero Beach, stated the request is for an alcoholic beverages permit for a civic organization, which is the Fraternal Order of Eagles. They are a private club whose primary function is philanthropic programs. This location would be a new building and a relocation from their existing site on U.S. 1, which is 1.25 miles away. The existing license transfer would be an 11 series, which is an alcoholic beverage permit exclusively for the use of private clubs.

Pam Jordan, 468 Egrets Circle, Barefoot Bay, asked how large the building will be, and if there will be adequate parking. She noted it is a very busy area.

Ms. Grohol stated they are in the process of applying for the site plan approval for this site, but as it is currently sketched, it is a 10,000 square-foot building on approximately 2.5 acres, so there is plenty of room for parking. Currently, there is about 56 paved parking spaces, with the ability to add additional parking through a stabilized surface as well as stormwater. Adjacent to the residential portion will be an enhanced buffer.

Mark Kipp, 12736 79th Avenue, Sebastian, stated the proposed building is 10,000 square feet, but the bar/restaurant area is going to be about 6,000 square feet, and there will also be a hall for receptions and meetings.

Peter Filiberto stated staff recommends 108 parking spaces.

Mr. Kipp stated that is for bars and lounges, and that's for the square footage of the building, but that's why he noted that the proposed restaurant/bar area is only going to be 5,000 to 6,000 square feet. The requirement is 1 space per every 100 square feet of a bar/restaurant area, which would put them between 50 and 60 spaces.

Mr. Filiberto asked where the overflow parking will be if there is a large party. Mr. Kipp stated they are proposing an overflow parking area.

Dane Theodore stated if there is a wedding in the 4,000 square-foot venue at the same time there are a lot of people in the bar, that would constitute the need for 100 cars. He asked if the plan is in place now. Mr. Kipp replied it is planned for if they ever need it, and it is more of a site planning issue.

Jeffrey Ball stated based on what was provided, staff did an analysis on what would be required as far as parking. Staff didn't have a floor plan to go by, so during the site plan process staff will be able to evaluate in more detail based on the floor plans and if there are concerns that will be addressed with additional parking based on that review.

Motion by Peter Filiberto, seconded by Brian Rodgers, to approve the requested CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a private club, in a BU-1 zoning classification. The motion passed unanimously with Bruce Moia abstaining.