

Ritchie, George C

From: Craven, Tim
Sent: Thursday, November 12, 2020 11:43 AM
To: marker24marina@gmail.com; Ritchie, George C
Cc: 'Peter Black'; Ball, Jeffrey; Calkins, Tad
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

Good morning:

The code for marina parking is located in Section 62-3206(d)(19):

Marinas: Marinas and boat ramps:

a. Wet slips: One parking space per three wet slips.

b. Dry slips and moorings: One parking space per four dry slips or moorings for facilities up to 50 dry slips or moorings, or one parking space per five dry slips or moorings for facilities with over 50 dry slips or moorings.

c. Live-aboard: One parking space per boat slip.

d. Boat ramps: 25 parking spaces per boat ramp or hoist available to the general public.

In addition to the aforementioned requirements, one parking space per each 300 square feet devoted to sales and service shall be provided. The county manager or designee may require that the applicant submit a parking study, signed and sealed by a professional engineer, to determine the number of additional parking spaces necessary to support ancillary uses, including, but not limited to, charter boats, ecotourism vessels, boat-yards and party-boats.

I was using the 1/300 s.f. calculation shown on your exhibit for the entire building. Breaking down the square footage of each use in the building and applying the parking requirement per use could potentially lower the number of required spaces (or raise them). Restaurants and seating (including decks) are 1/100 s.f. Warehouses are 1/500. Retail is 1/200.

I also did not include the required 1 space for each 4 slips for mooring, which is what those 14 slips would be if they are rented to tenants.

But a CUP application is not the mechanism to evaluate or address parking issues. That would be done with a site plan submittal and review.

I apologize, I thought I had previously addressed your questions from the earlier email, but I will respond to them directly now:

The 6 boat slips on the fuel dock will not be rented to a tenant, so we can use those towards our parking calculations as shown on CUP exhibit. There are only 3 slips shown at the fuel dock on the exhibit. Those 3 can be counted.

The new dock with 17 slips will be rented to a tenant, and we have not included these in our parking calculation. The exhibit shows 14 slips, with 4 of those being 'Transient.' 14 mooring slips (rented) require 4 parking spaces.

It looks like your site is deficient in parking. You will need to submit a site plan if you wish to add parking to your site in order to comply with the Code.

Thank you,

Tim

Tim Craven, Planner I
Land Development Section
Brevard County Planning & Development Department
(321) 350-8266
Tim.Craven@brevardfl.gov

This office can only provide information regarding the Site Plan Section (Chapter 62, Article VIII) of the Brevard County Code of Ordinances. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: marker24marina@gmail.com <marker24marina@gmail.com>
Sent: Tuesday, November 10, 2020 5:07 PM
To: Craven, Tim <Tim.Craven@brevardfl.gov>; Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>; Calkins, Tad <tad.calkins@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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Tim,

I see the section you're referring to regarding the parking spaces Except for single-family residences and duplexes, all off-street parking, loading areas and maneuvering space and associated driveway aisles, shall be paved (i.e., asphalt, concrete, or paver blocks).

Can you please site the code that refers to the 1/300, and does this apply to a marina.

Please answer the questions from the previous email and the provide above code.

Thank you for your continued help with this,

Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

From: Craven, Tim <Tim.Craven@brevardfl.gov>
Sent: Tuesday, November 10, 2020 3:56 PM

To: marker24marina@gmail.com; Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>; Calkins, Tad <tad.calkins@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

Good afternoon:

The parking calculations shown on the attached CUP exhibit only account for 4800 of a 9600 square-foot building. You are required to provide parking for the entire building. A 9600 s.f. building at 1/300 will require 32 spaces. The 5 spaces of grass parking cannot be included in the number of spaces provided per Sec. 62-3206(b)(5). Please remove those spaces from the calculation.

Your previous email indicates 6 slips on the fuel dock, but only three are shown on the exhibit. The email also states 17 spaces on the new dock will be rented, but the exhibit shows 14 spaces on the dock, and 4 of those are labeled 'Transient Slips'. Please rectify.

I count 19 parking spaces in the parking lot, plus three slips on the fuel dock, which leaves the property 10 spaces short of the required parking.

Thank you,

Tim

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From: marker24marina@gmail.com <marker24marina@gmail.com>
Sent: Tuesday, November 10, 2020 12:30 PM
To: Craven, Tim <Tim.Craven@brevardfl.gov>; Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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Tim and George,

The 6 boat slips on the fuel dock will not be rented to a tenant, so we can use those towards our parking calculations as shown on CUP exhibit.

The new dock with 17 slips will be rented to a tenant, and we have not included these in our parking calculation. Just want to make sure that we're all in agreement with this item.

Regarding my previous email, yesterday at 4:42, are we in agreement with the code and that parking has been met?

Thank you,

Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

From: Craven, Tim <Tim.Craven@brevardfl.gov>

Sent: Monday, November 9, 2020 5:04 PM

To: marker24marina@gmail.com; Ritchie, George C <George.Ritchie@brevardfl.gov>

Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>

Subject: RE: Consumption on Premise for 1360 South Banana River Dr

I was asked by Mr. Ritchie to look at the attached exhibit and evaluate the parking, and whether wet slips could count for credit towards the overall parking requirement of a marina. I stated that it could if the slips were for the use of the general public and not rented to a tenant. So in this situation, if they are for private use, they cannot be counted towards parking credit.

Thank you,

Tim

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From: marker24marina@gmail.com <marker24marina@gmail.com>

Sent: Monday, November 9, 2020 4:42 PM

To: Craven, Tim <Tim.Craven@brevardfl.gov>; Ritchie, George C <George.Ritchie@brevardfl.gov>

Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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Good Afternoon, George and Tim,

I have a few questions regarding parking based on the codes attached below. It was always my understanding that parking requirements for a non liveaboard marina was 1 space per 3 slips. I thought the parking requirements were met and satisfied during the last CUP hearing. The private club area is for people who keep a boat in a slip at our marina.

Sec. 62-3661. - Definitions.

Marina means all boating facilities with three or more wet and/or dry slips (consistent with current County definition). A marina is a facility or structure, which provides mooring, docking, anchorage, fueling, repairs, launching, or other related services for watercraft. Private boat docks associated with single-family lots are exempt from this category.

Commercial/recreational marina means public or private facilities which provide dockage and other related amenities not exclusively associated with a subdivision, condominium, duplex or other multifamily development.

Sec. 62-3206. – Parking and loading requirements.

(19) Marinas: Marinas and boat ramps:

- (a) Wet slips: One parking space per three wet slips.

Thank you,

Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

From: Craven, Tim <Tim.Craven@brevardfl.gov>
Sent: Friday, November 6, 2020 4:22 PM
To: marker24marina@gmail.com; Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

Good afternoon:

The parking calculations shown on the CUP exhibit only account for 4800 of a roughly 9600 square-foot building. Also, the 5 spaces of grass parking cannot be included per Sec. 62-3206(b)(5). Please remove those spaces.

We could consider the slip spaces at a one-to-one ratio based on Section 62-2956(b)(3) allowing for parking reduction for sites that incorporate multi-modal transportation. However, those would have to be slips that are used on a strictly temporary basis for customers of the marina, not rented out to a tenant for storing boats long-term.

Please reconfigure the parking calculation for the entire building. If you intend to use the 17 wet slip spaces in your calculation, that is acceptable, but please make a note on the plan that the slip spaces are for temporary boat parking only, and that no spaces shall be rented. If you intend to rent a space to a boat owner, you cannot include that space in the parking calculation.

Thank you,

Tim

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Land Development Section
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(321) 350-8266
Tim.Craven@brevardfl.gov

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From: marker24marina@gmail.com <marker24marina@gmail.com>
Sent: Friday, November 6, 2020 3:41 PM
To: Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Craven, Tim <Tim.Craven@brevardfl.gov>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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George and Tim,

This area is for tenants of the marina. Would that still cause parking insufficiencies?

Thank you,



Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

From: Ritchie, George C <George.Ritchie@brevardfl.gov>
Sent: Friday, November 6, 2020 3:37 PM
To: marker24marina@gmail.com
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Craven, Tim <Tim.Craven@brevardfl.gov>; Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

There may be a problem with sufficient parking. Please contact Tim Craven for possible remedies.

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George C. Ritchie, Planner III, Zoning Office
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321-350-8272)

From: Ritchie, George C
Sent: Friday, November 6, 2020 3:16 PM
To: marker24marina@gmail.com
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>; Craven, Tim <Tim.Craven@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

I've asked Tim Craven to verify sufficient parking is available. Will advise once I receive a response.

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George C. Ritchie, Planner III, Zoning Office

Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321-350-8272)

From: marker24marina@gmail.com <marker24marina@gmail.com>
Sent: Friday, November 6, 2020 2:59 PM
To: Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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Good Afternoon,

Attached you will find

1. A signed and sealed survey describing tract with legal description. You will also see on Note 10 the 400 foot certified alcohol survey
2. CUP Worksheet
3. CUP Exhibit showing parking, landscaping, etc.
4. Listing of Locations of Consumption.

Please let me know if you need any additional information for the Consumption on Premise CUP

Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

From: Ritchie, George C <George.Ritchie@brevardfl.gov>
Sent: Thursday, November 5, 2020 10:33 AM
To: marker24marina@gmail.com
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

See attached forms and code section for alcoholic beverages..

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Brevard County Planning & Development Department
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Viera, FL 32940

Phone # (321-350-8272)

From: marker24marina@gmail.com <marker24marina@gmail.com>
Sent: Thursday, November 5, 2020 10:06 AM
To: Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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Good Afternoon,

Can you please send over the CUP application for the consumption on premise. We will have this filled out and sent back to you on Friday, along with the Alcohol Survey from Bussen-Mayer.
Do we need a CUP Exhibit/Site plan for this as well?

Thank you,

Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

From: Ritchie, George C <George.Ritchie@brevardfl.gov>
Sent: Monday, November 2, 2020 9:50 AM
To: marker24marina@gmail.com
Cc: Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

Application deadline is Friday November 6th at 4pm. Will you have an application complete for this application cycle? Please call and setup a meeting for application submittal. Will need alcohol survey, CUP paperwork, notarized and signed forms.

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321-350-8272)

From: Ritchie, George C
Sent: Thursday, October 22, 2020 2:17 PM
To: marker24marina@gmail.com
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

I'll be back in the office Tuesday. Will need full application same as previous request with CUP paperwork as well.

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Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Bldg. A-114
Viera, FL 32940

Phone # (321-350-8272)

From: marker24marina@gmail.com <marker24marina@gmail.com>
Sent: Thursday, October 22, 2020 1:14 PM
To: Ritchie, George C <George.Ritchie@brevardfl.gov>
Cc: 'Peter Black' <peter@bluebelllandscaping.com>
Subject: Consumption on Premise for 1360 South Banana River Dr

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George,

Hope all is well, I know you have partial information on the consumption on premise CUP Application along with payment. We are ready to move forward with that, please let us know what our next steps are and timeline.

Thank you for your help,

Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

Ritchie, George C

From: marker24marina@gmail.com
Sent: Friday, November 6, 2020 3:25 PM
To: Ritchie, George C
Cc: 'Peter Black'
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Full Liquor please

Thank you,

Jordon Rogers

General Manager
Marker 24 Marina
(W) 321.453.7888
(C) 321.750.2424

From: Ritchie, George C <George.Ritchie@brevardfl.gov>
Sent: Friday, November 6, 2020 3:19 PM
To: marker24marina@gmail.com
Cc: 'Peter Black' <Peter@bluebelllandscaping.com>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

Was this for full liquor or just beer and wine? Please advise.

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Viera, FL 32940

Phone # (321-350-8272)

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Sent: Friday, November 6, 2020 2:59 PM

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To: Ritchie, George C <George.Ritchie@brevardfl.gov>
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(W) 321.453.7888
(C) 321.750.2424

From: Ritchie, George C <George.Ritchie@brevardfl.gov>
Sent: Monday, November 2, 2020 9:50 AM
To: marker24marina@gmail.com
Cc: Ball, Jeffrey <Jeffrey.Ball@brevardfl.gov>
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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Phone # (321-350-8272)

From: Ritchie, George C
Sent: Thursday, October 22, 2020 2:17 PM
To: marker24marina@gmail.com
Subject: RE: Consumption on Premise for 1360 South Banana River Dr

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Jordon Rogers

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