

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 11, 2021**, 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; Harry Carswell; Brian Hodgers; Ben Glover; Joe Buchanan; and Peter Filiberto, Vice Chair.

Staff members present were: Tad Calkins, Planning and Development Director; George Ritchie, Planner III; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

Marker 24 Marina, LLC (Peter Black)

A CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a private club, in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification. The property is 1.04 acres +/-, located on the east side of S. Banana River Dr., approx. 160 ft. north of West Virginia Ave. (1360 S. Banana River Dr., Merritt Island) (20Z00010) (Tax Account 3018251) (District 2)

Peter Black stated he is requesting the CUP to add to the many improvements he's done to the marina to create an atmosphere that's consistent with a marina, which is giving tenants of the marina, along with homeowners in the Marker 24 HOA, a place to gather and enjoy a drink on the river.

Peter Filiberto asked if people need memberships to be in the private club. Mr. Black replied yes, members would have to have a boat in the marina or live in the community. He noted there are 20 houses in the community and 124 boat slips.

Ron Bartcher asked if there will be an outdoor deck. Mr. Black replied, yes, there will be a deck and covered tiki bar. Mr. Bartcher asked if the bar would close at 10:00 p.m. Mr. Black replied it will probably close before 10:00 p.m. Mr. Bartcher asked if there will be outdoor music. Mr. Black replied he would like to have some ambiance music, but he does not need to have loud music. Mr. Bartcher asked if the music could be limited to inside the building and not have speakers outside. Mr. Black replied yes. Mr. Bartcher asked about the additional landscaping that is proposed. Mr. Black replied he is working with a landscape architect to incorporate some silver buttonwood trees, natives, coconut palms, and others.

Mr. Filiberto stated there are a total of 24 parking spaces, but with it being only open to the HOA members and tenants it shouldn't be a problem. Mr. Black said he understands there is a parking situation, so he wanted to limit it to people who would already be at the marina or in the surrounding community.

Public comment.

John McDonald, 950 S. Banana River Drive, stated he does not have a problem with the proposed bar, but his major concern is traffic. He said S. Banana River Drive needs more speed bumps and a lot more lights because it gets dark there.

Mr. Filiberto stated he had the same concern which is why he wanted to know about the private club and who will be part of it, and since it's the HOA members he imagines people will be walking to it, or get there by boat.

Mr. McDonald pointed out that not every household has just one car, and there are no sidewalks either, so people walk in the road and it could be a dangerous situation.

End of public comment.

Motion by Brian Hodgers, seconded by Joe Buchanan, to approve the request for a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a private club, in a BU-2 zoning classification. The motion passed unanimously.