



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 6866, **Version:** 2

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### **Subject:**

Borrows West Suite Developers, LLC (Marbet Lewis) requests a CUP for the on-premises consumption of alcohol in a PUD zoning classification. (24Z00019) (Tax Account 3030134) (District 4)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Planning and Zoning Board conduct a public hearing to consider a CUP (Condition Use Permit) for the on-premises consumption of alcohol in a PUD (Planned Unit Development) zoning classification.

### **Summary Explanation and Background:**

The applicant is requesting a Conditional Use Permit (CUP) for Alcoholic Beverages for On-Premises Consumption (4COP) on 4.66 acres in conjunction with a four-story hotel with 132 guest rooms. The applicant states, "they are seeking a CUP for Alcoholic Beverages for On-Premises Consumption (4COP) for the entire Hotel including the bar, guest rooms, outdoor areas such as swimming pool areas or outdoor bars and any other areas around the Hotel".

The Hotel's restaurant was Administratively Approved for Alcoholic Beverages for On-Premises Consumption in conjunction to a restaurant use only, per zoning application 24AA00007. Brevard County code allows restaurants with 51% or more from food sales to be administratively approved. This CUP does not have that requirement.

The property is in the existing Viera PUD with commercial development surrounding the area. Staff analysis indicates the request is located in a commercial platted subdivision and will not materially and adversely impact any established residential neighborhoods.

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 62-1906 in order to mitigate potential offsite impacts to the abutting properties.

The Board of County Commissioners will consider the request on Thursday, July 11, 2024. Beginning at 5:00 p.m. The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Viera, Florida.

## **Clerk to the Board Instructions:**

None