



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 6921, **Version:** 1

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 Board of County Commissioners 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".

Staff administratively approved (the hotel's restaurant) for Alcoholic Beverages for On-Premises Consumption in conjunction to a restaurant use only, pursuant to Section 62- 1906(4). Since this request is not associated with restaurant with 51% or more from food sales to be administratively approved, it is beyond staff's administrative authority.

The property is in the existing Viera PUD with commercial development surrounding the area. The subject is within a commercial platted subdivision and will have a minimal potential to 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.

On June 10, 2024, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Upon receipt of resolution, please execute and return a copy to Planning and Development.