



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2422, **Version:** 1

Subject:

Marker 24 Marina, LLC (Peter Black) requests a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a private club, in a BU-2 zoning classification. (20Z00010) (Tax Account 3018251) (District 2)

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 (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.

Summary Explanation and Background:

The applicant is requesting a CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) in conjunction with a private club located on the east side of S. Banana River Drive. According to the applicant's proposal and depicted upon the CUP's concept plan, the request will allow the guests of the marina to enjoy alcoholic beverages from within the areas designated as the private club and deck.

Zoning Resolution 20Z00009 adopted on August 6, 2020, relocated 17-slips of the approved 104-slip marina to that portion of the site lying east of S. Banana River Drive. Additionally, the applicant identified the following uses to be performed from this location east of S. Banana River Drive: ship store, power boat: repair, washing, detailing and rentals; 17-wet power boat slips; 4-parking spaces for transient (trailer) boats; fuel (gas and diesel) sales at designated fuel dock; live bait sales; wholesale and retail seafood sales; short-term rentals; and, a private club with tiki bar/grille with pool. The current concept plan submitted for this Alcoholic Beverage CUP review replaces the pool area with a deck.

The recent code change to allow Administrative Approval for on-premise consumption only applies to restaurants serving more than 51% in food sales.

The surrounding properties are zoned RU-1-11 (Single-Family Residential) to the south and west. To the north, BU-2 (Retail, Warehousing, and Wholesale Commercial).

The Board may wish to consider the compatibility of the proposed CUP with the surrounding development. The Board may consider additional conditions beyond those cited in Sections 62-1901 and 62-1906 in order to

mitigate potential impacts to the abutting properties.

On January 11, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.