



AGENDA REPORT
February 7, 2019

CP Venture Five-AMC, LLC (Venkar Puskar) requests a CUP for Alcoholic Beverages for On-Premises Consumption in conjunction with an indoor family entertainment center, in a PUD zoning classification. (18PZ00124) (District 4)

SUBJECT:

Public Hearing, Re: CP Venture Five-AMC, LLC (Venkar Puskar) requests a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an indoor family entertainment center, in a PUD zoning classification. The property is 40,000 +/- square feet, located on the east side of Colonnade Avenue, approximately 0.24 mile east of Lake Andrew Drive. (6729 Colonnade Avenue, Unit 130, Viera) (18PZ00124) (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 the request for a CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with an indoor family entertainment center, in a PUD zoning classification.

SUMMARY EXPLANATION and BACKGROUND:

The applicant is seeking a CUP for on-premises consumption of alcoholic beverages (beer and wine only) for a 40,000 square-foot indoor family entertainment center. There are numerous restaurants in the Central Viera PUD that are permitted to serve alcoholic beverages in conjunction with a restaurant, without requiring a CUP. These code provisions only exempt restaurants with fifty (50) seats or more from the CUP process in qualifying shopping centers. There are restaurants approved via CUP in other commercial areas in the Central Viera PUD. There are CUPs approved in the Central Viera PUD for on-premises consumption of alcohol in conjunction with restaurants with less than 50 seats, package wine/liquor stores, mobile permit for the entire Viera Golf course, outdoor consumption under tents at The Avenue Viera, and the Rave Movie Theater at the Avenue Viera.

The Board should consider the compatibility of the proposed CUP with surrounding development.

The Board may wish to consider whether it wants to approve on-premises consumption of alcohol for the entire floor area of a family entertainment center.

Such CUP may be: 1.) approved subject to the conditions of Section 62-1906; 2.) approved with conditions imposed by the Board above and beyond the requirements of Section 62-1906; or 3.) denied.

On January 7, 2019, the Planning and Zoning Board unanimously approved the request.

ATTACHMENTS:

Description

- ▢ **Administrative Policies**
- ▢ **Staff Comments**
- ▢ **GIS Maps**
- ▢ **P&Z Minutes - January**

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning and land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the director of the planning and development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County planning and development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for zoning, conditional uses, comprehensive plan appeals, vested rights or other applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in

existing neighborhoods within the area which could foreseeably be affected by the proposed use;

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:
 - 1. historical land use patterns;
 - 2. actual development over the immediately preceding three years; and
 - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 - 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 - 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 - 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

Criteria:

- A. Whether adopted levels of service will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;
- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with (a) all written land development policies set forth in these administrative policies; and (b) the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any (a) substantial drainage problem on surrounding properties; or (b) significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits and vested rights determinations."

Section 62-1151 (c) of the Code of Ordinances of Brevard County directs "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) *Approval procedure.* An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use...

...In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odor, glare and noise, particulates, smoke, fumes and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General standards of review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in section 62-1151(c) plus a determination that the following general standards are satisfied. The Board shall make the determination whether an application meets the intent of this section.
 - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1) the number of persons anticipated to be using, residing or working under the conditional use; (2) noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3) the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an MAI certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
 - a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1) adequate to serve the proposed use without burdening adjacent and nearby uses, and (2) built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the

numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.

- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than thirty-five (35) feet higher than the highest residence within 1000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

“...The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare...”

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate the section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest MPO traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (ALOS): Acceptable Level of Service currently adopted by the County.

Current Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The LOS that a proposed development may generate on a roadway.

RESOLUTION NO. 18PZ00124

On motion by Commissioner Smith, seconded by Commissioner Lober, the following resolution was adopted by a unanimous vote:

WHEREAS, CP VENTURE FIVE-AMC, has applied for a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center, in a PUD (Planned Unit Development) zoning classification, on property described as Marketcenter Viera, Lot 1, Block A, Units 130, as recorded in ORB 5667, Pages 6842 – 6852, of the Public Records of Brevard County, Florida. (40,000 square feet). Located on the east side of Colonnade Ave., approx. 0.24 mile east of Lake Andrew Dr. (6729 Colonnade Ave., Unit 130, Viera.); and

Section 09,

Township 26S,

Range 36E, and,

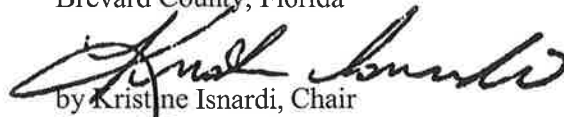
WHEREAS, a public hearing of the Brevard County Planning & Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning & Zoning Board recommended that the application be approved; and,

WHEREAS, the Board, after considering said application and the Brevard County Planning & Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be Approved; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center, be APPROVED, and that the Planning & Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

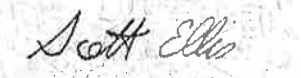
BE IT FURTHER RESOLVED that this resolution shall become effective as of February 7, 2019.

BOARD OF COUNTY COMMISSIONERS
Brevard County, Florida


by Kristine Isnardi, Chair
Brevard County Commission

Approved by Brevard County Commission on February 7, 2019.

ATTEST:


SCOTT ELLIS, CLERK
(SEAL)

(P&Z Hearing – January 7, 2019)

Please note: A Conditional Use Permit will generally expire on the three year anniversary of its approval if the use is not established prior to that date. Conditional Use Permits for Towers and Antennas shall expire if a site plan for the tower is not submitted within one (1) year of approval or if construction does not commence within two years of approval. A PUD Preliminary Development Plan expires if a final development plan is not filed within three years.

THE GRANTING OF THIS ZONING DOES NOT GUARANTEE PHYSICAL DEVELOPMENT OF THE PROPERTY. AT THE TIME OF DEVELOPMENT, SAID DEVELOPMENT MUST BE IN ACCORDANCE WITH THE CRITERIA OF THE BREVARD COUNTY COMPREHENSIVE PLAN AND OTHER APPLICABLE LAWS AND ORDINANCES.

REZONING REVIEW WORKSHEET

18PZ00124

Commission District # 4

Hearing Dates:

P&Z 01/07/19

BCC 02/07/19

Owner Name: CP VENTURE FIVE – AMC LLC

Request: CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center in a PUD Zoning Classification

Subject Property:

Parcel ID# 26-36-09-01-A-1 (Unit 130)

Tax Acct.# 2627467

Location: East side of Colonnade Avenue, approx. 1,250 ft. east of Lake Andrew Drive

Address: 6729 Colonnade Avenue, Suite 130, Viera, FL

Acreage: 0.92 (40,000 +/- square feet)

Consistency with Land Use Regulations

YES

Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255

YES

Proposal can be considered under the Future Land Use Designation. Sec. 62-1255

YES

Would proposal maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning PUD-DRI	PUD-DRI	PUD-DRI with CUP for alcoholic beverage (beer & wine only)
Potential*	37,529 sq. ft. Family Entertainment Center	37,529 sq. ft. for one unit CUP (beer & wine only) in Conjunction with an Entertainment Center in a Regional Shopping Center
Can be Considered under FLU MAP	YES DRI	YES DRI

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

	ADT	PM PEAK		
Trips from Existing Zoning	1,623	141	Segment Number	182
Trips from Proposed Zoning	1,634	226	Segment Name	Lake Andrew Wickham - Avenue Entrance
Maximum Acceptable Volume (MAV)	39,800	3,582	Acceptable LOS	D
Current Volume	18,475	1,663	Directional Split	0.53
Volume With Proposed Development	18,486	1,748	ITE CODE	
Current Volume / MAV	46.42%	46.42%	820 (Shopping Center) 493 (Athletic Club)	
Volume / MAV with Proposal	46.45%	48.79%		
Current LOS	C	C		
LOS With Proposal	C	C		
Findings	<input checked="" type="checkbox"/> Non-Deficiency		<input type="checkbox"/> Deficiency	

Background & Purpose of Request

The applicant is seeking a Conditional Use Permit (CUP) for Alcoholic Beverages (beer and wine only) for on-premises consumption in conjunction with an indoor family entertainment center that the applicant describes as "a children's indoor amusement park." The request is for the entire 40,000 +/- square-foot indoor amusement park that is proposed to occupy unit #130 located on the east-end of a building in The Avenues Shopping Center in the Viera DRI3. This is the storefront that was formerly occupied by Sports Authority.

Restaurants of fifty (50) seats or more in this shopping center are permitted to sell alcoholic beverages for on-premises consumption without a CUP per Sections 62-1906(4) and 62-1102 of Brevard County Zoning Regulations, but other uses, including family entertainment centers are only permitted for on-premises consumption if a CUP is granted.

Land Use Compatibility

This site, as a regional commercial part of the Viera Development of Regional Impact, retains the Development of Regional Impact (DRI3) Future Land Use designation. It is within the Central Viera Planned Unit Development (PUD). The PUD is a concept which encourages and permits variation in development by allowing deviation in lot size, bulk or type of dwellings, density, lot coverage and open space from that required in any one residential zoning classification. The purpose of a PUD is to encourage the development of planned residential neighborhoods and communities that provide a full range of residence types, as well as industrial, commercial and institutional land uses.

The existing zoning is consistent with the Future Land Use designation.

FLUE 8.1.3 outlines the general role of the Comprehensive Plan in the designation of land use in DRI3.

FLUE 9.3 outlines more specifically the permitted uses and location standards for Commercial uses in the New Town/Community District part of DRI3.

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 - 8 of the Future Land Use Element, as outlined on pages 2 through 5 of the Administrative Policies.

Environmental Constraints

N/A

Applicable Land Use Policies

The Zoning classification of the subject property is PUD-DRI and building is part of the Central Viera PUD.

The proposed business is located in the Market Center section of The Avenues. The proposed CUP for on-premises consumption of alcohol in conjunction with an indoor family entertainment center is located at the east end and is adjacent to Office Depot. The properties on all four sides of this center retain the same Zoning Classification as the subject property and are limited to the Commercial uses per Amendment 11 of the Central Viera PUD Preliminary Development Plan (PDP) per **Z-11529**, 11/16/2009.

On-premises consumption of alcoholic beverages has been widely permitted by code provisions, and by prior CUP's granted by the Board of County Commissioners, in the Central Viera PUD and particularly in the regional shopping area where the subject use is proposed to be located.

There have been ten CUP's for on-premises consumption of alcoholic beverages mostly for beer and wine only approved within one half mile of the subject property since 01/01/04. These include: 1) a CUP for on premises consumption of alcoholic beverages (beer and wine only) in conjunction with a 1,820 square foot restaurant in the Citadel Plaza approved via **17PZ00149** on 02/01/18, and; 2) a CUP for on premises consumption of alcoholic beverages (beer and wine only) in conjunction with a 2,800 square foot restaurant also in The Citadel Plaza approved via **18PZ00110** on 12/06/18. Both of these CUP approvals are for restaurants in a smaller, adjacent center to the north of The Avenues at Viera. Other CUP's for on-premises consumption of alcoholic beverages approved within one-half mile of the subject property include those for full liquor bars in conjunction with chain restaurants (**Z-10941**, 08/05/04 and **Z-10908**, 04/15/04), one for beer and wine only in conjunction with a restaurant of less than 50 seats (**14PZ-00032**, 05/29/14), a couple for wine tasting in conjunction with package wine/liquor stores (**Z-11403**, 02/21/08 and **12PZ00043**, 08/02/12), one for outdoor consumption under tents at Avenues at Viera (**Z-11501**, 05/28/09), one for mobile consumption for the entire golf course for sales based out of the Viera Club House (**Z-11006**, 02/03/05), and one for the Rave movie theater (**14PZ-00029**, 05/29/14).

Special Considerations for Conditional Use Permit

The Board should consider the compatibility of the proposed CUP pursuant to Section 62-1151(c) and to Section 62-1901, as outlined on pages 6-9 of these comments. Section 62-1901 provides that the approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. **The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved.** The applicant's responses are indicated in **bold** and staff observations, if any, are provided in *italics*.

Section 62-1151(c) directs the Board to consider the character of the land use of the property and its surroundings; changes in the conditions of the land use being considered; impact upon infrastructure; compatibility with land use plans for the area; and appropriateness of the CUP based upon consideration of applicable regulations relating to zoning and land use within the context of public health, safety and welfare. The applicant has submitted documentation in order to demonstrate consistency with the standards set forth in Section 62-1901 and Section 62-1906, on-premises consumption of alcohol.

This request should be evaluated in the context of **Section 62-1906** which governs alcoholic beverages for on-premises consumption which states in, specifically 62-1906 (3) and (5):

- 3) Except for restaurants with more than 50 seats, no alcoholic beverages shall be sold or served for consumption on the premises from any building that is within 300 feet from the lot line of a school or church if the use of the property as a school or church was established prior to the commencement of the sale of such alcoholic beverages. For the purposes of this subsection, a school shall include only grades kindergarten through 12. For the purpose of establishing the distance between the proposed alcoholic beverage use and churches and schools, a certified survey shall be furnished from a registered engineer or surveyor. Such survey shall indicate the distance between the front door of the proposed place of business and all property lines of any church or school within 400 feet. Each survey shall indicate all such distances and routes.

A certified survey provided by the Applicant demonstrates that there are no schools, churches or daycares within 400' of the establishment.

- 5) Imposition of additional operational requirements. When deemed appropriate, as based upon circumstances revealed through the general and specific standards of review set forth in this division, the Board shall have the option of imposing operational requirements upon an establishment approved for a conditional use for alcoholic beverages for on-premises consumption. Requirements may include, but are not limited to, the following: maximum number of patrons; hours of operation; limitations upon outdoor seating and service of alcoholic beverages; limitations upon outside music and/or public address systems; additional buffering requirements; additional parking requirements; internal floor plan arrangement; or other specific restrictions based upon special neighborhood considerations. Additional requirements shall not

exceed the limits of regulatory authority granted to local governments in the State Beverage Law, F.S. § 562.45.

Serving and consumption of food and beverages, alcohol or otherwise, shall be strictly prohibited outside of the existing building. All operations are to be contained within a completely enclosed building. The Board may wish to consider whether any additional operational requirements should be imposed as a part of this request.

Section 62-1901(c)(1)(a) The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1) the number of persons anticipated to be using, residing or working under the conditional use; (2) noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3) the increase of traffic within the vicinity caused by the proposed conditional use.

The premises is primarily a entertainment destination for children, birthday parties etc. Only offering bottled beer for guests if they need. Do not expect sales to be over 1% of total revenue.

Any noise generated in conjunction with the operation of the business would need to comply with the performance standards of Section 62-2251 through 62-2272, including the noise regulations of Section 62-2271. The site parking exceeds the minimum requirements of Section 62-3206 of the Brevard County Land Development Regulations for this use, does not significantly increase trips over the previous use of the property, nor significantly impact Level of Service (LOS) which the project maintains at below 50% of Maximum Available Volume (MAV) for adopted LOS C on Lake Andrew Drive.

Section 62-1901(c)(1)(b) The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.

The location is part of a lifestyle mall that has over 20 restaurants, movie theater, etc.

Section 62-1901(c)(1)(c) The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebutably presumed to have occurred if abutting property suffers a 15 percent reduction in value as a result of the proposed conditional use. A reduction of ten percent of the value of abutting property shall create a reputable presumption that a substantial diminution has occurred. The board of county commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an MAI certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.

N/A

Section 62-1901(c)(2)(a) Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1) adequate to serve the proposed use without burdening adjacent and nearby uses, and (2) built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20 percent, or ten percent if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at level of service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable county standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the board of county commissioners.

The property as approved is a lifestyle mall that has ample and convenient flow and sufficient parking.

Section 62-1901(c)(2)(b) The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.

There will be no audible noise from the premises. The premises is not predominantly for any alcohol consumption. It is a childrens indoor amusement park.

Section 62-1901(c)(2)(c) Noise levels for a conditional use are governed by section 62-2271.

Within allowable limits

Section 62-1901(c)(2)(d) The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.

No

Section 62-1901(c)(2)(e) The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.

No

Section 62-1901(c)(2)(f) The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.

N/A

Section 62-1901(c)(2)(g) Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to, traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.

N/A

Section 62-1901(c)(2)(h) Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.

Yes, the hours of operation are per the regular mall hrs.

Section 62-1901(c)(2)(i) The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

Yes, within limits.

Section 62-1901(c)(2)(j) Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

N/A

Parking – Brevard County land development regulations require that, for the use proposed, a minimum of 188 onsite parking spaces (one space for every 200 square feet of gross floor area of the building) be provided to meet the minimum spaces required by Section 62-3206(d)(1) for amusement game parlors, pool halls and other similar recreational buildings. This is an increase of 37 spaces over the existing use that requires only 151 spaces (one space for every 250 square feet of gross floor area) to meet minimum spaces required by 62-3206(d)(14) for general retail. The entire building is approximately 173,200 square feet of which 37,529 square feet is the proposed use at one space per 200 square feet requiring the 188 spaces and the remainder of the building is general retail at one space per 250 square feet requiring 543 spaces for a total minimum parking requirement of 731 spaces. The survey submitted with the application depicts 965 parking spaces supporting the 173,200 square foot building and thereby demonstrates adequate parking for the existing uses to remain and the proposed new use.

For Board Consideration

The applicant is seeking a CUP for on premises consumption of alcoholic beverages (beer and wine only) for a 37,529 square foot family entertainment center. There are numerous restaurants in the Central Viera PUD that are permitted to serve alcoholic beverages in conjunction with a restaurant, without requiring a CUP. These code provisions only exempt restaurants with fifty (50) seats or more from the CUP process in qualifying shopping centers. There are restaurants approved via CUP in other commercial areas in the Central Viera PUD. There are CUPs approved in the Central Viera PUD for on-premises consumption of alcohol in conjunction with restaurants with less than 50 seats, package wine/liquor stores, mobile permit for the entire Viera Golf course, outdoor consumption under tents at Avenues at Viera, and The Rave Movie Theater at Avenues at Viera.

The Board should consider the compatibility of the proposed CUP with surrounding development.

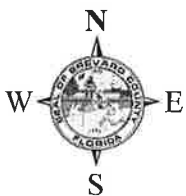
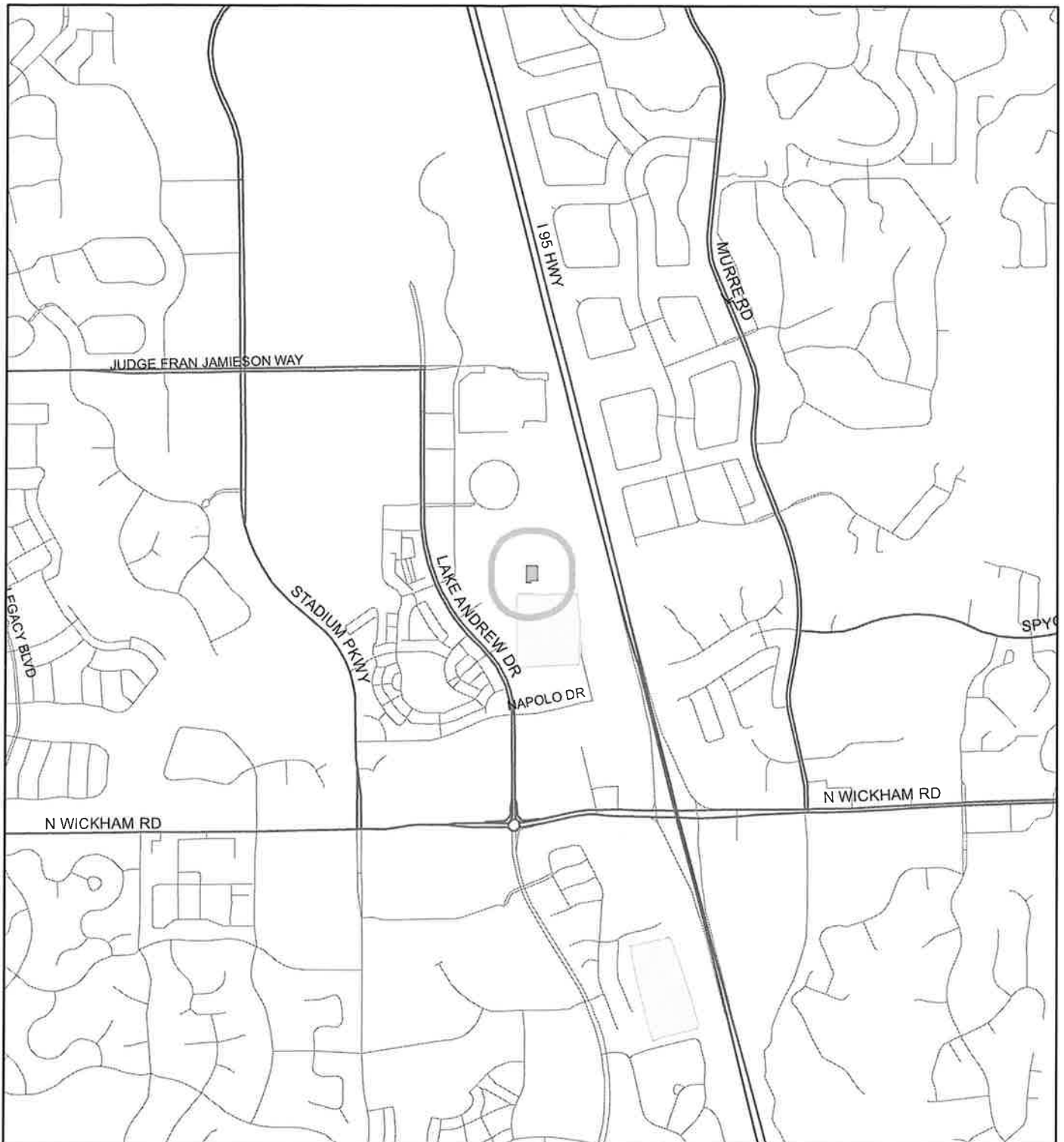
The Board may wish to consider whether it wants to approve on-premises consumption of alcohol for the entire floor area of a family entertainment center.

Such CUP may be: 1) approved subject to the conditions of Section 62-1906; 2) denied, or; 3) approved subject to the conditions of 62-1906 and conditions imposed by the Board above and beyond the requirements of Section 62-1906.

LOCATION MAP

CP VENTURE FIVE - AMC, LLC

18PZ00124



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

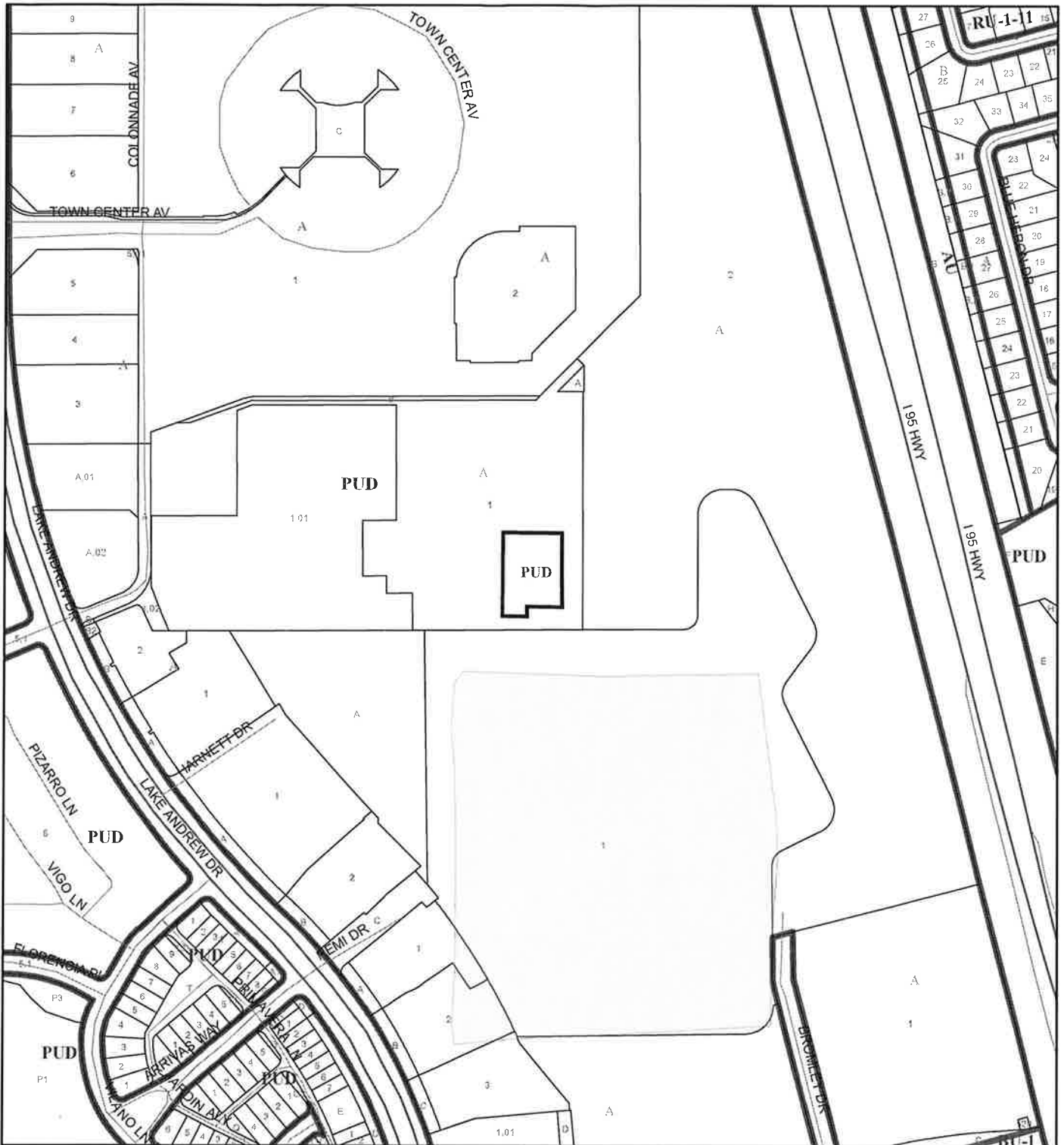
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— Buffer
■ Subject Property

ZONING MAP




CP VENTURE FIVE - AMC, LLC
18PZ00124



1:4,800 or 1 inch = 400 feet

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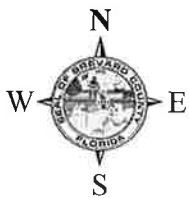
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-  Subject Property
-  Parcels
-  Zoning

FUTURE LAND USE MAP

CP VENTURE FIVE - AMC, LLC

18PZ00124



1:4,800 or 1 inch = 400 feet

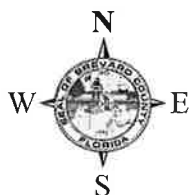
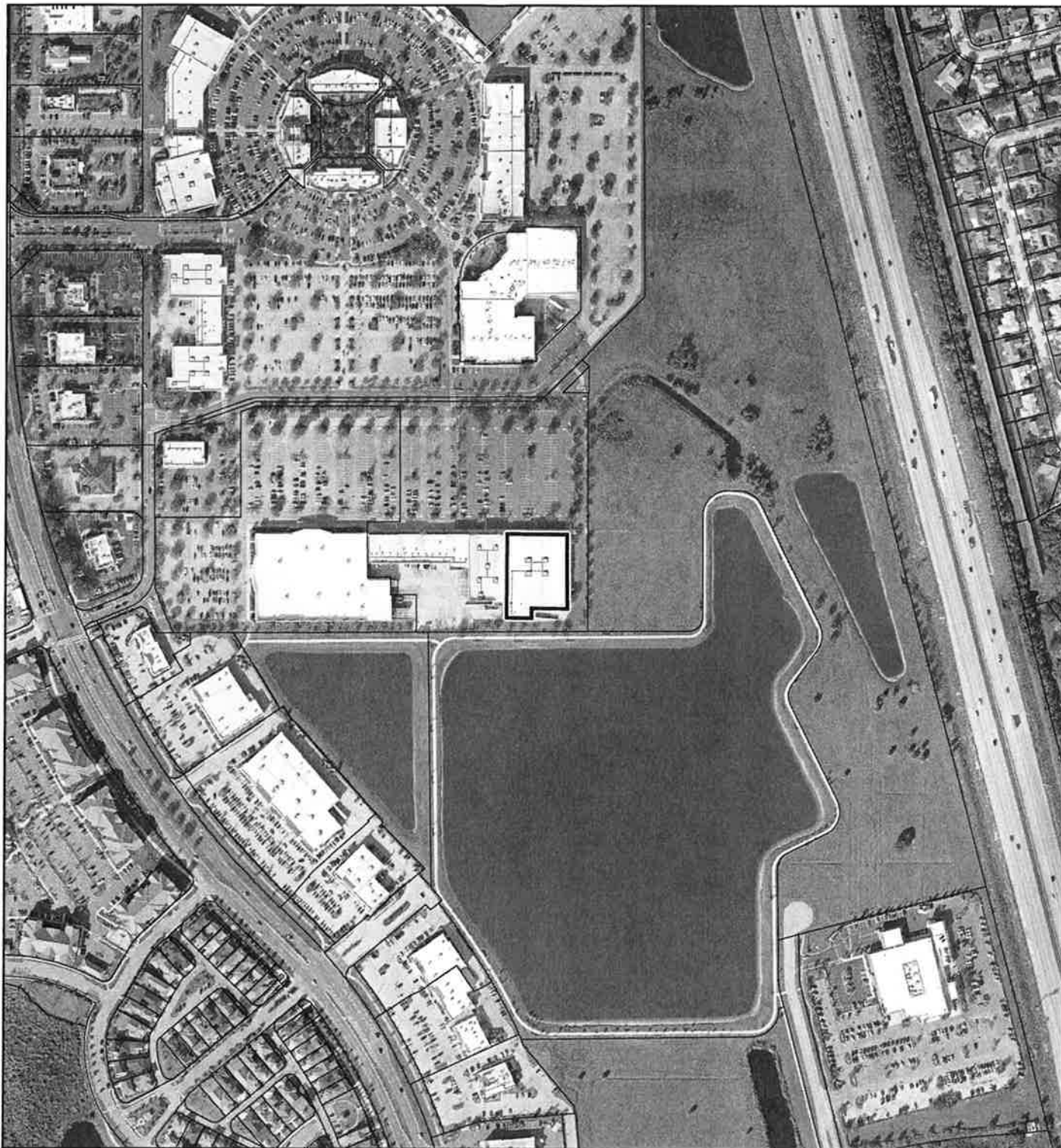
— Subject Property

□ Parcels

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AERIAL MAP
CP VENTURE FIVE - AMC, LLC
18PZ00124



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2018

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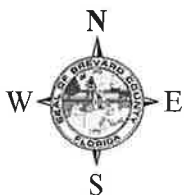
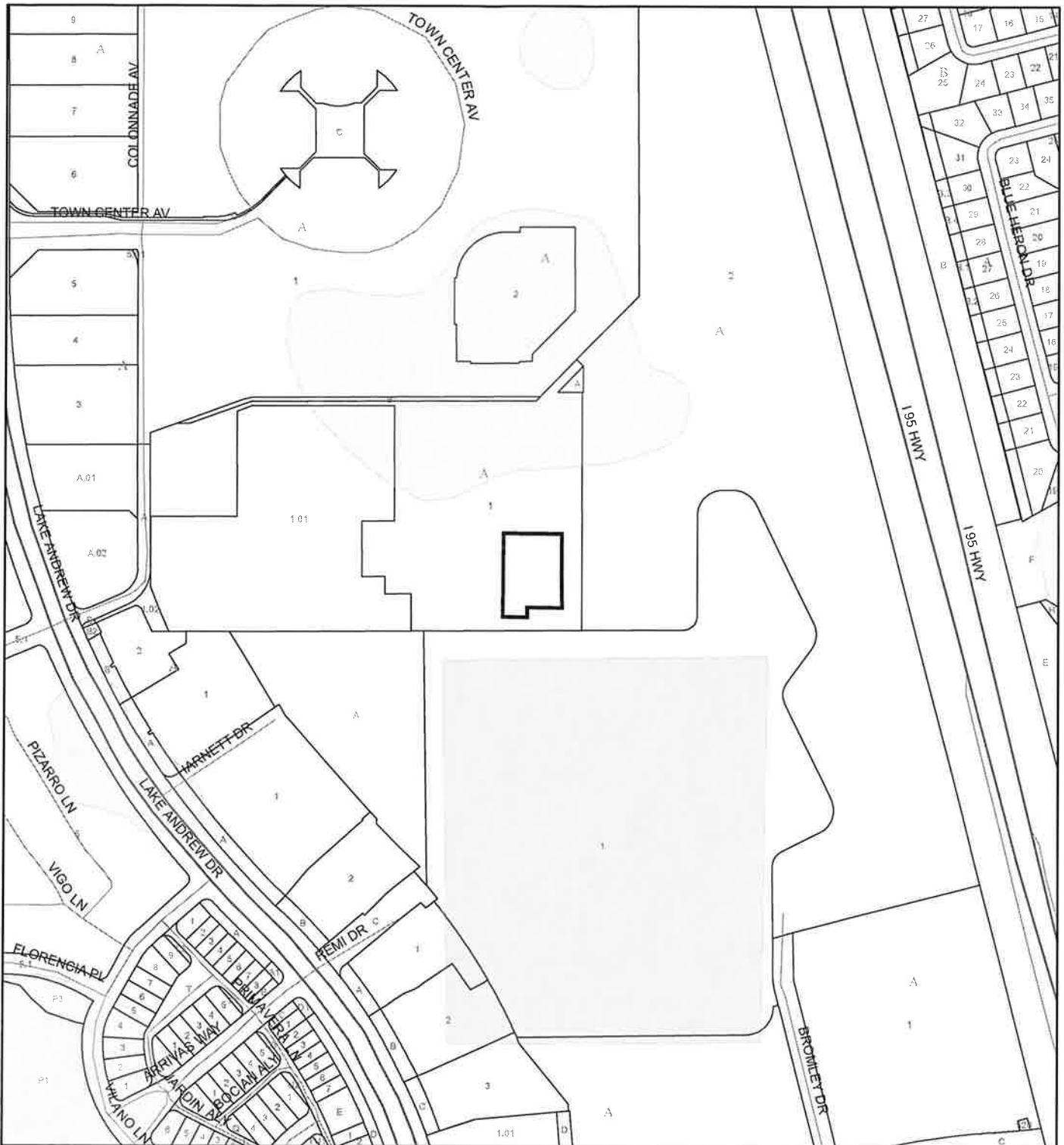
— Subject Property

□ Parcels

NWI WETLANDS MAP

CP VENTURE FIVE - AMC, LLC

18PZ00124



1:4,800 or 1 inch = 400 feet

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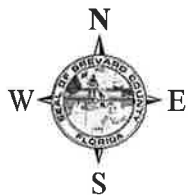
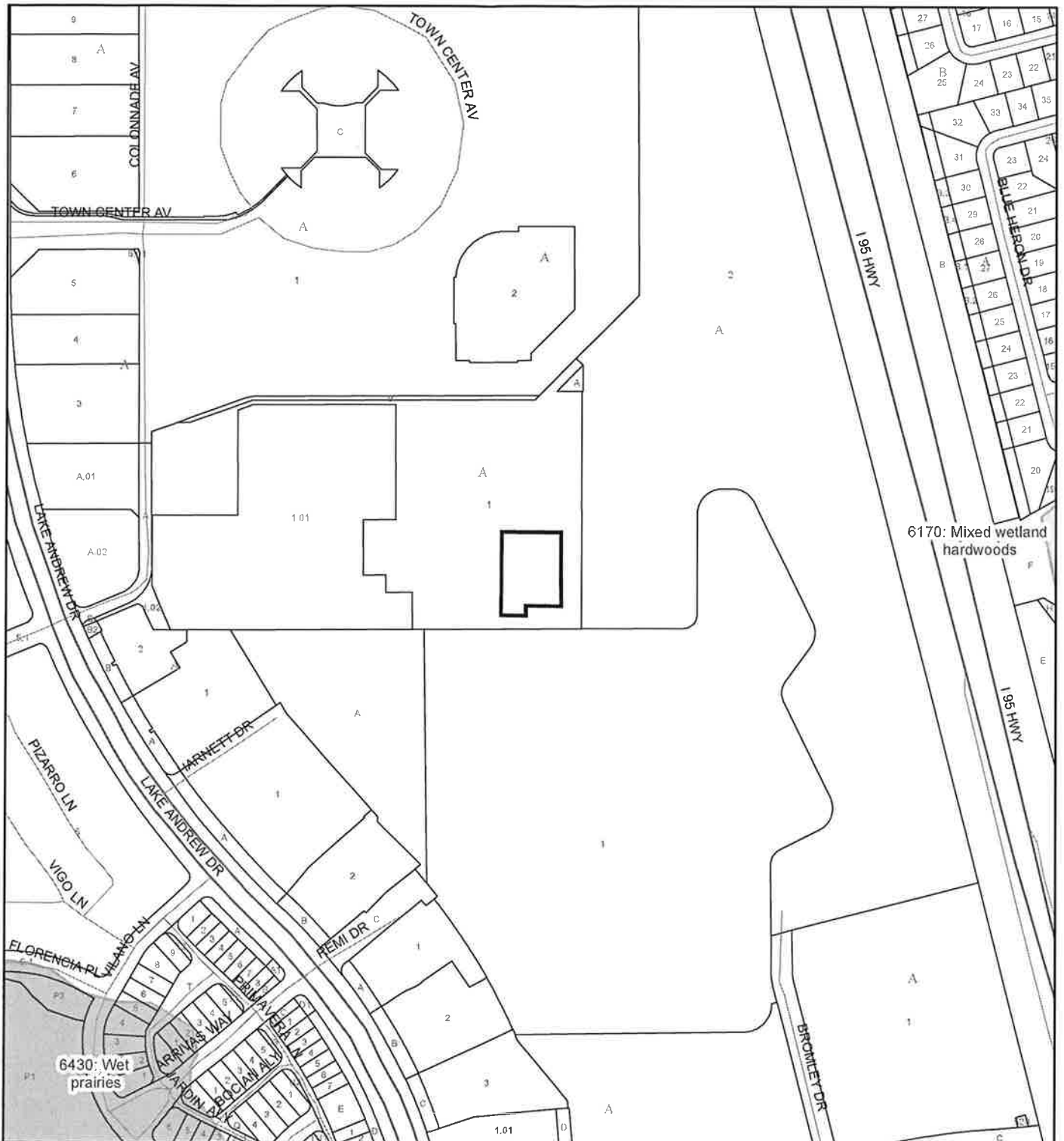
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National Wetlands Inventory (NWI)

	Estuarine and Marine Deepwater		Freshwater Pond
	Estuarine and Marine Wetland		Lake
	Freshwater Emergent Wetland		Other
	Freshwater Forested/Shrub Wetland		Riverine
	Subject Property		Parcels

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

CP VENTURE FIVE - AMC, LLC
18PZ00124



1:4,800 or 1 inch = 400 feet

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SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

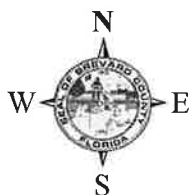
Subject Property

Parcels

USDA SCSSS SOILS MAP

CP VENTURE FIVE - AMC, LLC

18PZ00124

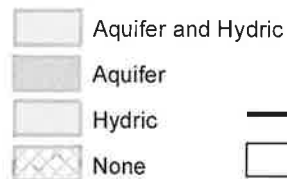


1:4,800 or 1 inch = 400 feet

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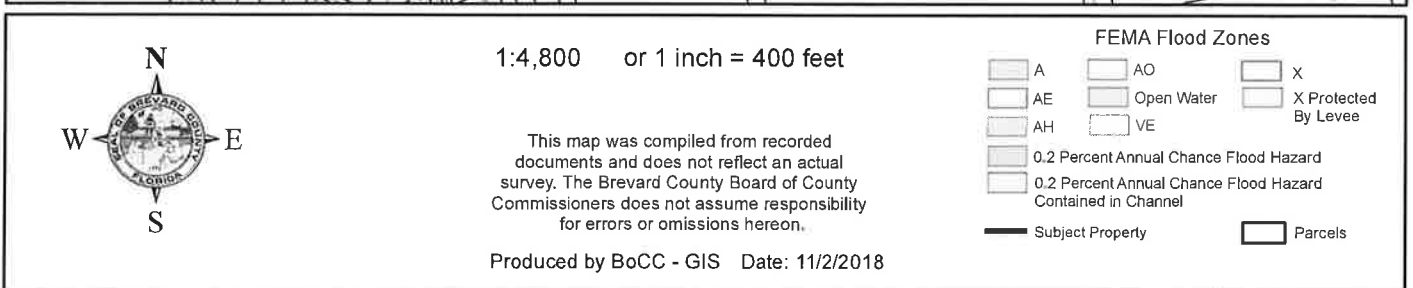
USDA SCSSS Soils



Subject Property

Parcels

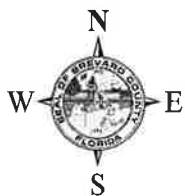
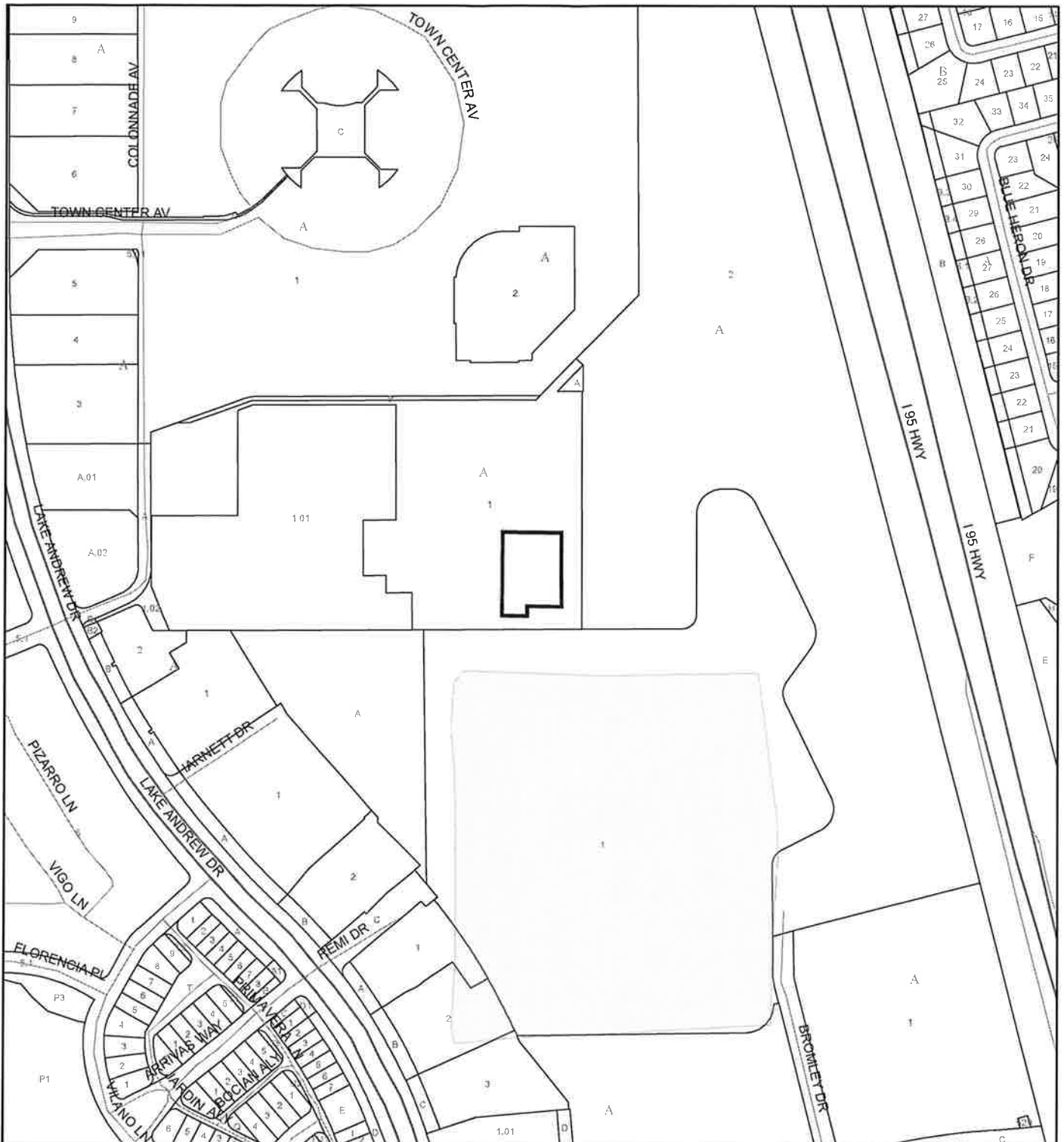
CP VENTURE FIVE - AMC, LLC
18PZ00124



EAGLE NESTS MAP

CP VENTURE FIVE - AMC, LLC

18PZ00124



1:4,800 or 1 inch = 400 feet

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 Subject Property

 Parcels

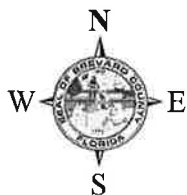
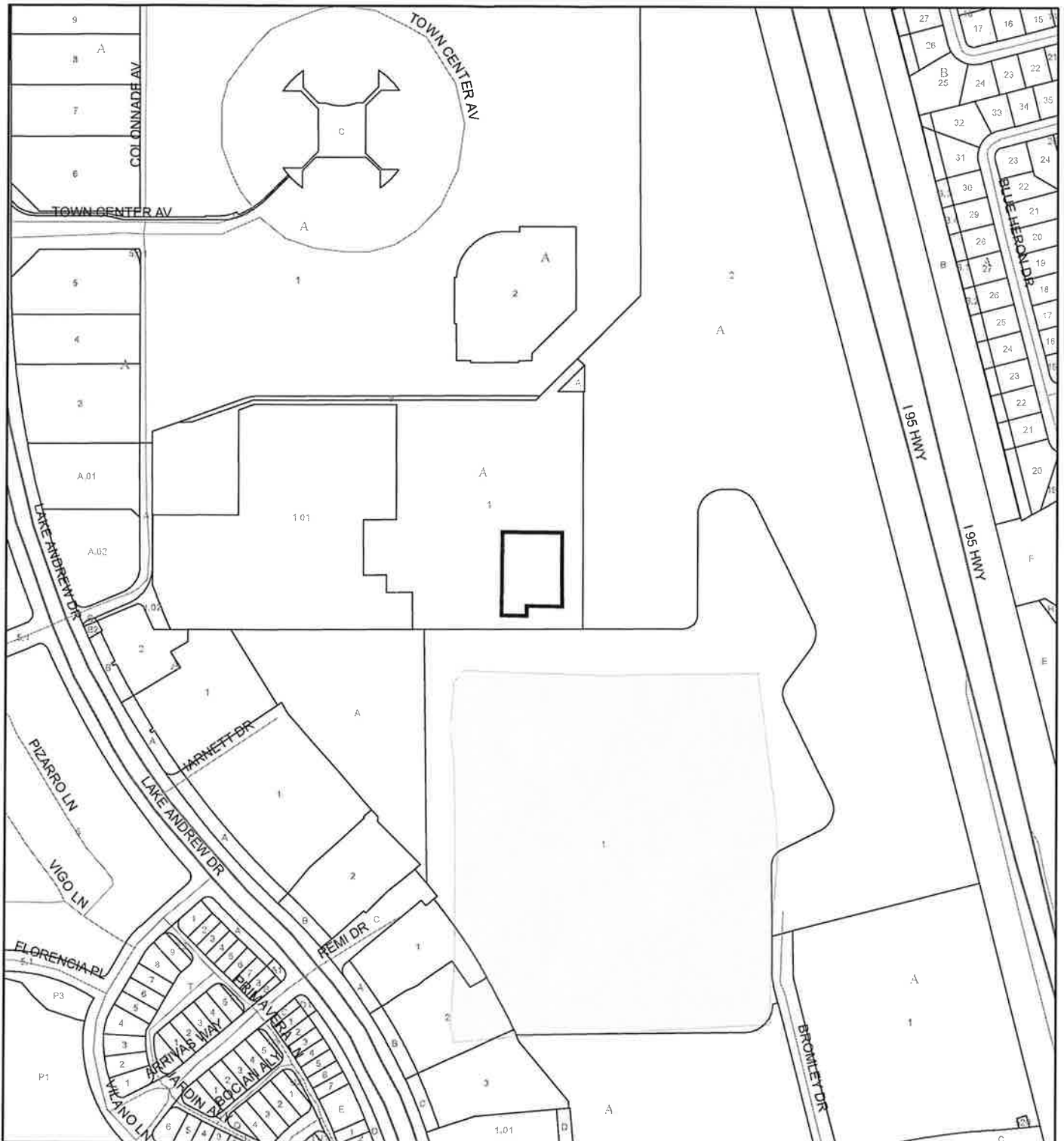


Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

CP VENTURE FIVE - AMC, LLC




18PZ00124



1:4,800 or 1 inch = 400 feet

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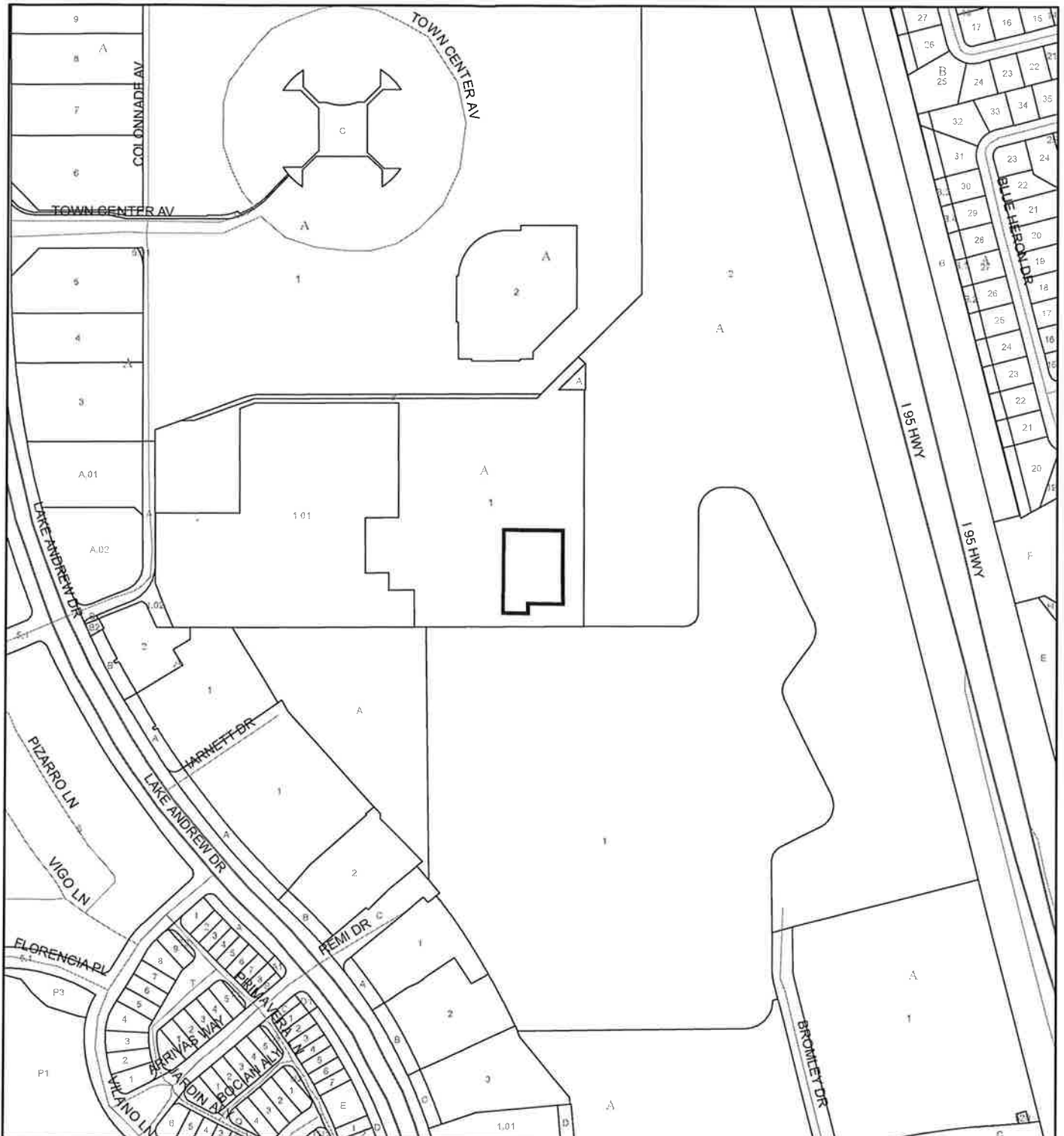
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-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

CP VENTURE FIVE - AMC, LLC

18PZ00124



1:4,800 or 1 inch = 400 feet

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SJRWMD FLUCCS Upland Forests

-  Upland Coniferous Forest - 4100 Series
-  Upland Hardwood Forest - 4200 Series
-  Upland Mixed Forest - 4300 Series
-  Tree Plantations - 4400 Series

 Subject Property  Parcels

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 7, 2019**, at **3:00 p.m.**, in the Commission Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order by the Chair, Henry Minneboo, at 3:00 p.m.

Board members present were: Henry Minneboo, Chair; Ron Bartcher, Rochelle Lawandales, Brian Hodgers, Ben Glover; Ron McLellan; Scott Langston; Mark Wadsworth; and Dane Theodore.

Staff members present were: Erin Sterk, Planning and Zoning Manager; Jad Brewer, Assistant County Attorney; George Ritchie, Planner II; Darcie McGee, Assistant Director, Natural Resources Management; and Jennifer Jones, Special Projects Coordinator II.

Henry Minneboo, Chair, announced that the Board of County Commissioners will have the final vote on the recommendations made by the Planning and Zoning Board on Thursday, February 7, 2019, at 5:00 p.m.

Excerpt from complete agenda.

8. CP Venture Five-AMC, LLC:

(Venkar Puskar) requests a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with an Indoor Family Entertainment Center, in a PUD (Planned Unit Development) zoning classification. The property is 40,000 +/- square feet, located on the east side of Colonnade Avenue, approximately 0.24 mile east of Lake Andrew Drive. (6729 Colonnade Avenue, Unit 130, Viera) (18PZ00124) (District 4)

Venkat Puskar – This is for an indoor entertainment park in the old Sports Authority space. This is basically for parties, company parties, or birthday parties, and it will have bowling, laser tag, and rock climbing, among other things. It will be the largest indoor entertainment park in Brevard County.

No public comment.

Scott Langston – I make a motion to approve.

Rochelle Lawandales – Second.

Henry Minneboo called for a vote on the motion as stated, and it passed unanimously.