

## **PORT SAINT JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES**

The Port St. John Dependent Special District Board met in regular session on Wednesday, January 5, 2022, at 6:00 p.m., at the Port St. John Library, 6500 Carole Ave., Port St. John, Florida.

Board members present were: Randy Rodriguez; Wendy Porter-Hyde; Maureen Rupe; Greg Messer; Carmella Chinaris; and Kevin Shropshire.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; and Jennifer Jones, Special Projects Coordinator.

The meeting was called to order at 6:00 p.m.

### **Excerpt from Complete Minutes**

**(21PZ00074) KJ GROUP FL, LLC** requests a CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a Private Club, in a BU-1 (General Retail Commercial) zoning classification. The property is 2,400 sq. ft., located on the west side of West Ave., approx. 400 ft. north of Aron St. (686, 688, & 690 West Ave., Cocoa).

Jeffrey Ball clarified for the board and the audience that the staff comments refer to the request as being for beer and wine only, but it is actually for full liquor and was advertised as such.

Tom Taylor, representing AmVets, stated the AmVets Post in Port St. John was started to help veterans in the community.

Randy Rodriguez asked if the unit is the same unit the Eagles were previously located. Mr. Taylor replied yes, it is the same unit. Mr. Rodriguez asked about the smoking regulations in the proposed bar location. Mr. Taylor replied smoking will be allowed, and 'smoke eaters' will be installed.

Wendy Porter-Hyde asked staff about the sentence in the staff comments that states, "The location does not meet the classification of a restaurant and therefore cannot apply for administrative approval of on-premises sale or serving of alcoholic beverages." Mr. Ball replied that because the code changed in the last year and a half, allowing restaurants that serve food to apply administratively for the on-premises consumption of alcoholic beverages as long as they sign an affidavit confirming that at least 51% of their revenue is from food. The applicant is proposing a bar, without food service, and therefore need to apply for a Conditional Use Permit and go through the public hearing process.

Kathy Stenger, KJ Group, FL, stated it is an honor to have the AmVets in their plaza, and they really help the veterans in the community.

Motion by Maureen Rupe, seconded by Carmella Chinaris, to recommend approval of the request for a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a Private Club, in a BU-1 zoning classification. The motion passed unanimously.