



BOARD OF COUNTY COMMISSIONERS

## Planning and Development Department

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<https://www.brevardfl.gov/PlanningDev>

### STAFF COMMENTS

**25Z00044**

**Princeton Technology, LLC.**

### **A Conditional Use Permit (CUP) for Alcoholic Beverages for On-Premises Consumption, accessory to a restaurant**

Tax Account Number: 2104653  
Parcel I.D.s: 21-35-20-00-254  
Location: 2191 Highway 1, Titusville, FL 32796 (District 1)  
Acreage: 2.77 acres

Planning & Zoning Board: 01/12/2026

Board of County Commissioners: 02/05/2026

### **Consistency with Land Use Regulations**

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	<b>CURRENT</b>	<b>PROPOSED</b>
<b>Zoning</b>	BU-1 with CUP for 2COP for On-Premises Consumption	BU-1 with CUP for 4COP for On-Premises Consumption
<b>Potential*</b>	2,825 square feet	FAR 1.0
<b>Can be Considered under the Future Land Use Map</b>	YES Community Commercial	YES Community Commercial

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

### **Background and Purpose of Request**

The applicant's request is to expand a Conditional Use Permit (CUP) for Alcoholic Beverages for On-Premises Consumption from a 2COP (beer and wine) license to a 4COP (full liquor, beer, and wine) license in conjunction with a restaurant. The current approval for a 2COP (beer and wine) was approved administratively on March 7, 2024, under zoning action **24AA00006**. The applicant has been operating the restaurant Doc's Smokehouse at this location since 2024.

The subject property has been previously utilized as a restaurant, Mims Southern BBQ. The proposed use is for a restaurant expanding sales of alcoholic beverages from a 2COP to a 4COP license to serve full liquor, beer, and wine.

The applicant applied for an Administrative Action originally under **25AA00045**; however, the applicant did not meet the state criteria under F.S. 561.20(2)(a)4 to obtain the 4COP SFS (full liquor, beer & wine) due to not having the minimum 120 seats. The applicant was notified that they would need to apply as a 4COP(Quota) as an eating and drinking establishment. Section 62-1906 requires an application to be processed for a CUP by public hearing for Alcoholic Beverages for On-Premises Consumption in conjunction with an eating and drinking establishment.

The subject property is within the septic moratorium area. Any potential development requiring a septic permit could potentially be affected by this moratorium. For further information regarding the septic moratorium, the property owner would need to reach out to Department of Environmental Health, which issues septic permits.

BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling.

The subject property is located on the east side of Highway 1. The parcel is currently zoned BU-1 with Community Commercial (CC) FLU designation.

The site has access to Highway 1, a State-Maintained Right-of-Way.

#### **ZONING HISTORY:**

On March 7, 1974, the property had an approved rezoning under **Z-3564**, from AU to BU-1.

On October 11, 1984, the property had an approved rezoning under **Z-6870**, from AU to TTP w/ Binding Site Plan (BSP).

On December 21, 1987, the property had an approved rezoning under **Z-7972**, from AU & TTP w/BSP to BU-1.

On May 3, 2022, under **22AA00020**, the establishment was approved for a 2COP (beer & wine) accessory to a restaurant.

On March 7, 2024, under **24AA00006**, the establishment was approved for a 2COP (beer & wine) accessory to a restaurant.

#### **Surrounding Area**

	<b>Existing Use</b>	<b>Zoning</b>	<b>Future Land Use</b>
<b>North</b>	Restaurant/ cafeteria	BU-1	CC
<b>South</b>	Undeveloped	BU-1	CC
<b>East</b>	Willow Lakes Condo Association property	RVP	NC
<b>West</b>	Highway 1	N/A	N/A

North of the subject property is a 1.94-acre parcel, developed with a restaurant/ cafeteria, zoned BU-1 with CC FLU.

South of the subject property is one parcel, 1.9 acres, undeveloped, zoned BU-1 with CC FLU.

East of the subject property is a 17.29-acre parcel, developed condo association land, zoned RVP with NC FLU.

West of the subject property is Highway 1, a state-maintained right-of-way

BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling.

RVP (Recreational Vehicle Park) zoning classification encompasses lands devoted for recreation vehicle, tent, park trailer and cabin uses together with such ancillary structures as allowed to promote a recreational type atmosphere for both park owners and/or their guests. The minimum park size shall be five acres. Recreational vehicle sites shall have a minimum area of 2,000 square feet and shall have a minimum width of 30 feet and minimum depth of 60 feet. As defined, spaces or lots may be used by a recreational vehicle or equivalent facilities constructed in or on automotive vehicles, or tents, or other short-term housing devices. Cabins or park trailers used for short-term rentals may comprise no more than 20 percent of the permitted space or lots and shall not exceed a maximum of 1,000 square feet each in size.

## **Land Use**

The subject property is currently designated CC (Community Commercial). The BU-1 zoning classification can be considered consistent with the CC FLU designation.

## **Applicable Land Use Policies**

### **FLUE Policy 2.2 – Role of Zoning Regulations in the Designation of Commercial Lands**

The zoning process regulates the types and intensities of uses for a parcel of land. Criteria which aid in assessing zoning compatibility, shall include consideration of the following standards:

#### **Criteria:**

A. Permitted/prohibited uses;

**Staff analysis: The owner proposes to expand his license from a 2COP to a 4COP license for Alcoholic Beverages for On-Premises Consumption accessory to a bar. The applicant doesn't have enough seating to qualify for the State's ABT 4COP SFS license.**

B. Existing commercial zoning trends in the area;

**Staff analysis: The subject property was developed as a restaurant in 1982. Located north of the subject property is a BU-1 zoned commercial property that was developed in 1960 as a restaurant. Abutting south of the subject property is an undeveloped commercial property zoned BU-1. East of the subject property is the Willow Lakes RV Resort Condo Association**

property zoned RVP. West of the subject property is Highway 1, but abutting the roadway are multiple properties zoned IU (Industrial Light) with uses such as a repair shop and a steel fabrication business.

C. Compatibility of the proposed use with the area, pursuant to Administrative Policy 3;

**Staff analysis:** The subject property will need to comply with the Brevard County Performance Standards defined by Sections 62-2251 through 62-2272 for hours of operations, lighting, noise levels, traffic, and site activity to not cause any violations with the residential areas.

This CUP request, if approved, can be considered compatible based on the subject property being in a commercial area of character and not in a residential neighborhood. Based on staff analysis, the expansion of a 2COP to a 4COP (Full Liquor) conditional use could be considered compatible with the character of the adjacent properties.

D. Impact upon Level of Service (LOS) standards for roads, potable water service, sanitary sewer service and solid waste disposal;

**Staff analysis:** Based on a preliminary review, there is no anticipated increase in LOS for road capacity, potable water service, sanitary sewer service, and solid waste disposal.

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 through 8 of the Future Land Use Element, outlined in the Administrative Policies.

### **Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.**

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;

**Staff analysis:** The applicant's request is not anticipated to significantly diminish the enjoyment of, safety, or quality of life.

Traffic from the proposed development will not impact the surrounding area, however, the corridor is anticipated to operate within the Maximum Acceptable Volume (MAV). The maximum development potential from the proposed FLUM amendment increases the percentage of MAV utilization by 0.0%. The corridor is anticipated to operate at 48.5% of capacity daily. Specific concurrency issues will be addressed at the time of subdivision review.

**Regarding the hours of operation, lighting, odor, noise levels, traffic, or site activity, the proposed CUP must comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272. The Board may require additional conditions and/or limitations.**

**Brevard County Code of Ordinances states within Chapter 6, Section 6-3 Hours of sale: "Unless otherwise prohibited, in the unincorporated area of the county, alcoholic beverages may be sold, consumed, served, or permitted to be served or consumed in any place holding a license under the division of alcoholic beverages and tobacco 24 hours a day, seven days a week."**

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.

**Staff analysis: Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed request.**

- 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;

**There are seven (7) FLU designations within a half-mile radius of the subject property. They include Residential 2 (RES 2), Residential 4 (RES 4), Residential 6 (RES 6), Recreation (REC), Industrial (IND), Community Commercial (CC), and Neighborhood Commercial (NC). Res 4 is the predominant FLU designation in the area.**

**The existing pattern is a mixture of residential, industrial, and commercial properties. Commercial uses in the area include restaurants, a mini warehouse, and equipment sales. Industrial uses include steel fabrication and a packing plant, which were both developed in 1955. There is one RV Park in the area, Willow Lakes, which has 484 RV lots, and one subdivision, Brandywine North, which is approved for 53 single-family detached homes and is completely built out. Lot sizes in the subdivision are approximately one-quarter of an acre.**

**There are twenty (20) zoning classifications: RR-1, SR, AU, BU-1, BU-2, IU, IN(L), GML, GML(H), RU-1-7, RU-1-9, RU-1-11, EU-2, RVP, RU-2-4, RU-2-6, RU-2-10, TR-1, TR-2, and TR-3 within the 0.5-mile radius of the subject property, with the predominant zoning classification being AU.**

2. actual development over the immediately preceding three years; and

**There has been no new development within a half-mile radius of the subject property within the last three (3) years.**

3. development approved within the past three years but not yet constructed.

**Staff Analysis: There has been one zoning approval in the past three (3) years.**

- **24Z00008 changed zoning from RU-2-10(5) to RVP w/ BDP on a 6.92-acre parcel located on the east side of Highway 1, approximately 1,120 feet south of Parrish Rd. on October 3, 2024. The lot is located south of the subject property, approximately 0.5 miles.**

D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

**Staff analysis: No material violation of relevant policies has been identified.**

#### **Analysis of Administrative Policy #4 - Character of a neighborhood or area.**

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, parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

**This property was developed in 1982, according to the Brevard County Property Appraiser's website. On May 3, 2022, under 22AA00020, the first alcoholic beverage use on this parcel for Mims Southern BBQ was administratively approved.**

**The applicant has been operating his business (Doc's Smokehouse) at this location since 2024. Based on staff analysis, the requested CUP is not anticipated to materially or adversely affect the surrounding developments.**

- 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.

**The area has well-established boundaries, roads, and open spaces. The subject property is not located in a residential neighborhood or subdivision but is located directly on Highway 1, which is a commercial corridor, between Parrish Rd. and Cuyler St.**

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.

**Staff analysis indicates that the area east side of Highway 1 is not residential in character. North and south of the subject property has a commercial nature as there is a restaurant, an office building, and vacant commercially zoned property. East of the subject property is Willow Lakes RV resort.**

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.

**Staff analysis has determined the subject parcel is located directly on Highway 1, which primarily has commercial uses abutting the roadway.**

**Administrative Policy #5 - the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered.**

The proposed CUP will access the Highway 1 (U.S.1) segment between Dairy Rd. and S.R.46. The maximum development potential from the proposed CUP increases the percentage of MAV utilization by 0.0%. The Highway 1 (U.S.1) corridor is anticipated to operate at 48.5% of capacity daily. The request is not anticipated to create a deficiency in LOS.

### **Preliminary Concurrency**

The closest concurrency management segment to the subject property is Highway 1 (U.S.1) between Dairy Rd. and S.R. 46, which has a Maximum Acceptable Volume (MAV) of 38,430 trips per day, a Level of Service (LOS) of D, and currently operates at 48.5% of capacity daily. The maximum development potential from the proposed CUP increases the percentage of MAV utilization by 0.0%. The Highway 1 (U.S.1) corridor is anticipated to operate at 48.5% of capacity daily. The request is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development proposal is for commercial use and not residential use.

The parcel is serviced by Brevard County Utilities for public water and centralized sewer.

### **Special Considerations for CUP (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 – 8 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 and staff observations, if any, are indicated below.

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.

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.

**Staff analysis: The owner/applicant has provided a survey which states that there are no churches or schools within 400 feet from the front door of the restaurant to the lot line of a school or church.**

- 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.

**Staff analysis: The applicant has been operating a beer and wine 2COP license over the last year and now seeks a CUP for a full liquor, beer, and wine (4COP) license for Alcoholic Beverages for On-Premises Consumption to potentially expand the number of visiting customers.**

## **General Standards of Review**

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.

*Applicant's Response: Yes, the proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties as described above.*



**Staff analysis: The proposed CUP must comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272. The request is not anticipated to create a deficiency in Highway 1 traffic Level of Service (LOS).**

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.

*Applicant's Response: Yes, the proposed use will be compatible with the character of the adjacent and nearby properties as described above.*

**Staff analysis: The parcel is located in a commercial area and is not adjacent to any residential development. Section 62-1906 (6) requires that the expansion of a beer and/or wine use to include intoxicating liquor requires a new application.**

Section 62-1901(c)(1)(c): The proposed use will not cause a substantial diminution in value of abutting residential property. Note: A substantial diminution shall be irrebuttably 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 a MAI certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.

*Applicant's Response: Yes, the proposed use will not cause a substantial diminution in value of abutting residential property.*

**Staff analysis: Competent and substantial evidence by a MAI certified appraiser has not been provided by the applicant.**

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.

Note: 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.

*Applicant's Response: Yes, Ingress and egress to the property and proposed structures will be adequate as described above.*

**Staff analysis: This property has ingress and egress directly on Highway 1.**

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.

*Applicant's Response: Yes, noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use will not substantially interfere with the use or enjoyment of the adjacent and nearby property.*

**Staff analysis: The proposed must comply with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272. Any proposed outdoor lighting and noise standards should remain within code requirements, or a violation will be created.**

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

*Applicant's Response: Yes, Noise levels for a conditional use will comply with Section 62-2271 as described above.*

**Staff analysis: The proposed CUP does not include outdoor areas. The site must comply with the noise ordinance.**

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.

*Applicant's Response: Yes, the proposed conditional use will not cause the adopted level of service for solid waste disposal for the property or area covered by such level of service to be exceeded.*

**Staff analysis: The adopted level of service for solid waste disposal is not anticipated to be affected.**

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.

*Applicant's Response: Yes, the proposed conditional use will not cause the adopted level of service for potable water or wastewater for the property or the area covered by such level of service, to be exceeded by the proposed use.*

**Staff analysis: The CUP should not exceed the adopted level of service for potable water or wastewater. The establishment is connected to the public sewer system.**

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.

*Applicant's Response: The current use is as a restaurant and will continue as such. No additional buffers will be required for light or sound as all activity will be indoors.*

**Staff analysis:** The property was developed in 1982, according to the Brevard County Property Appraiser's website. On May 3, 2022, under administrative action 22AA00020, approved the first alcoholic beverage use on this parcel. The property must continue to meet the Brevard County Performance Standards.

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.

*Applicant's Response: Yes, Proposed signs and exterior lighting will not cause unreasonable glare or hazard to traffic safety, or interference with this use or enjoyment of adjacent and nearby properties.*

**Staff analysis:** Any new signage would need to meet the current Brevard County Code.

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.

*Applicant's Response: Yes, hours of operation of the proposed use will be consistent with the use and enjoyment of the properties in the adjacent residential community.*

**Staff analysis:** The hours of operation appear to be in line with the historical use of the property. The Board may determine that additional measures may be necessary, and the Board may require additional stipulations as part of the request.

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.

*Applicant's Response: The height of the proposed use is compatible with the character of the area, and the maximum height of any habitable structure is not more than 35 feet higher than the highest residence within 1,000 feet of the property line.*

**Staff analysis:** The establishment is a single-story building and meets the height requirements.

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.

Note: 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.

*Applicant's Response: Yes, Off-street parking and loading areas will not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties.*

**Staff analysis:** The establishment of a restaurant was developed in 1982. The applicant states it will continue to operate as a restaurant. Any new additions and alterations to increase patronage will have to meet the current Brevard County Code.

### **Environmental Constraints**

No formal review by the Natural Resources Management Department is required for a CUP for on-premises consumption of alcoholic beverages. Natural Resources Management (NRM) reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

### **For Board Consideration**

The Board should consider (1) the compatibility of the proposal to expand a Conditional Use Permit (CUP) for Alcoholic Beverages for On-Premises Consumption from a 2COP (beer and wine) license to a 4COP (full liquor, beer, and wine) license, and (2) the Board may consider whether any additional operational requirements should be placed upon the subject property are appropriate, as outlined in Section 62-1906(5).