



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1212, **Version:** 1

Subject:

Port St. John Station, LLC (Richard Chamberlain) requests a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a bar, in a BU-1 zoning classification. (19PZ00143) (Tax Account 2322430) (District 1)

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 bar, in a BU-1 (General Retail Commercial) zoning classification.

Summary Explanation and Background:

The applicant is seeking a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a 168-seat bar, in a BU-1 (General Retail Commercial) zoning classification, on .08 acres, located 6201 - 6209 U.S. Highway 1, Cocoa. No outdoor seating is proposed. Site plan demonstrates adequate parking.

The subject property is in a commercial plaza zoned BU-1; the vast majority of the area beyond the plaza, to the west, north, and south, is developed as single-family and zoned TR-1 (Single-Family Mobile Home), RU-1-9 (Single-Family Residential), and RU-1-11 (Single-Family Residential); also to the south is a GML-U (Government Managed Lands - Utilities) zoned parcel.

The Board may wish to consider the consistency and compatibility of the proposed use and the surrounding area. Because the request is for a CUP, the Board may want to consider additional conditions beyond those cited in Sections 62-1901 and 62-1906 in order to mitigate potential impacts to the surrounding community.

On January 8, 2020, the Port St. John Dependent Special District 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.