



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 1753, **Version:** 1

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### **Subject:**

3101 Gannett Plaza, LLC (Kevin Saltman) requests a CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center, in the BU-1 and BU-2 Zoning Classifications. (20Z00007) (Tax Accounts 2602422 & 2602423)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested that the Planning and Zoning Board conduct a public hearing to consider a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with an Indoor Family Entertainment Center, in the BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial) Zoning Classifications.

### **Summary Explanation and Background:**

The applicant is seeking a Conditional Use Permit (CUP) for alcoholic beverages for on-premises consumption of beer and wine accessory to an indoor family entertainment center. An outdoor patio for dining is also proposed. The property is 28.23 acres, located on the southwest corner of Gannett Plaza Avenue and U.S. Highway 1, and is the former Florida Today newspaper facility.

The character of the surrounding area is mostly residential. North of this property is a mixture of developed residential lots, with the easternmost lot providing commercial frontage to U.S. 1. To the east of U.S. 1 are single-family residential uses; to the south is a recreational vehicle park; and to the west remains several undeveloped tracts zoned BU-2 or PUD. Additionally, several commercial buildings have been developed within parcels zoned BU-2 or Light Industrial.

The Board may wish to require the applicant buffer and/or acoustically screen the outdoor patio area from the nearby residential lots. The Board may also wish to limit alcoholic beverage to indoor areas only and/or require the applicant to increase the parking requirement to 577 total parking spaces, which is 4 spaces over the concept plan's depicted 573 parking space count.

The Board should consider the compatibility of the proposed CUP with the surrounding development. Because this is a request for CUP, 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.

The final public hearing will be held by the Board of County Commissioners on **THURSDAY, AUGUST 6, 2020 at 5:00 p.m.**, at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Commission Room, Building C, Viera, Florida.

**Clerk to the Board Instructions:**

Upon receipt of resolution, please execute and return to Planning and Development.