



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1863, **Version:** 1

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) (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 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 should consider the compatibility of the proposed CUP with the surrounding development. Since 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.

On July 6, 2020, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

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