



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 1996, **Version:** 1

Subject:

Skyview Plaza, LLC (Paige Lane) requests a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a bar, in a BU-1 zoning classification. (20Z00017) (Tax Account 2607202) (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 for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a bar, in a BU-1 zoning classification.

Summary Explanation and Background:

The property owner is seeking to expand the existing CUP (Conditional Use Permit) for alcoholic beverages for on-premises consumption (license type) from beer and wine to a full liquor approval accessory to a proposed sports bar and to expand the (licensed area) size of the approval to include an outside seating area - existing patio located on the west side of the building/unit.

The character of the area is commercial development fronting Highway A1A with single-family uses lying to the west. The east side of Highway A1A is developed with multi-family apartments/condominiums identified as the Sandpiper Towers Condominium, Flores De La Playa Condominium and Ocean Residence North. North of this property is a mixture of BU-1 and BU-2 commercial zoning classifications, with the property lying east of Highway A1A being zoned for RU-2-15. To the south is a continuation of commercial development zoned BU-1. To the west lies single-family zoning under the RU-1-11 designation.

The Board may wish to consider the compatibility of the proposed CUP and the proposed outdoor seating area with surrounding development. 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 such as providing a visual buffer and/or acoustically screening the proposed outdoor patio area from the nearby residential lots. In addition, the Board may wish to consider that the abutting nonconforming adult entertainment business shall not have an internal connection.

On August 24, 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 a copy to Planning and Development.