



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2697, **Version:** 1

Subject:

The Suntree Business Center, LLC, requests a CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with a dog park, in a BU-2 zoning classification. (21PZ00012) (Tax Account 2602736) (District 4)

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 request for a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in conjunction with a dog park, in a BU-2 (Retail, Warehousing, and Wholesale Commercial) zoning classification.

Summary Explanation and Background:

The applicant is seeking a CUP for alcoholic beverages for on-premises consumption accessory to a playground for dogs. The request is for beer and wine with internal office and manufacturing space together with an external area located to the north of the northern building, Unit #102 (east end of building). The internal unit size is approximately 2,800 square feet and the outside fenced dog area is 1,200 square feet for a total area of 4,000 square feet.

The abutting parcel to the north is zoned GML (Government Managed Land), and is utilized as a retention pond. The property to the east beyond the FEC railroad is zoned BU-2 and IU (Light Industrial), developed as an office complex. The properties to the south across Suntree Boulevard are zoned BU-1 (General Retail Commercial) and BU-2, developed with a commercial strip center and office space. To the west is a parcel zoned BU-2, developed with a warehouse/storage facility with abutting retention pond.

The Board may wish to consider parking requirements and the compatibility of the proposed CUP 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.

The Board of County Commissioners will consider the request on **Thursday, May 6, 2021, at 5:00 p.m.** at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Building C, 1st Floor, Viera, Florida.

Clerk to the Board Instructions:

None