



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 3561, **Version:** 1

Subject:

KJ Group FL, LLC requests a CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in Conjunction with a Private Club, in a BU-1 zoning classification. (21PZ00074) (Tax Account 2315967) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning & Development

Requested Action:

It is requested that the Port St. John Dependent Special District Board conduct a public hearing to consider a CUP (Conditional Use Permit) for On-Premises Consumption in Conjunction with a Private Club, in a BU-1 (General Retail Commercial) zoning classification.

Summary Explanation and Background:

The property owner is seeking a CUP for alcoholic beverages for on-premises consumption in conjunction with a private club (AmVets) located within a shopping plaza on a 1.03-acre parcel. Since the proposed use for this site is not as a food service/restaurant use, the request exceeds staff's administrative approval authority of on-premises sale or serving of alcoholic beverages. The internal unit size is approximately 2,400 square feet.

To the north of this unit is the remainder of the shopping plaza with various commercial uses. To the east is Highway 1. To the west across Delivery Avenue are single-family residences. To the south across the right-of-way is another shopping plaza that has a CUP for beer and wine. There are some multi-family developments on the east side of the road adjacent to the river that are zoned RU-2-15 with a density cap of 12 units per acre. This CUP request, if approved, could be considered compatible with the existing commercial shopping plaza.

The Board may wish to consider 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 Planning & Zoning Board will hear the request on **Monday, January 10, 2022**, beginning at **3:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The Board of County Commissioners will consider the request on **Thursday, February 3, 2022**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way,

Viera, Florida.

Clerk to the Board Instructions:

None