



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5803, **Version:** 1

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### **Subject:**

James H. and Kristine F. Sanford request a CUP for Alcoholic Beverage (beer & wine only) for On-Premises Consumption in Conjunction with a Bar, in a BU-1 zoning classification. (23Z00013) (Tax Accounts 2316090 & 2316106) (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 Alcoholic Beverage (beer & wine only) for On-Premises Consumption in Conjunction with a Bar, in a BU-1 (General Retail Commercial) zoning classification.

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

The applicant is seeking a CUP for Alcoholic Beverages for On-Premises Consumption accessory to a beer & wine only bar on 0.69 acres. The property is developed with a commercial building that was previously used as a restaurant and bar. Since the applicant wishes to remove the abandon restaurant use, a CUP is required. The applicant is seeking to utilize a vacant parcel to the south across Cottrell Avenue for overflow parking.

The subject property is surrounded to the north by GML(U) zoning with a use of Utility, electric power company. The parcels to the east and south are RU-2-10 (Multi-Family Residential) zoned and are developed as residential units. To the west is U.S. Highway 1.

The Board may wish to consider the compatibility of the proposed CUP with the surrounding area. The Board may also wish to consider additional conditions beyond those cited in Sections 62-1901 and 62-1906 in order to mitigate potential offsite impacts to the abutting properties, such as:

- No amplified sound system.
- Limit the hours of operation.
- Additional buffering to adjacent residential property.
- Site plan, onsite parking and offsite parking shall comply with Brevard County code and regulations.
- Limit the consumption of alcoholic beverages to the northern parcel only (Tax Account 2316090).

The Board of County Commissioners will consider the request on **Thursday, July 13, 2023**, beginning at **5:00 p.m.** The meeting will be held at the Brevard County Government Center, 2725 Judge Fran Jamieson Way,

Commission Room, Viera, Florida.

**Clerk to the Board Instructions:**