

PORT ST. JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The Port St. John Dependent Special District Board met in regular session on Wednesday, June 7, 2023, at 6:00 p.m., at the Port St. John Library, 6500 Carole Ave., Port St. John, Florida.

Board members present were: Vaughan Kimberling, Chair; Kevin Shropshire, Vice Chair; Randy Rodriguez; Wendy Porter-Hyde; Maureen Rupe; and Greg Messer.

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; and Jennifer Jones, Special Projects Coordinator.

The meeting was called to order by the Vice Chair at 6:00 p.m.

Approval of the February 8, 2023, Minutes

Motion by Randy Rodriguez, seconded by Kevin Shropshire, to approve the minutes of February 8, 2023. The motion passed unanimously.

(23Z00013) James H. and Kristine F. Sanford request a CUP (Conditional Use Permit) for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with a Bar, in a BU-1 (General Retail Commercial) zoning classification, on 0.69 acres, located on the northeast and southeast corners of U.S. Highway 1 and Cottrell Ave. (5800 N. U.S. Highway 1, Cocoa) (Tax Accounts 2316090 & 2316106) (District 1)

Kristine Sanford stated she and her husband bought the property in 2021 after the previous business had been closed for quite some time. The former business was the Highway Inn, a full-liquor bar, and it was zoned for consumption of alcohol on premises. She said after they bought it, the zoning was changed to 'business not inhabitable', and she was told that in order to get a beer and wine license, the zoning had to be restored. She said the intention for the property is to have a plant boutique, where she will sell plants and macramé wall hangings, and have a place for people to relax after work to have a beer or glass of wine, with the back area being like a botanical garden. She noted they intend to use the lot across from Cottrell Avenue for parking.

Vaughan Kimberling stated there is handicapped parking on the property where the building is located, with regular parking across the street, and asked if there will be lighting. Ms. Sanford replied there is a utility pole with lighting on the parking lot, and the County is putting lighting in the medians. She stated on the portion with the building there will be outdoor lighting.

Randy Rodriguez asked staff if the zoning changed on the property before it was bought by the applicants.

Jeffrey Ball replied the previous use on the property was a restaurant, and alcohol use with a restaurant is allowed on the property, but since the restaurant is no longer there, the new use is considered a bar and a CUP is required for bars. He stated the zoning wasn't changed, but there was a previous CUP that allowed alcohol, but without the restaurant use, the new applicants needed to re-apply.

Greg Messer asked if the applicants are planning to serve food. Ms. Sanford replied she plans to have food trucks on the premises.

Jim Sanford stated they have been doing renovations, and a kitchen would have been too expensive, because the old kitchen was not salvageable.

Wendy Porter-Hyde asked if the applicants intend to have a full-liquor license in the future. Ms. Sanford replied no, that is not the intent.

Public comment.

Mitch Bromwell, 132 Cottrell Avenue, Cocoa, stated in the past couple of years there have been some nice food trucks that come there, and it has worked out. He said the neighborhood is developing and coming back together as a family-friendly neighborhood.

Maureen Rupe asked if the emphasis will be on the plants. Ms. Sanford replied yes, the emphasis is on the atmosphere, as a place to relax, buy a plant, and have a drink. She said it is not to be an establishment where people come and sit and drink all day.

Motion by Randy Rodriguez, seconded by Maureen Rupe, to recommend approval of a CUP for Alcoholic Beverages (beer & wine only) for On-Premises Consumption in Conjunction with a Bar, in a BU-1 (General Retail Commercial) zoning classification. The motion passed unanimously.

Upon consensus, the meeting was adjourned at 6:08 p.m.