

PORT SAINT JOHN DEPENDENT SPECIAL DISTRICT BOARD MINUTES

The Port Saint John Dependent Special District Board met in regular session on Wednesday, January 8, 2020, 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, Randy Rodriguez, Vice Chair; Carmella Chinaris; Wendy Porter-Hyde; Steven Darling; and Maureen Rupe.

Staff members present were: George Ritchie, Planner III; and Jennifer Jones, Special Projects Coordinator.

The meeting was called to order at 6:00 p.m.

Chair and Vice Chair Nominations

Motion by Carmella Chinaris, seconded by Maureen Rupe, to nominate Vaughan Kimberling as Chair. Hearing no other nominations, Mr. Kimberling accepted the nomination.

Vaughan Kimberling called for a vote on the motion as stated, and it passed unanimously.

Motion by Maureen Rupe, seconded by Carmela Chinaris, to nominate Randy Rodriguez as Vice Chair. Hearing no other motions, Mr. Rodriguez accepted the nomination.

Vaughan Kimberling called for a vote on the motion as stated, and it passed unanimously.

Approval of April 10, 2019, Minutes

Motion by Wendy Porter-Hyde, seconded by Randy Rodriguez, to approve the April 10, 2019, minutes as amended. The vote passed unanimously.

Port St. John Station, LLC (Richard Chamberlain)

A CUP for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a bar, in a BU-1 zoning classification. The property is 0.08 acres, located at 6201 – 6209 U.S. 1, Cocoa. (19PZ00143) (Tax Account 2322430) (District 1)

Carmella Chinaris clarified for the record that the request is only for one unit, not the entire plaza.

Richard Chamberlain, 3576 Rose Drive, Rockledge, stated he owns Chalkies in Merritt Island and Titusville, and most people have concerns about other types of businesses that could go into a location, his lease expressly forbids any other type of business in the unit, and the owner of the plaza is not going to allow a night club or liquor. He reiterated the use is strictly for a bar and grill type of restaurant.

Vaughan Kimberling asked if there will be any restrictions on operating hours. Mr. Chamberlain replied 2:00 a.m. is the latest he can stay open legally, but his current operating hours are midnight during the week, and 1:00 a.m. on Friday and Saturday.

Mr. Kimberling asked if there are plans for a billiards table. Mr. Chamberlain replied yes. Mr. Kimberling stated one of the recommendations is that the room would have to be soundproofed if there is going to be electronic games or arcades, or a billiard room. Mr. Chamberlain stated he is not sure he would qualify as a billiard room.

George Ritchie stated soundproofing would be required by code if he was trying to get a business license for a billiard use, but as a restaurant it's not being advertised as a billiard room. Mr. Chamberlain noted there is an adjoining two-hour fire wall.

Ms. Rupe asked about parking. Mr. Chamberlain replied there is enough parking, especially since the operating hours will be after the other businesses in the plaza close for the day. Mr. Kimberling stated according to the staff comments 38 spaces are required, but with the size of the parking lot of the plaza, it shouldn't be a problem.

Steven Darling asked if Mr. Chamberlain's personnel would increase. Mr. Chamberlain replied no, the staff will only increase if the business increases, but there will only be a handful of employees there at any one time.

Anne Shaffer stated she owns property on the other side of the proposed restaurant, and asked if parking would be allowed behind the unit. Mr. Chamberlain stated it is a delivery and loading area, so there will not be any parking behind the restaurant, except for four parking spots for employees.

Mr. Kimberling stated the staff comments reference three options for the board, and asked what Section 62-1106 includes. Mr. Ritchie replied it is the specific on-premises consumption of alcoholic beverages section. He stated if the board was concerned about how late the business is open, it could restrict the hours, or if he was asking for outside seating, the board could control how much outside seating he could have. The applicant is aware that if he wants outside seating he would have to come back before the board to request it.

Mr. Kimberling asked if the CUP could be tied to this tenant only. Mr. Ritchie replied the CUP runs with the property, but depending on how it was approved, if it is limited to a bar and restaurant, then it would not be allowed to be a liquor store.

Ms. Chinaris asked if Mr. Chamberlain is planning on entertainment. Mr. Chamberlain replied he does not currently plan on having live music, but would like to have karaoke, a dueling pianos night, or an acoustic guitar.

Ms. Chinaris asked the board if there is any reason to put any other conditions on the CUP to soundproof in the future, since the CUP runs with the property. Mr. Darling stated if it were to be changed to a billiards room, then a condition of the permit would be that the walls would have to be soundproofed.

Mr. Chamberlain stated he has an eight-year lease that says when he leaves he has to remove the CUP.

Motion by Carmella Chinaris, seconded by Wendy Porter-Hyde, to approve the CUP (Conditional Use Permit) for Alcoholic Beverages (full liquor) for On-Premises Consumption in conjunction with a bar, in a BU-1 zoning classification. The vote passed unanimously.

Upon motion and second, the meeting was adjourned at 6:30 p.m.