



**SLW-DJM Enterprises, Inc., - Alcoholic Beverage License (City Soccer 2)
 Special Exception Use
 P21-253**



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) to allow the existing 13,340 square foot indoor sports and recreation facility (indoor soccer) to sell alcoholic beverages for on-premises consumption in the Warehouse Industrial (WI) Zoning District per Section 158.135(C)(5) of the Zoning Code.
Applicant:	Cristian Rodriguez
Property Owner:	DJM Enterprises, Inc.
Location:	Located on the west side of NW Enterprise Drive and east of I-95
Address:	750 NW Enterprise Drive Suites 106-111
Project Planner:	Bethany L. Grubbs, Planner II

Project Description

The purpose of this request is to allow the existing 13,340 square foot indoor sports and recreation facility (indoor soccer) to sell alcoholic beverages for on-premises consumption.

The property is zoned WI (Warehouse Industrial), which allows for enclosed assembly areas over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages as a Special Exception Use per Section 158.124(C)(10) of the Zoning Code.

Previous Actions and Prior Reviews

On February 26, 2018, the City Council approved a Special Exception Use per Section 158.135(C)(5) of the Zoning Code to allow an enclosed assembly area over 3,000 square feet in the WI (Warehouse Industrial) Zoning District.

Public Notice Requirements

Notice of this request for a Special Exception Use was mailed on November 23, 2021, to owners of property within a 750-foot radius of the subject property.

Location and Site Information

Parcel Number:	3323-947-0012-000-6
Property Size:	2.75 acres
Legal Description:	St. Lucie West Plat #133 St. Lucie West Industrial Park (PB 39-40) Lot 7 (OR 1871-2493)
Future Land Use:	LI (Light Industrial)
Existing Zoning:	WI (Warehouse Industrial)
Existing Use:	Office/Warehouse Building (42,000 S.F.)

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	IN	Warehouse building
South	LI/OSR/I	WI	Warehouse building
East	LI/OSR/I	WI	Warehouse building
West	OSC	GU	Vacant

Future Land Use

LI/OSR/I – Light Industrial, Open Space Recreational, Institutional

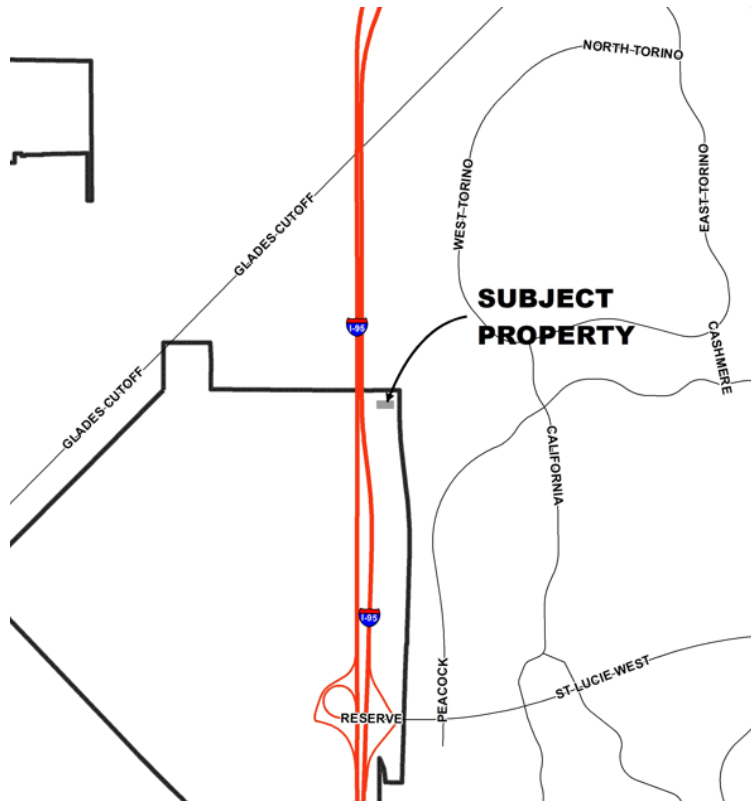
OSC - Conservation Open Space

Zoning District

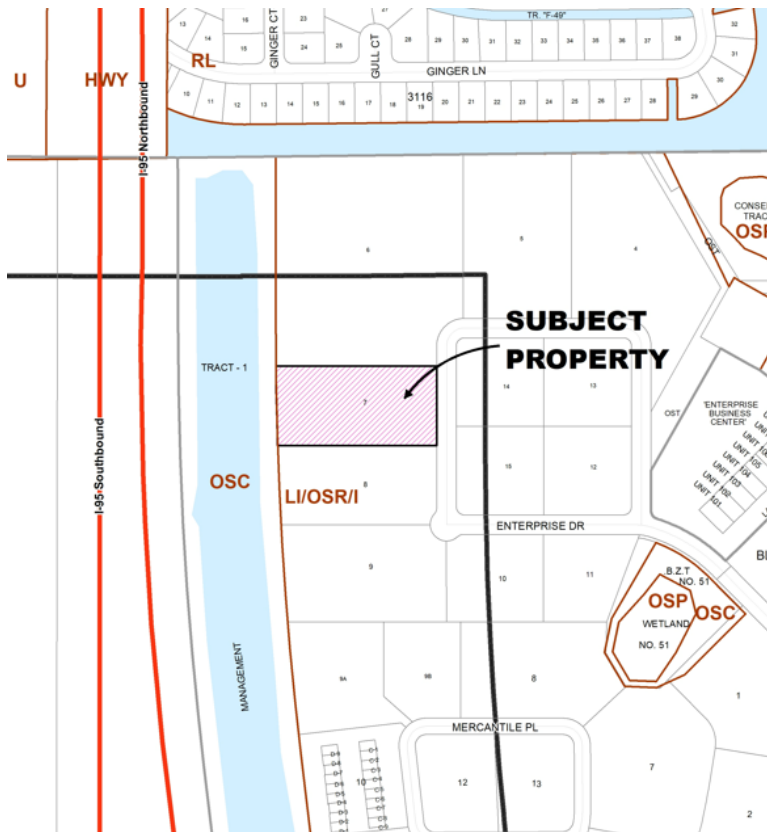
IN – Industrial

WI – Warehouse Industrial

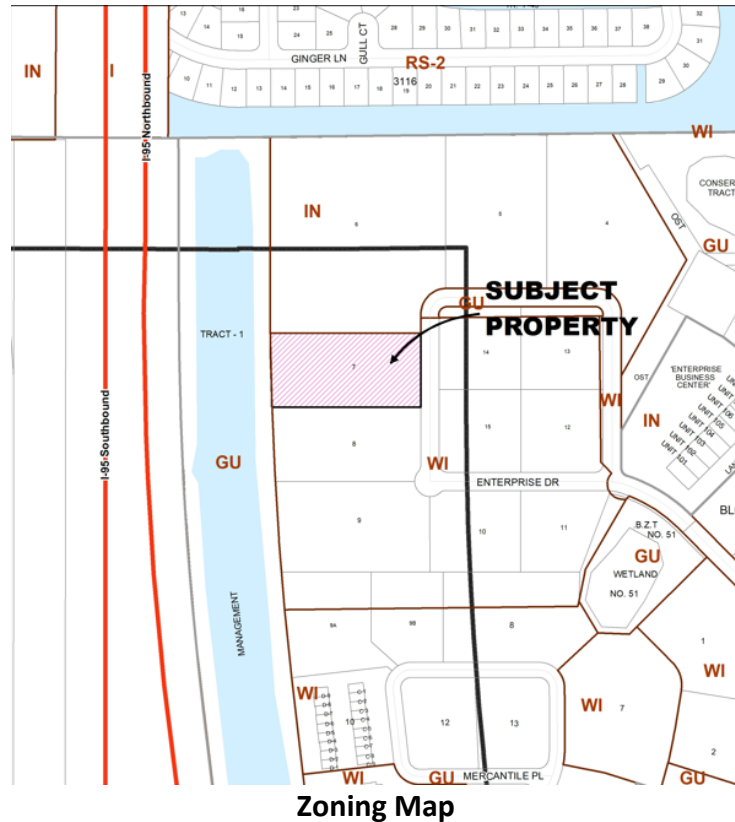
GU – General Use



Location Map



Land Use Map



PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed to be compatible with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant’s response to the criteria is attached. Staff’s review is provided below.

Evaluation of Special Exception Criteria (Section 158.260)

(A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or other emergency.

- **Staff findings:** The facility is located on NW Enterprise Drive and has two access points from NW Enterprise Drive, which allows for adequate internal circulation and traffic flow. At site plan approval, it was demonstrated that the site has adequate ingress and egress for vehicles.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Staff findings:** Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties. The site plan for Miranda Air @SLW (P07-417) was approved by the City Council on January 24, 2005, for a 42,000 square foot, two-story office/warehouse building. The Site Plan has a total of 119 parking spaces, 5 being ADA accessible. The total number of parking spaces required for the site is 141 spaces, with this use requiring 67 spaces. The normal hours of operation for the adjoining businesses are

8A.M. – 5P.M, Monday - Friday. Since the enclosed assembly area (indoor soccer) is operational primarily after normal business hours, parking should continue to be adequate.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- Staff findings: St. Lucie West Service District currently provides utility services to the site. Adequate utilities are available to service the proposed development.

(D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.

- Staff findings: The City Council approved a landscape modification to allow for additional landscaping along the west property line in lieu of the required buffer wall on November 22, 2004. The landscape plan approved provides adequate screening and buffering. No additional buffering is required. The proposed use is not next to or in close proximity to residential uses and all activities are indoors.

(E) Signs, if any, and proposed exterior lighting will be so designed and arranged so as to promote traffic safety and to eliminate or minimize any undue glare, incompatibility, or disharmony with adjoining properties. Light shields or other screening devices may be required.

- Staff findings: The use is existing; therefore, the request will not change any existing requirements pertaining to exterior lighting and signage.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

- Staff findings: Yard setbacks and open space were previously addressed with the original site plan. No changes to the existing yards and open space are being requested.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Staff findings: The proposed Special Exception Use is permitted as defined by Section 158.135(C)(3) WI (Warehouse Industrial) Zoning District and shall conform to all provisions of the City's Zoning Code.

(H) Establishment and operation of the proposed use upon the particular property involved will not impair the health, safety, welfare, or convenience of residents and workers in the City.

- Staff findings: By adhering to City Codes and Regulations, the establishment and operation of the proposed use is not anticipated to impair the health, safety, or convenience of residents and workers in the City.

(I) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

- Staff findings: The operation of the recreational facility will be conducted inside of the existing building. Therefore, the proposed use should not constitute a nuisance or hazard. Normal business hours for the operation are Monday – Friday, 2-11 p.m., and Saturday – Sunday, 10-11 p.m. Drop off and pickup of athletes should only be permitted along the front of the building (east façade).

(J) The use as proposed for development will be compatible with the existing or permitted uses of adjacent property. The proximity or separation and potential impact of the proposed use (including size and height of buildings, access location, light and noise) on nearby property will be considered in the submittal and analysis of the request. The City may request project design changes or changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood.

- Staff findings: The site is already developed, and the proposal will only be adding retail sale of alcoholic beverages for on-premises consumption for the existing recreational facility. The site is located in a significant warehouse/commercial area within the City, and is surrounded by other warehouse/commercial zoned property, and should be compatible with the site itself, as well as with the adjacent properties.

(K) As an alternative to reducing the scale and/or magnitude of the project as stipulated in criteria (J) above, the City may deny the request for the proposed use if the use is considered incompatible, too intensive or intrusive upon the nearby area and would result in excessive disturbance or nuisance from the use altering the character of neighborhood.

- Staff findings: Acknowledged.

(L) Development and operation of the proposed use will be in full compliance with any additional conditions and safeguards which the City Council may prescribe, including but not limited to reasonable time limit within which the action for which special approval is requested shall be begun or completed or both.

- Staff findings: Acknowledged.

Related Projects

- P17-256 D.J.M. Enterprises – Indoor Recreational Facility
Approved by City Council on their meeting on February 26, 2018.

PLANNING AND ZONING BOARD ACTION OPTIONS

Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.