

# **OMI INVESTMENTS LLC – VYBZ LOUNGE**

Special Exception Use Application

Project No. P21-020

Planning and Zoning Board

March 2, 2021



# Request Summary

- Applicant/Agent: Tod Mowery, Red Tail DG
- Owner: OMI Investments, LLC
- Request: A Special Exception Use (SEU) request to allow the use of a lounge per Section 158.124(C)(6) of the General Commercial Zoning Code.
- Section 158.124(C)(6) of the General Commercial Zoning Code: Lists bars, lounges, and night clubs as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.

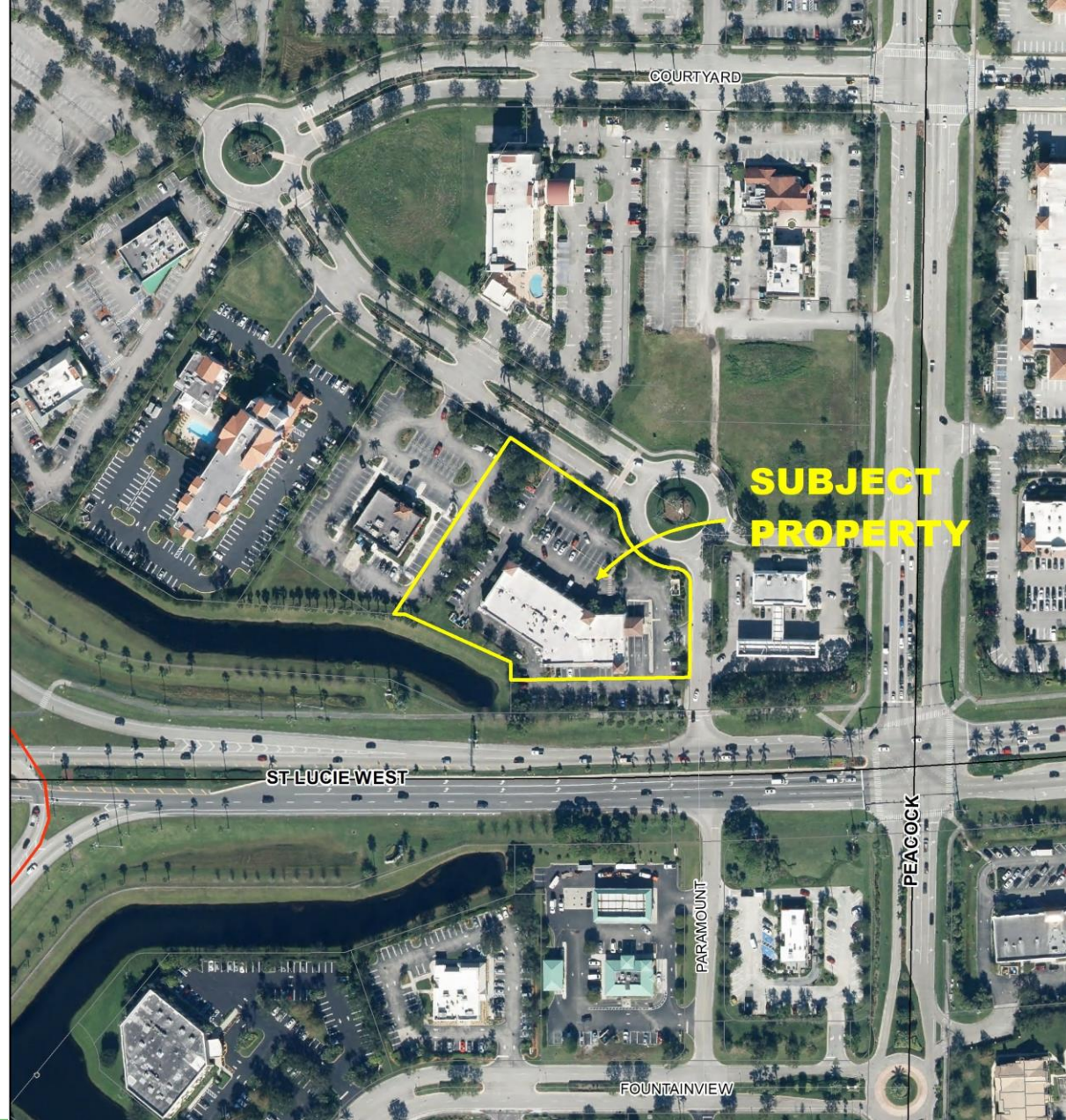


# 2100 NW Courtyard Circle



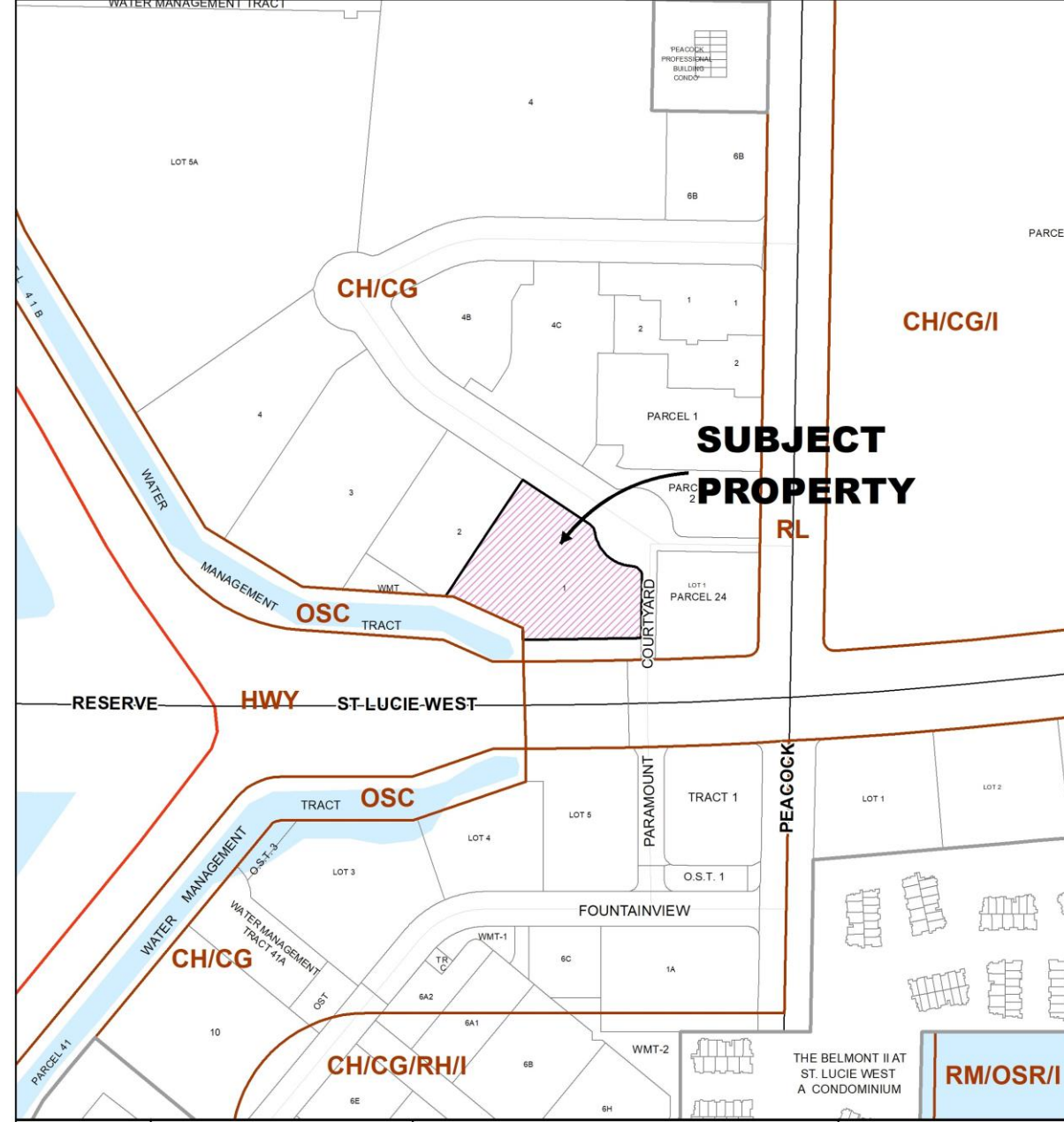
# Aerial

East of I-95, west of Peacock Blvd, and north of St. Lucie West Blvd



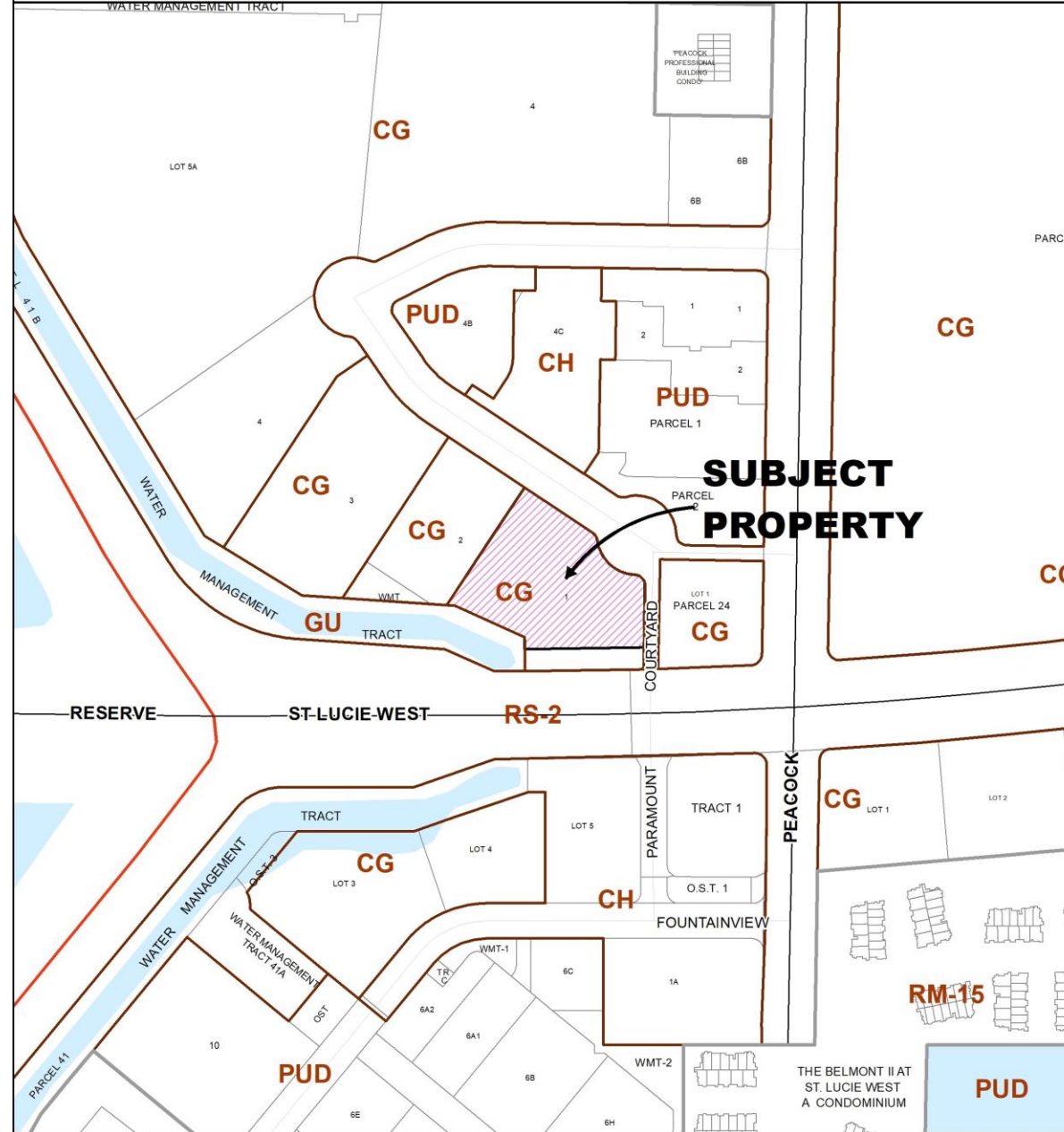
# Land Use

CH/CG (Highway  
Commercial/General Commercial)



# Zoning

## CG (General Commercial)



<b><u>Evaluation of SEU CRITERIA</u></b> <b><u>(Section 158.260)</u></b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	Since it abuts the Courtyard Circle roundabout nearest to Peacock Blvd, there is adequate ingress and egress to and from St. Lucie West Blvd and Peacock Blvd. There is a crosswalk that connects the sidewalk along St. Lucie West Blvd to the sidewalk of the back of the building and a crosswalk that connects the sidewalk along Courtyard Circle to the sidewalk in front of the building.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</b>	The required parking equates to 80 parking spaces, of which 3 must be ADA compliant. The site plan was approved with 100 parking spaces, of which 5 were ADA compliant. Parking was calculated based on retail use, which requires 1 space per 200 square feet. The special exception use being proposed falls under the same parking calculation and so no additional parking is required.
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	Sufficient utilities are available to service the proposed development.
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	Buffering of intensity is not necessary as residential uses do not abut the property as demonstrated by the Surrounding Uses chart.
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with Chapter 155 Sign Code.
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	Vybz Lounge hours of operation will be 5 pm to 2 am. Good Times, the previous tenant of the space and a similar establishment, had hours of operation from 6 pm to 2 am. The establishment will be inside the

# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CH/CG	CH/PUD	Restaurants/Hotel
South	CH/CG	CH	Gas Station
East	CH/CG	CG	Gas Station
West	CH/CG	CG	Restaurant

CH=Highway Commercial  
 CG=General Commercial  
 PUD=Planned Unit Development





# Planning and Zoning Board Recommendation

- The Planning and Zoning Board recommended approval of the special exception use on March 2, 2021.

