

Secamar LLC – Lounge Bar 40

Special Exception Use Application

Project No. P21-025

City Council

March 28, 2022

Bethany Grubbs, Planner II



Request Summary

- Applicant: Frantz Derilus, Lounge Bar 40, LLC
- Agent: Samuel Rubert, P.A.
- Owner: Secamar, LLC
- Request: A Special Exception Use (SEU) request to allow a bar and lounge in the Commercial General (CG) zoning district.
- Section 158.124(C)(6) of the General Commercial Zoning Code: Lists bars, lounges, and nightclubs as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.



2995 & 2999 NW Port St. Lucie Boulevard



Aerial

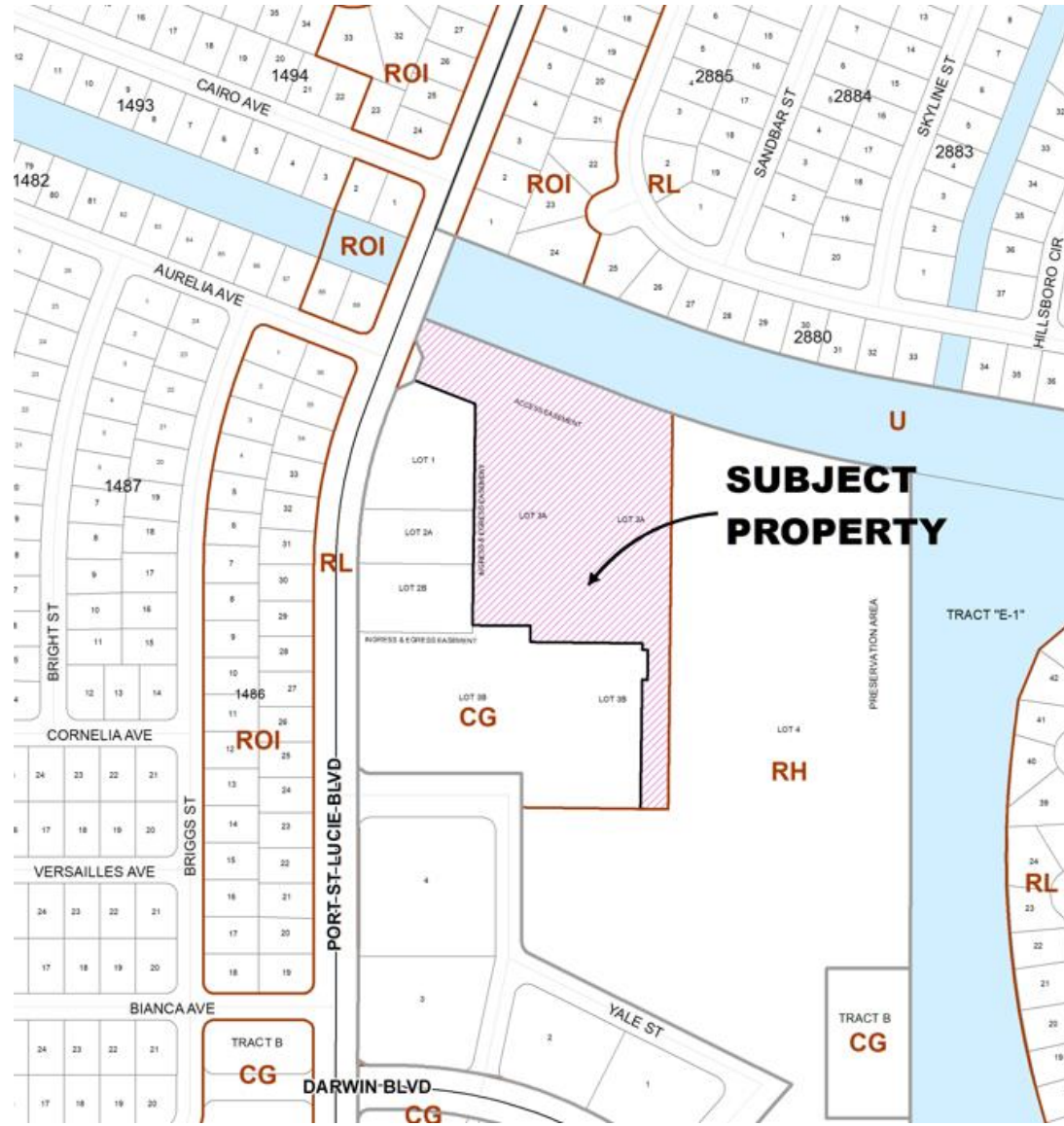
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	U	RS-2	Water Management Tract
South	CG, RH	CG	Walmart Neighborhood Market, Vacant Commercial
East	RH	CG	Vacant Commercial
West	CG	CG	Commercial Outparcels



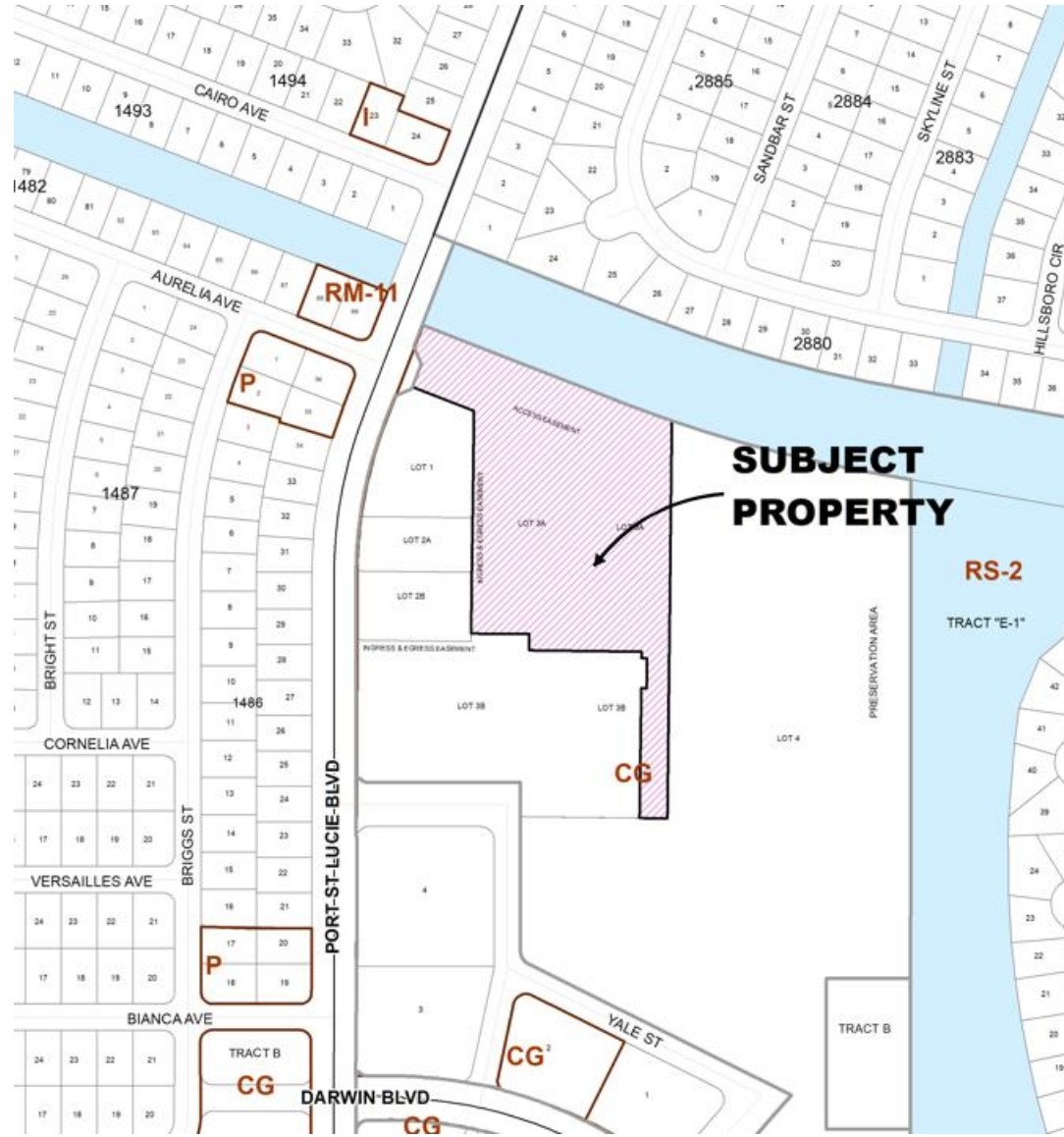
Land Use

CG (General Commercial)

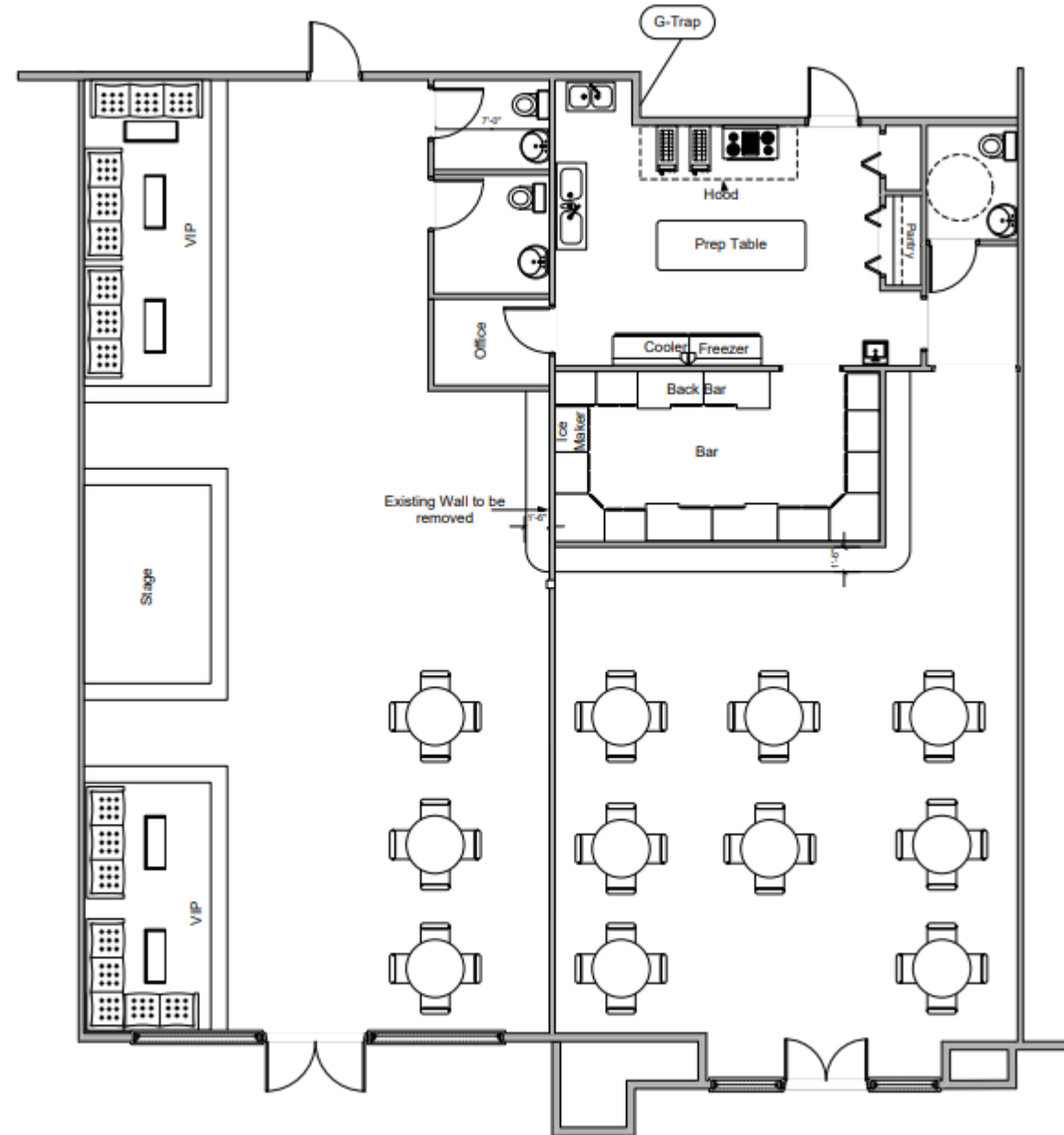


Zoning

CG (General Commercial)



Floor Plan



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The development has three access points, two from Port St. Lucie Boulevard and one from Yale Street, which allows for adequate internal circulation and traffic flow.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	The required parking equates to 42 parking spaces. The site plan was approved with 51, which is 9 parking spaces in excess of the requirement for Building “D”. Adequate off-street parking and loading areas are provided without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the proposed development. The Port St. Lucie Utility Systems Department (PSLUSD) currently provides utility services to the site.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	No additional buffering is required. The site’s approved landscape plan includes perimeter landscaping and a six-foot in height masonry wall which provides adequate screening and buffering.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Outdoor signage complies with Chapter 155 Sign Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The site is in an area designated for commercial development and is consistent with the existing uses in the shopping center.

Recommendation

- On March 1, 2022, the Planning and Zoning Board recommended approval of the special exception use application.
- Request that the City Council review the SEU application and vote to approve, approve with conditions, or deny.

