

SLW – Total Wine & More

Benderson Development Co Inc.

Project No. P23-081



Request Summary

Applicant: Cynthia Angelos

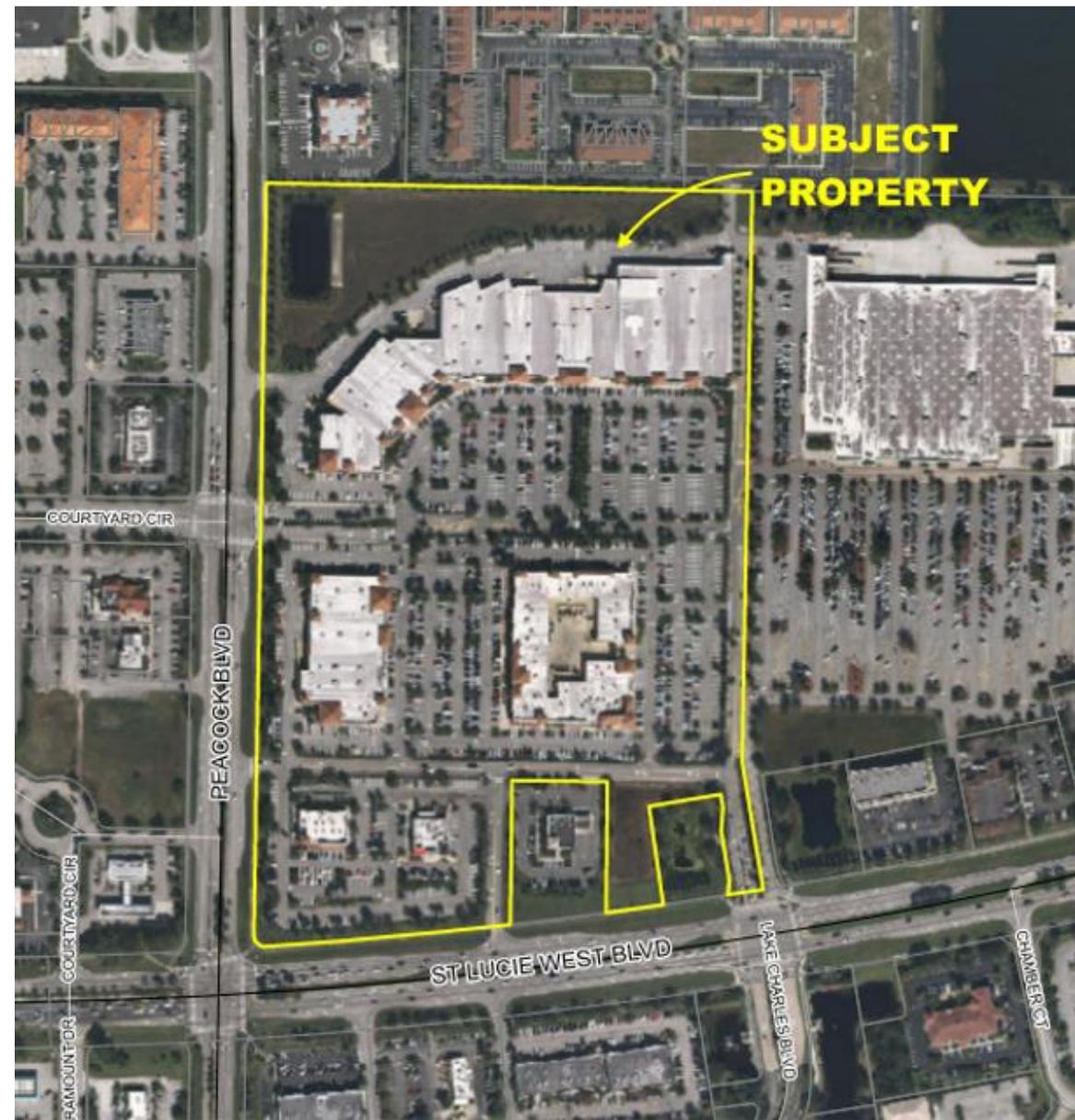
Request: A request to grant a variance to Section 110.02 – Alcoholic Beverage Code that states no license shall be granted to a vendor of alcoholic beverages whose place of business is or shall be within one thousand five hundred (1,500) feet of a school or religious institution. This application is for a variance of four hundred and fifty-eight point thirteen (458.13) feet to allow a separation distance of one thousand forty-one point eighty-seven (1,041.87) feet from a school or religious institution. This variance will allow a Total Wine and More retail store acquire the proper state license for the sale of packaged liquor.



Aerial

128 SW Port St. Lucie Boulevard

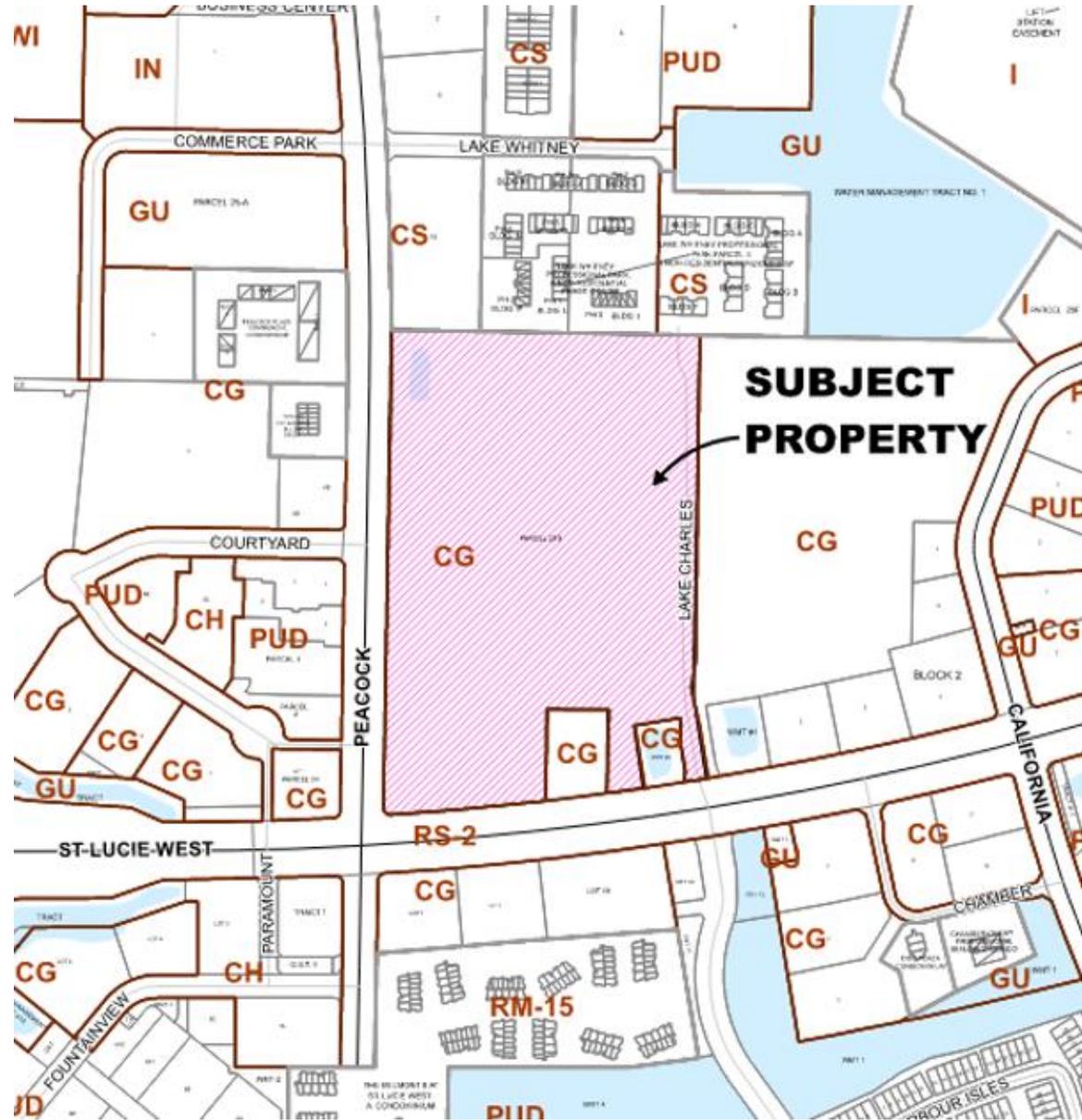
Direction	Existing Use
North	Office
South	Commercial Center
East	Commercial Center
West	Commercial Center



Zoning

General Commercial (CG)

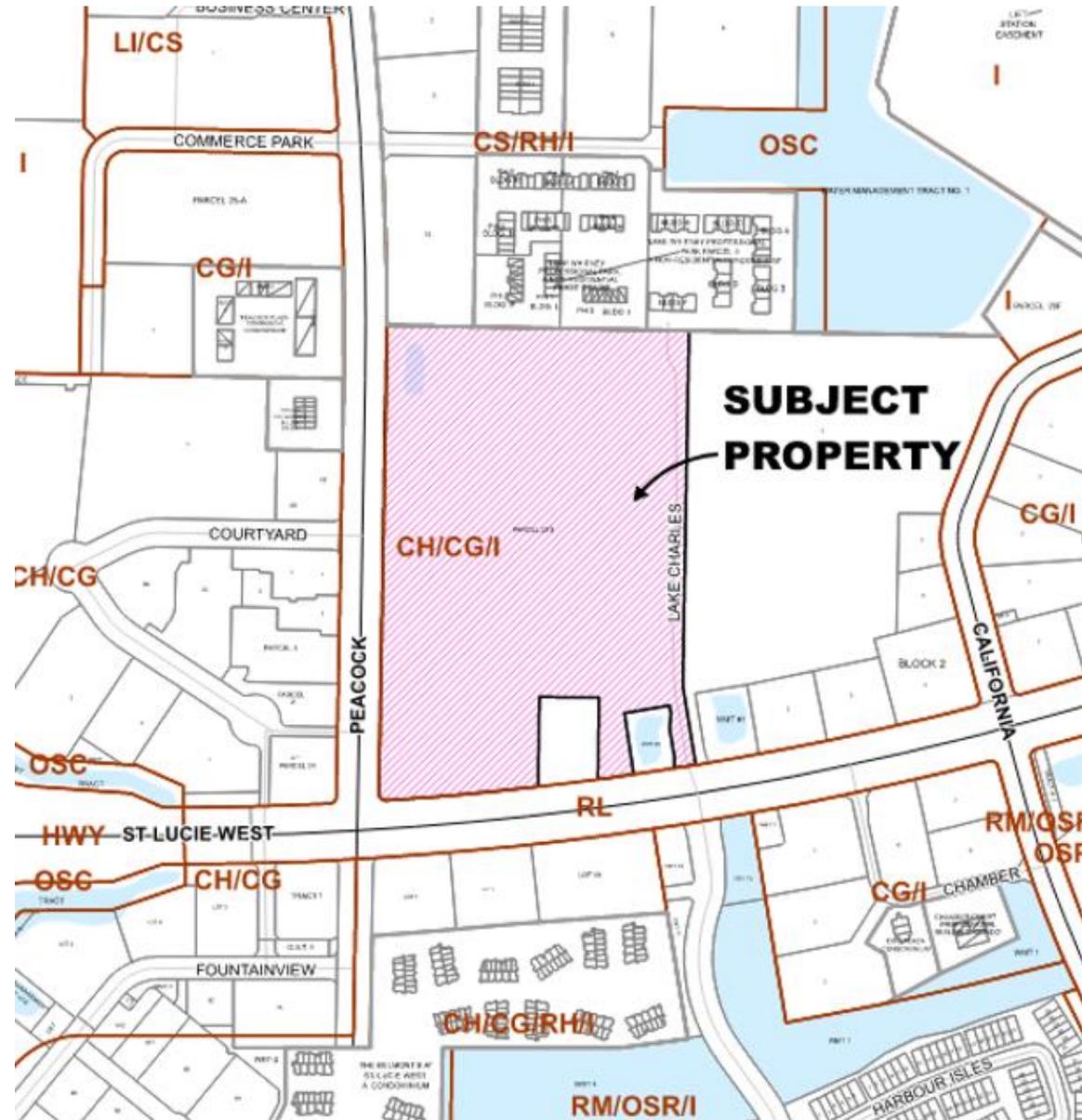
Direction	Zoning
North	CS
South	CG
East	CG
West	CG



Land Use

General Commercial (CG)

Direction	Future Land Use
North	Cs/RH/I
South	CH/CG/RH/I
East	CH/CG/I
West	CG



Project Description

The request is for a proposed business located in the development know as Town Center in St. Lucie West to be granted a variance of 458.13 feet to Section 110.02 of the City Code Of Ordinances. This will allow the business to sell packaged retail liquor. Section 110.02 requires that no license shall be granted to a vendor of alcoholic beverages whose place of business is or shall be within 1,500 feet of a school or religious institution. This distance is to be measured from property line to property line. There is a religious institution within 1,041.87 feet of the subject property.

The business is proposed in a building on the north side of the subject property. The business is located approximately 1,563 feet from the religious institution's property line. The business itself is outside of the distance limits even though the property in not.

The Planning and Zoning Board approved a variance to this section of the code for the property located just east of Town Center. (Walmart) The Walmart is located 444 feet from the same religious institution's property line to the northeast. The variance was grated at the regular meeting of April 5, 2016





Planning and Zoning Board Action Options:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table