

# **SLW-DJM Enterprises, Inc. Beer & Wine License (aka City Soccer)**

## **Special Exception Use Application**

### **Project No. P21-253**

City Council Meeting

January 10, 2022

Bethany L. Grubbs, Planner II

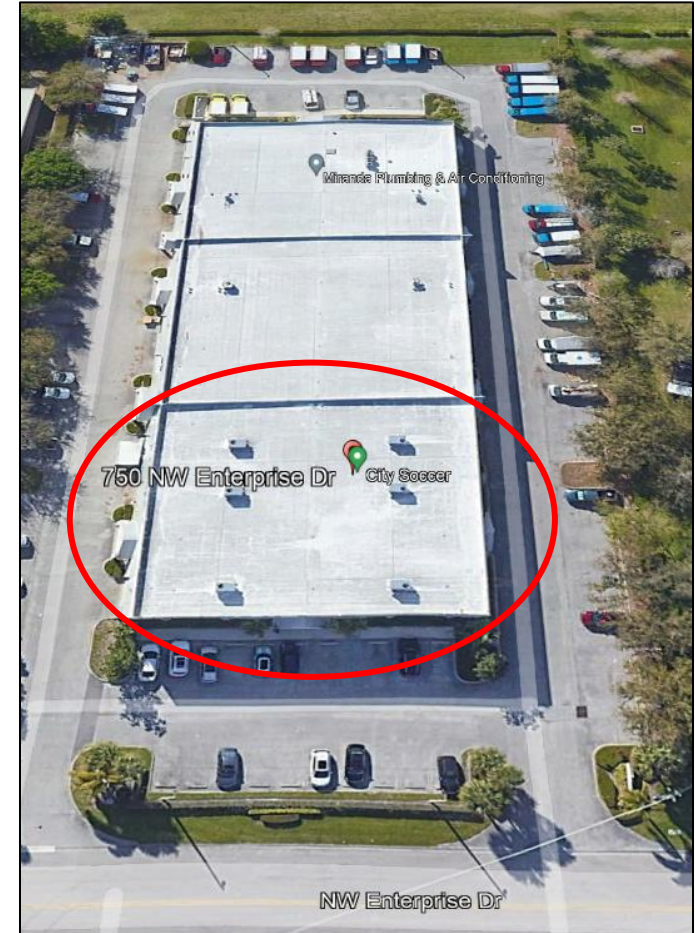


# Request Summary

- Applicant: Christian Rodriguez, CSI of PSL, LLC
- Owner: DJM Enterprises, Inc.
- Request: A Special Exception Use (SEU) request to allow the existing 13,340 square foot indoor sports and recreation facility (indoor soccer) to sell beer and wine for on-premises consumption.
- Section 158.124(C)(10) of the Warehouse Industrial Zoning Code: Lists enclosed assembly over 3,000 square feet, such as recreational facilities, as special exception uses that may be permitted only following the review and specific approval thereof by the City Council.



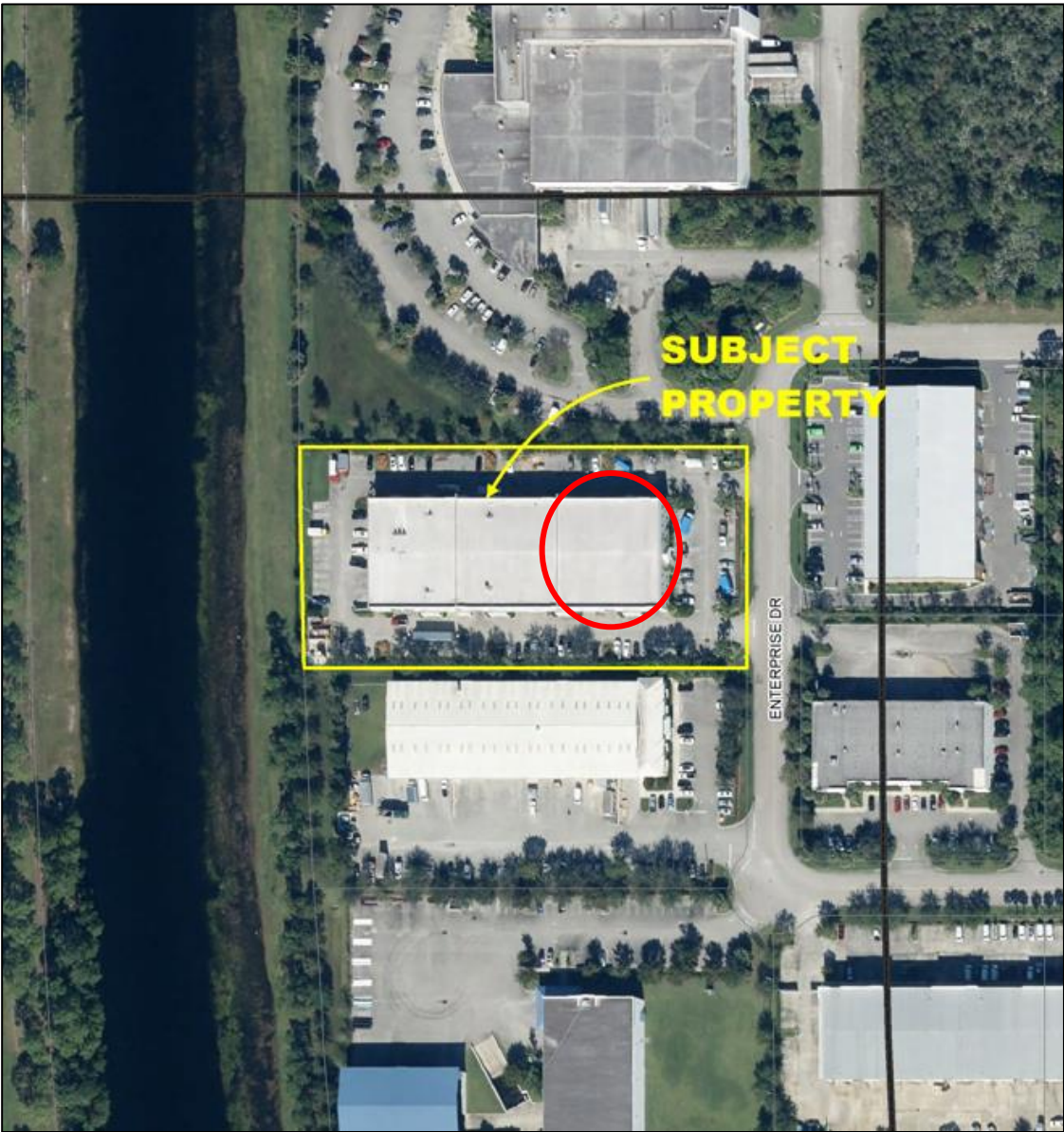
# 750 NW Enterprise Drive, Suites 106-111



# Aerial

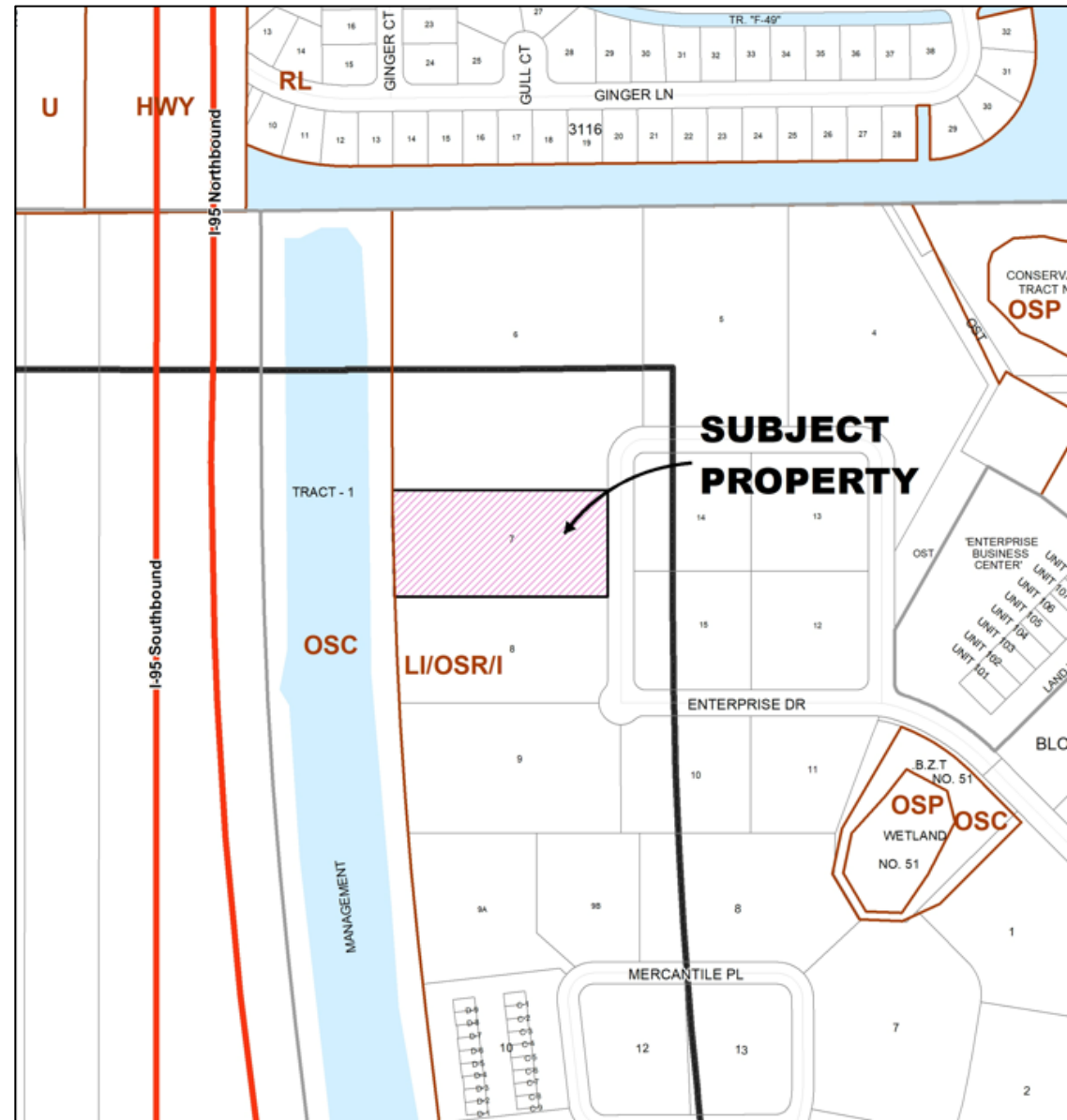
## Surrounding uses

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



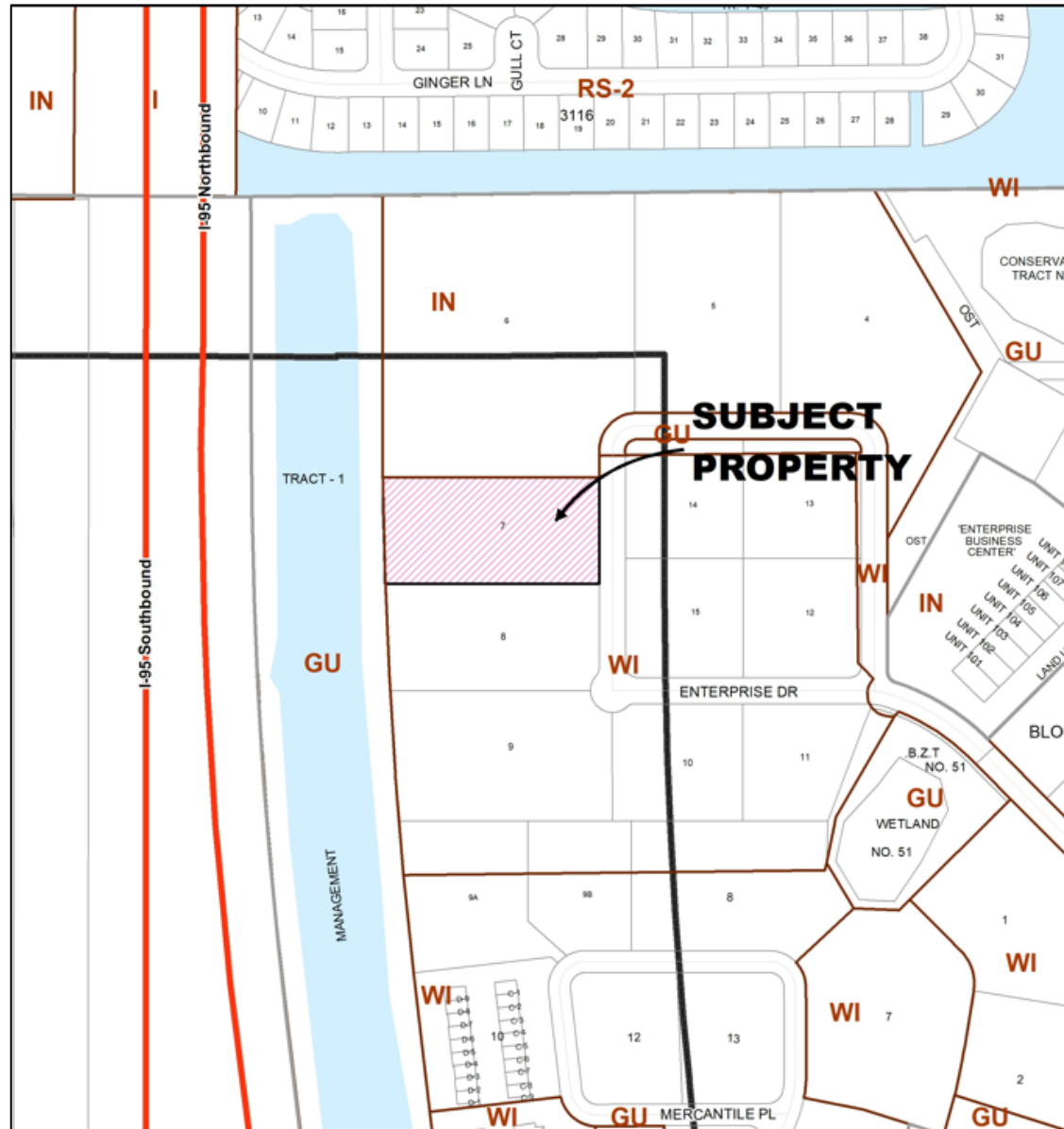
# Land Use

LI/OSR/I (Light Industrial, Open Space Recreational, Institutional)

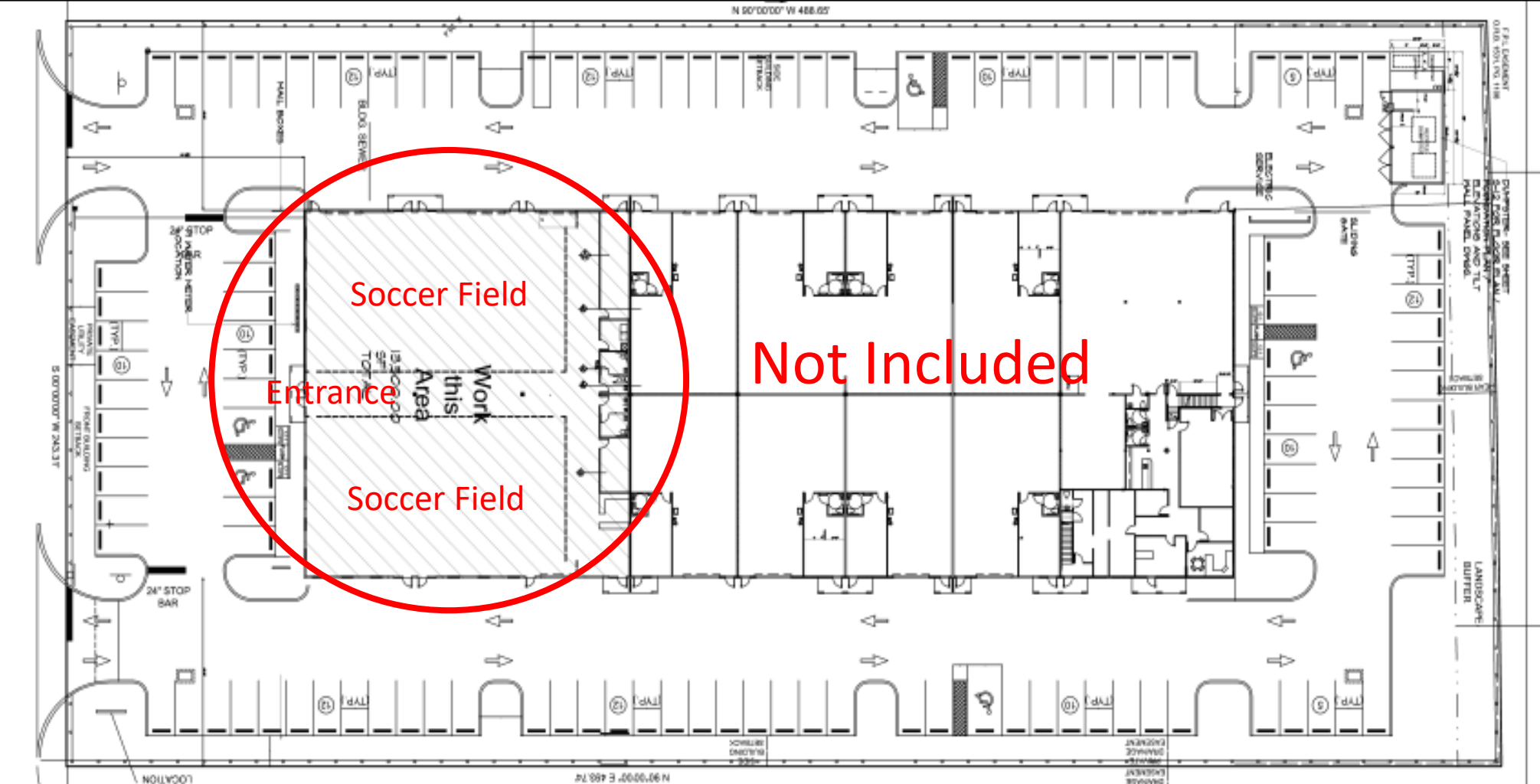


# Zoning

## WI (Warehouse Industrial)



# Existing Site Plan/Floor Plan



# Inside the facility (2019)





<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>	<p>The facility have two access points from NW Enterprise Drive, which allows for adequate internal circulation and traffic flow.</p>
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS</b> <b>(§ 158.260 (B))</b>	<p>The required parking equates to 141 parking spaces. The site plan was approved with 119 parking spaces of which 5 are ADA compliant. While the collection of of uses located on the site require 141 spaces, which includes 67 spaces for the recreational facility, due to the hours of the operation, parking is adequate.</p>
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	<p>St. Lucie West Service District currently provides utility services to the site. Adequate utilities are available to service the proposed development.</p>
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	<p>Buffering of intensity is not necessary as residential uses do not abut the property as demonstrated by the Surrounding Uses chart.</p>
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	<p>Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Outdoor signage complies with Chapter 155 Sign Code.</p>
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	<p>The recreational facility currently operates inside the enclosed building is not expected to generate additional noise. Normal business hours for the operation are Monday – Friday, 2-11 p.m., and Saturday – Sunday, 10-11 p.m.</p>

# Recommendation

- On December 7, 2021, the Planning and Zoning Board recommended denial of the special exception use application.
- Request that the City Council review the SEU application and vote to approve, approve with conditions, or deny.

