



January 26, 2020

Electronic Submittal

Isai Chavez
Planner
City of Port St. Lucie Planning & Zoning Department
121 SW Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984
772-871-5282
ichavez@cityofpsl.com

RE: 2100 NW Courtyard Circle – St. Lucie West – Vybz Lounge SEU

Dear Isai,

On behalf of BBH Services LLC, we are pleased to submit this application for a Special Exception Use to allow for the former Good Times Lounge to be reestablished as the Vybz Lounge. Due to the Covid 19 pandemic, the former user went out of business. The use has been vacant for just over 6 months and as a result, it must now go back through the process of getting a SEU approval. There are no proposed site plan changes and the only noticeable exterior change will be the signage. This is a very straightforward request and as such, should be an easy use for review and action.

The Vybz Lounge team is comprised of an experienced group and the Lounge will be seen as a perfect venue for area networking events, social events, receptions and of course night life festivities. They will still retain the billiards room and will serve finger foods (flatbreads, sandwiches, cheese and meat caricature boards, etc.). Their planned hours of operation are 5pm-2am and they are very sensitive to drawing the “right” audience to maintain a stable business and solid working relationship with the City. The Lounge will require a dress code for nightlife events to assist with attracting and developing appropriate patrons for the Lounge. The Lounge will have an interior facelift and they have engaged the architectural services of an area architect to facilitate their amazing concepts.

We look forward to meeting with staff and having this request approved in a short period of time. Please let us know what else you may need in order to assist with this request.

Thank you,

Tod

Tod Mowery, AICP
President
772.742.1555

C: file
BBH Services LLC



100 S. 2nd Street
Fort Pierce, FL 34950

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: todm@redtaildg.com

PROPERTY OWNER:

Name: OMI Investments LLC
Address: 10325 NW 7th AVE, Miami FL 33150
Telephone No.: _____ Email _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Tod Mowery, AICP with Redtail DG
Address: 241 SW Fernleaf Trail, Port St. Lucie FL 34953
Telephone No.: 772.742.1555 Email todm@redtaildg.com

SUBJECT PROPERTY:

Legal Description: ST LUCIE WEST PLAT #84 PARCEL 24 COMMERCIAL S/D LOT 1-LESS THAT PART MPDAF: FROM NW COR OF LOT 2 RUN S 56 30 29 E ALG N LI OF LOT 2 207 FT TO POB:TH CONT S 56 30 29 E 48.83 FT,TH S 33 29 30 W 306.14 FT TO S LI OF LOT 1,TH N 65 50 29 W 33.80 FT,TH N 89 06 27 W 17.80 FT,TH N 33 29 30 E 320.42 FT TO POB AND LESS S 50 FT- (1.96 AC) (OR 3688-112)

Parcel I.D Number: 3323-896-0002-000-8

Address: 2100 NW Courtyard CIR Bays: _____

Development Name: Courtyard Commons (Attach Sketch and/or Survey) Assembly

Gross Leasable Area (sq. ft.): 16,004 sf total in the bldg Area (sq. ft.): 4,118 sf for the Lounge

Current Zoning Classification: CG SEU Requested: (6)Bars, lounges, and night clubs.

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

The previous lounge was Good Times and went out of business at the beginning of the Covid pandemic. Since

The use has been vacant for 6 months it now requires the request of a special exception use. There will be no other noticeable changes outside except for the new signage. As a result, there are no planned changes

to the exterior of the building or site. The site is in great condition and is located in St. Lucie West.

Tod Mowery
Signature of Applicant

Tod Mowery, AICP
Hand Print Name

January 26, 2021
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted. 02/26/20

SPECIAL EXCEPTION USES

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will 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.

The Courtyard Commons development was approved under review by both the City and St. Lucie West. The site has perimeter and interior sidewalks and ADA crosswalks. The site has been well designed for ingress/egress.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

No site plan changes are proposed to the site as the proposed SEU is taking over a use recently closed due to covid conditions. There are no detrimental effects and no residential uses nearby.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

The use is serviced by both City and St. Lucie West Services District services and no changes are necessary or proposed.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

There are no additional buffering or screening elements proposed since the site is well suited for the SEU.

(E) Please explain how 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.

The site signage is already controlled by existing plans. There is an existing monument sign and suitable spots for facade signage

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

No new site plan changes are necessary or proposed, thus no proposed yard or open space changes

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

As noted in this application, the SEU use is in conformance with all stated provisions and requirements of the City's LDR's and no site plan changes are necessary for the use.

(H) Please explain how 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.

The use is able to safely operate and not impair the health, safety, welfare or convenience of residents and workers.

(I) Please explain how 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.

The center has been a well established site for this type of use and it does not constitute a nuisance or hazard.

(J) Please explain how 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.

The center is located just off of I-95 and at the intersection of Peacock. It is located next to uses that are compatible with the full enjoyment of this type of use and it does not impact adjacent uses.

Tod Mowery

Signature of Applicant

Tod Mowery, AICP

Hand Print Name

January 26, 2021

Date

PLEASE NOTE:

(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.

(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.