

**RE: CSI OF PSL, LLC**

To whom it may concern,

Please be advised that this company is the Landlord of the property that is being leased to CSI OF PSL, LLC, located at 750 NW Enterprise Drive, Suites 106, 107, 108, 109, 110, and 111, Port St. Lucie, FL 34986. This letter is being sent at the request of CSI OF PSL, LLC ("Tenant").

Pursuant to the terms of the Commercial Lease Agreement (to be signed by Tenant), Tenant is permitted to sell beer and wine for consumption, indoors, at the Property and subject to certain limitation and requirements.

Prior to any sales or use, Tenant must obtain all governmental and regulatory approvals, permits, licenses, and permissions and Tenant must obtain and purchase a policy of general liability insurance that would provide coverage for any liability arising from the sale, use, or consumption of alcohol in, on, or around the leased property. All sales, use, and consumption of alcohol must take place indoors and are not permitted in the parking lot, on the sidewalks, or outdoors. All other terms of the Lease must also be complied with.

Please feel free to contact Ian E. Osking, Esquire, at 772-464-8200, if you have any further questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Miranda, Jr.", enclosed within a large, hand-drawn oval scribble.

Don Miranda, Jr.  
President of D.J.M. Enterprises, Inc.

**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 Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting.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:** cdrs20@hotmail.com

**PROPERTY OWNER:**

Name: DJM Enterprises Inc  
Address: 750 NW Enterprise Drive  
Telephone No.: 772-370-0749 Email dmiranda@mirandacompanies.com

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

Name: Cristian Rodriguez  
Address: 750 NW Enterprise Drive 106 Port St Lucie, FL 34986  
Telephone No.: 561 262 6782 Email cdrs20@hotmail.com

**SUBJECT PROPERTY:**

Legal Description: St Lucie West Plat #133 St Lucie West Industrial Park  
Parcel I.D Number: 3323-947-0012-000-6 CPB 39-40 Lot 7 DR 1871-2493  
Address: 750 NW Enterprise Dr Bays: 106,107,108,109,110,111  
Development Name: \_\_\_\_\_ (Attach Sketch and/or Survey)  
Gross Leasable Area (sq. ft.): 14,000 Assembly Area (sq. ft.): 42,000  
Current Zoning Classification: Warehouse SEU Requested: Beer & wine license

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

Currently have a special exception for recreational facility.  
We want to add beer & wine license to this special exception.  
This was approved in 2020 by zoning and tax

[Signature] Cristian Rodriguez 10/12/21  
Signature of Applicant Hand Print Name 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.

Please see attached floor plan for exits and adequate  
ingress and 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.

Please see attached as parking spaces and dumpster  
is located.

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

Utilities are existing and facility is existing

(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.

Property and business are existing

(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.

Lighting has been installed and is lighted properly  
for parking

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

The building and business has been operating for  
over 3 years

(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.

City has already approved for use and only looking to add license for beer + wine

(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.

business is a recreational facility that will serve from kids to adults to exercise. This facility will allow for kids to adults play under a roof when parks are close or it rains.

(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 facility will not interfere because its in the evenings mostly. Its not hazard because its a place to do exercise such as soccer.

(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 building are already existing and so is the business that is requesting the license

  
Signature of Applicant

Cristian Rodriguez  
Hand Print Name

10/12/21  
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.

## **SPECIAL EXCEPTION USE**

### **§ 158.260     REQUIREMENTS AND APPROVAL**

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

Approval of a special exception application shall be granted by the City Council only upon a finding that:

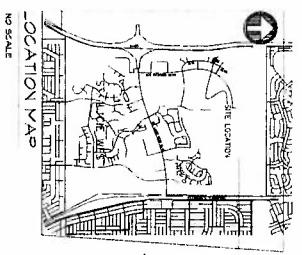
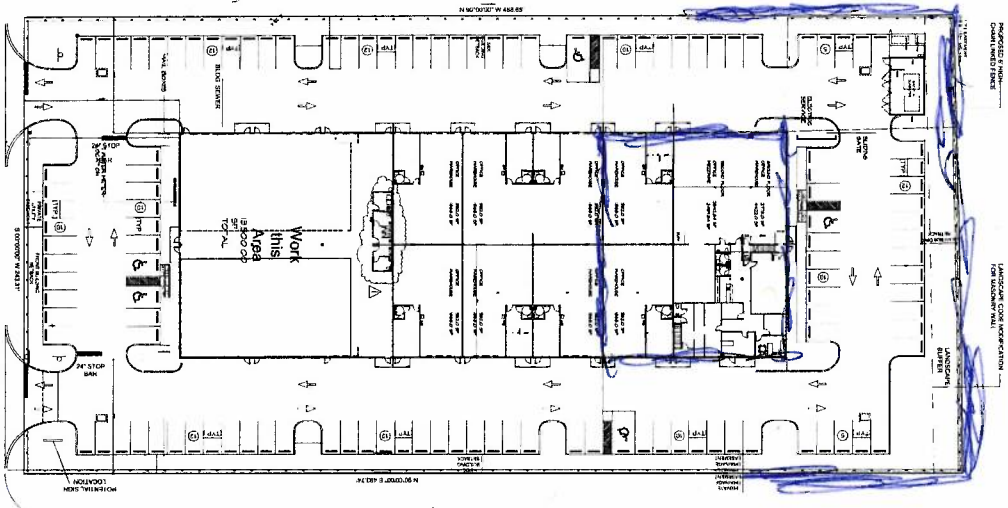
- (A) Adequate ingress and egress may be obtained to and from the property, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control, and access in case of fire or other emergency.
- (B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.
- (C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- (D) Adequate screening or buffering. Additional buffering beyond that which is required by the code may be required in order to protect and provide compatibility with adjoining properties.
- (E) 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.
- (F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- (G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.
- (H) 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.
- (I) 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.
- (J) 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.
- (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.



Outline = City Soccer

Dumpster's

N SITE PLAN SCALE: NTS



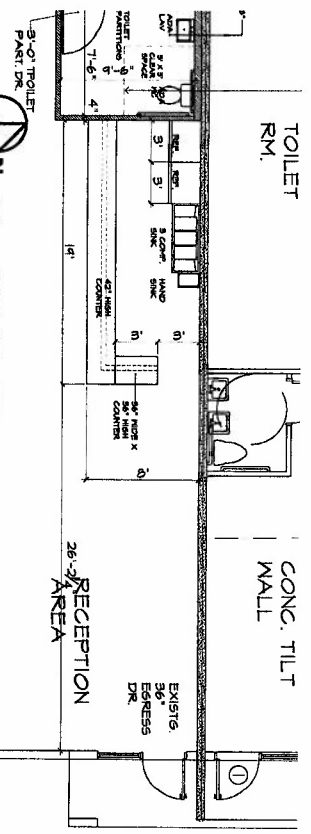
**CODE SUMMARY**  
 PROJECT NAME: INDOOR SPORTS & RESEARCH  
 LOCATION: ST. LUCIE COUNTY, FLORIDA  
 OCCUPANT: TENNIS FACILITY

**CONSTRUCTION TYPE**  
 GENERAL: UNREINFORCED  
 FOUNDATION: CONCRETE  
 ROOF: FLAT  
 EXTERIOR WALL: CONCRETE BLOCK

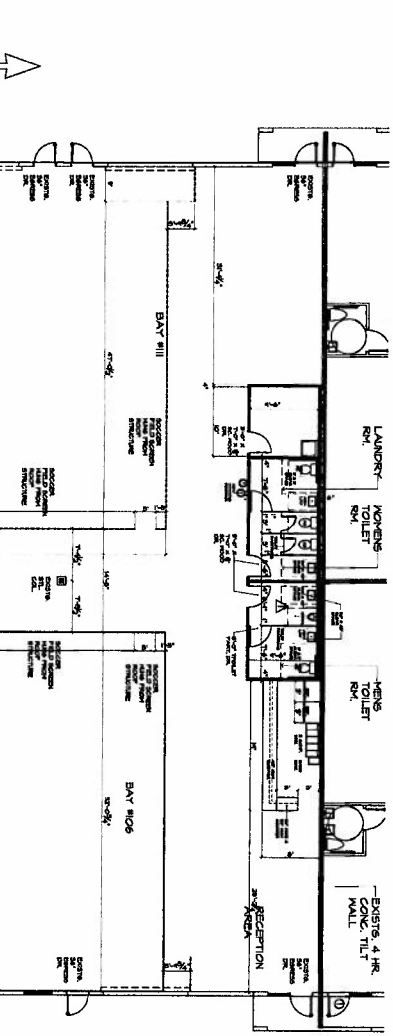
**AREA CALCULATIONS**  
 TOTAL: 184,400 SF  
 OCCUPANCY CALCULATIONS:  
 3,440,000 SF / 180 SF PER PERSON = 19,111 PERSONS  
 18 MEN / 25 WOMEN

**PUMPS & FIXTURE COUNT:**  
 TOTAL: 10,344.00 GPD / 800,288.8 OCC-PER FLORIDA BUILDING CODE 2011 - 16.0171 (W) CHAPTER 10  
 25 MEN / 25 WOMEN

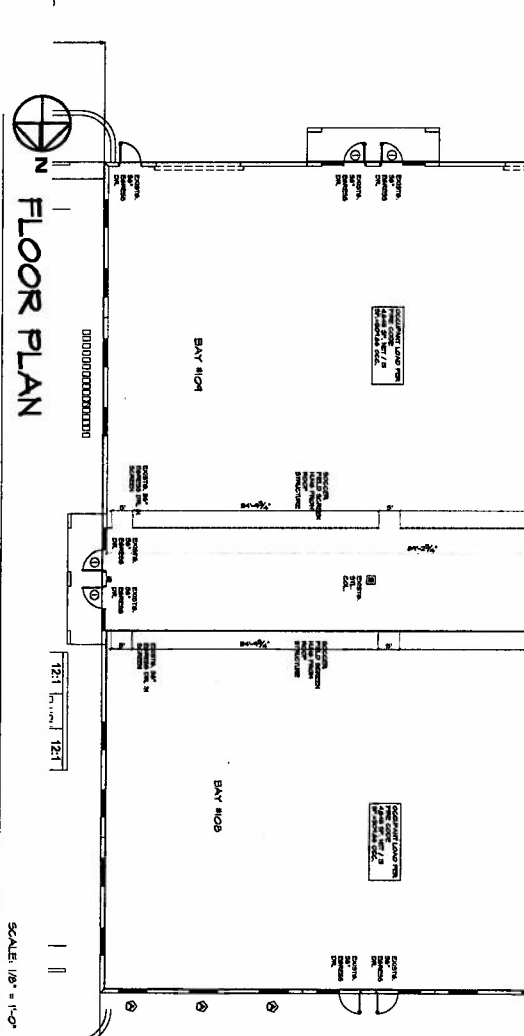
NO.	TYPE	UNIT	FIXTURE	UNIT	FIXTURE	UNIT	FIXTURE	UNIT	FIXTURE	UNIT	FIXTURE
1	LABORATORY	1	1	1	1	1	1	1	1	1	1
2	LABORATORY	1	1	1	1	1	1	1	1	1	1



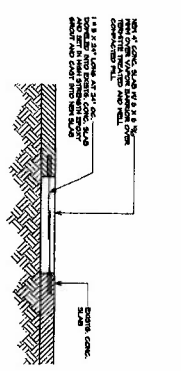
TOILET RM. FLOOR PLAN  
SCALE: 1/8" = 1'-0"



RECEPTION AREA FLOOR PLAN  
SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**WL 2158**

**1 or 2 Hour Fire Rated Through Penetration Fitting for Single Ounce Pipe Through**

TRIMMCO  
2717 Green Rd.  
Birmingham, AL 35212

Drawing not for sale

1" Rating - 1 and 1 1/2" Bt.  
1 1/2" Rating - 1 and 1 3/4" Bt.

**WL 1097**

**1 or 2 Hour Fire Rated Through Penetration Fitting for Single Ounce Metal Pipe Through**

TRIMMCO  
2717 Green Rd.  
Birmingham, AL 35212

Drawing not for sale

1" Rating - 1 and 1 1/2" Bt.  
1 1/2" Rating - 1 and 1 3/4" Bt.

**1 HR FIRE WALL PENETRATION DETAILS**

**1 or 2 Hour Fire Rated Through Penetration Fitting for Single Ounce Metal Pipe Through**

TRIMMCO  
2717 Green Rd.  
Birmingham, AL 35212

Drawing not for sale

1" Rating - 1 and 1 1/2" Bt.  
1 1/2" Rating - 1 and 1 3/4" Bt.

**GENERAL NOTES**

1. SEE ALL NOTES ON ALL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL FIRE CODE (IFC).
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.

**LIFE SAFETY LEADERS**

1. ALL LIFE SAFETY LEADERS SHALL BE TRAINED AND CERTIFIED.

2. ALL LIFE SAFETY LEADERS SHALL BE AVAILABLE AT ALL TIMES DURING OCCUPANCY.

3. ALL LIFE SAFETY LEADERS SHALL BE AVAILABLE AT ALL TIMES DURING EMERGENCIES.

4. ALL LIFE SAFETY LEADERS SHALL BE AVAILABLE AT ALL TIMES DURING MAINTENANCE WORK.

**TOILET ROOM**

1. TOILET ROOM SHALL BE LOCATED AS SHOWN ON DRAWING.

2. TOILET ROOM SHALL BE FINISHED WITH CERAMIC TILE.

3. TOILET ROOM SHALL BE FINISHED WITH GROUT.

4. TOILET ROOM SHALL BE FINISHED WITH PAINT.

**CONC. TILT WALL**

1. CONCRETE TILT WALL SHALL BE CAST IN PLACE.

2. CONCRETE TILT WALL SHALL BE FINISHED WITH GROUT.

3. CONCRETE TILT WALL SHALL BE FINISHED WITH PAINT.

SECTION 5 - APPLICATION APPROVALS

Full Name of Applicant: (This is the name the license will be issued in)  
Clayton Cassett

Business Name (D/B/A)  
GC Indoor Sports & Recreation

Street Address  
750 NW Enterprise Dr

City Port St Lucie County St Lucie State FL Zip Code 34986

ZONING  
 TO BE COMPLETED BY THE ZONING AUTHORITY GOVERNING YOUR BUSINESS LOCATION

- A. The location complies with zoning requirements for the sale of alcoholic beverages or wholesale tobacco products pursuant to this application for a Series: 2COP Type: \_\_\_\_\_ license.
- B. This approval includes outside areas which are contiguous to the premises which are to be part of the premises sought to be licensed and are identified on the sketch?  Yes  No

Check either: Please do not skip, this is important for license fee sharing

Location is within the city limits or  Location is in the unincorporated county

Signed Patricia A. Tobin Date 09.02.2020

Title Long Range Planning Administrator This approval is valid for 60 days.

RECEIVED

SEP - 2 2020

PLANNING DEPARTMENT

SALES TAX  
 TO BE COMPLETED BY THE DEPARTMENT OF REVENUE

The named applicant for a license/permit has complied with the Florida Statutes concerning registration for Sales and Use Tax.

- This is to verify that the current owner as named in this application has filed all returns and that all outstanding billings and returns appear to have been paid through the period ending 9/8/2020 or the liability has been acknowledged and agreed to be paid by the applicant. This verification does not constitute a certificate as contained in Section 213.758 (4), F.S. (Not applicable if no transfer involved).
- Furthermore, the named applicant for an Alcoholic Beverage License has complied with Florida Statutes concerning registration for Sales and Use Tax, and has paid any applicable taxes due.

Signed Michael R. Paul Date 9/8/2020

Title #114 Department of Revenue Stamp

This approval is valid for 60 days. # 17640159

HEALTH  
 TO BE COMPLETED BY THE DIVISION OF HOTELS AND RESTAURANTS  
 OR COUNTY HEALTH AUTHORITY  
 OR DEPARTMENT OF HEALTH  
 OR DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES

The above establishment complies with the requirements of the Florida Sanitary Code.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ Agency \_\_\_\_\_

This approval is valid for \_\_\_\_\_ days.

TALLAHASSEE SERVICE CENTER  
 # 108

SEP 09 2020

DEPARTMENT OF REVENUE