

RESOLUTION NO. 26-R30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, GRANTING A SPECIAL EXCEPTION USE TO ALLOW AN ENCLOSED ASSEMBLY AREA OVER 3,000 SQUARE FEET, WITHOUT AN ALCOHOLIC BEVERAGE LICENSE FOR ON-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES, IN THE WAREHOUSE INDUSTRIAL (WI) ZONING DISTRICT PER SECTION 158.135(C)(6) OF THE PORT ST. LUCIE CODE OF ORDINANCES FOR A PROJECT KNOWN AS SLW-INDUSTRIAL PARK - RAW ATHLETICS (P25-205); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Brad Currie of Haley Ward, Inc., on behalf of PEBB PSL, LLC, and BANYAN PSL, LLC, the property owners, to grant a special exception to allow an enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in the Warehouse Industrial (WI) Zoning District per Section 158.135(C)(6) of the City of Port St. Lucie Code of Ordinances, on property legally described as All of Lot 6, in PARCEL 1 of St. Lucie West Plat No. 133, St Lucie West Industrial Park, according to the plat therefore as recorded in Plat Book 39, Pages 40 and 40A-40B, of the Official Records of St. Lucie County, Florida; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260 of the Code of Ordinances, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board held a public hearing on April 7, 2026, to review the special exception use application (P25-205) to determine the suitability of the proposed use at the Property and has submitted its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing on April 27, 2026, to consider the special exception use application (P25-205), advertising of the public hearing having been made; and

WHEREAS, the City Council has considered the special exception use application (P25-205) and, based on substantial and competent evidence, has determined that all of the criteria set forth in Section 158.260 have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PORT ST. LUCIE, FLORIDA:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Resolution.

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Section 2. Approval of Application for Special Exception Use. The property owner’s application for a special exception use is hereby approved to allow an enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, more specifically an enclosed assembly area of 14,600 square feet for a recreational facility, in the Warehouse Industrial (WI) Zoning District as set forth in Exhibit “A”, Proposed Floor Plan, attached hereto and subject to the following condition:

1. This special exception use shall be granted exclusively to the current owners of the property, PEBB PSL, LLC, and BANYAN PSL LLC, collectively, and shall be valid solely as it relates to the current tenant of the property, Raw Sport Supplement Company LLC, and its subtenant, Raw Athletic Club LLC. The special exception use shall terminate automatically upon cessation of the approved business operation, namely use of the enclosed assembly space without an alcoholic beverage license for RAW Athletic fitness club. Any renting or subletting of the property aside from the current tenancy arrangements described above, change in tenant, change in ownership of the property or any of the above business entities, or discontinuation of the approved use shall render this special exception use null and void.

Section 3. Conflict. If any resolutions, or parts of resolutions, are in conflict herewith, this Resolution shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Resolution are intended to be severable. If any part of this Resolution is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Resolution shall remain in full force and effect.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this 27th day of April, 2026.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

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ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, Acting City Attorney