

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 SERVICE COMMERCIAL (CS) ZONING DISTRICT PER SECTION 158.126(D)(3) OF THE PORT ST. LUCIE CODE OF ORDINANCES FOR A PROJECT KNOWN AS SLW DIAMOND ELITE ACADEMY, LLC (P25-220); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Tiffany Romero, on behalf of PSL BUSINESS CENTER PARTNERSHIP, a Florida General Partnership, the property owner, to grant a special exception to allow an enclosed assembly area over 3,000 square feet in the Service Commercial (CS) Zoning District per Section 158.126(D)(3) of the City of Port St. Lucie Code of Ordinances, on property legally described as Lot 1, University Park, St. Lucie West Plat No. 143, Second Replat in Parcel 21D, according to the plat therefore as recorded in Plat Book 41, Pages 29 and 29A, 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 June 2, 2026, to review the special exception use application (P25-220) 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 June 22, 2026, to consider the special exception use application (P25-220), advertising of the public hearing having been made; and

RESOLUTION NO. 26-R41

WHEREAS, the City Council has considered the special exception use application (P25-220) 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.

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 10,350 square feet for a recreational facility, in the Service Commercial (CS) Zoning District as set forth in Exhibit "A", Proposed Floor Plan, attached hereto.

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 22nd day of June, 2026.

RESOLUTION NO. 26-R41

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
Richard Berrios, City Attorney