

RESOLUTION 24-R35

**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 IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT PER SECTION 158.124(C)(1) OF THE CODE OF ORDINANCES FOR A PROJECT KNOWN AS CRUNCH FITNESS (P24-040); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

---

**WHEREAS**, the City of Port St. Lucie, Florida, has been requested by Vlada Peterka, Redtail Design Group, Inc., on behalf of J Baron 1031 Investments LLC and Baron Shoppes PSL Ventures LLC, property owner(s), to grant a special exception to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) zoning district per Section 158.124(C)(1) of the Code of Ordinances, in the City of Port St. Lucie and on property legally described as Tract and Lot D, The Marketplace, according to the map or plat thereof, as recorded in Plat Book 35, Page 27, Public Records of St. Lucie County, Florida; less and except Lot B, as shown on the First Replat in the Marketplace, according to the map or plat thereof, as recorded in Plat Book 37, Page 9, Public Records of St. Lucie County, Florida; and

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

**WHEREAS**, the Planning and Zoning Board held a public hearing on May 7, 2024, to review the special exception use application (P24-040) 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 May 28, 2024, to consider the special exception use application (P24-040), advertising of the public hearing having been made; and

**WHEREAS**, the City Council has considered the special exception use application (P24-040) 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.

RESOLUTION 24-R35

Section 2. Approval of Application for Special Exception Use. The Owners' application for a special exception use is hereby approved to allow an enclosed assembly area over 3,000 square feet in the General Commercial (CG) Zoning District as set forth in Exhibit "A" Conceptual Site 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 28<sup>th</sup> day of May 2024.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

ATTEST:

\_\_\_\_\_  
Sally Walsh, City Clerk

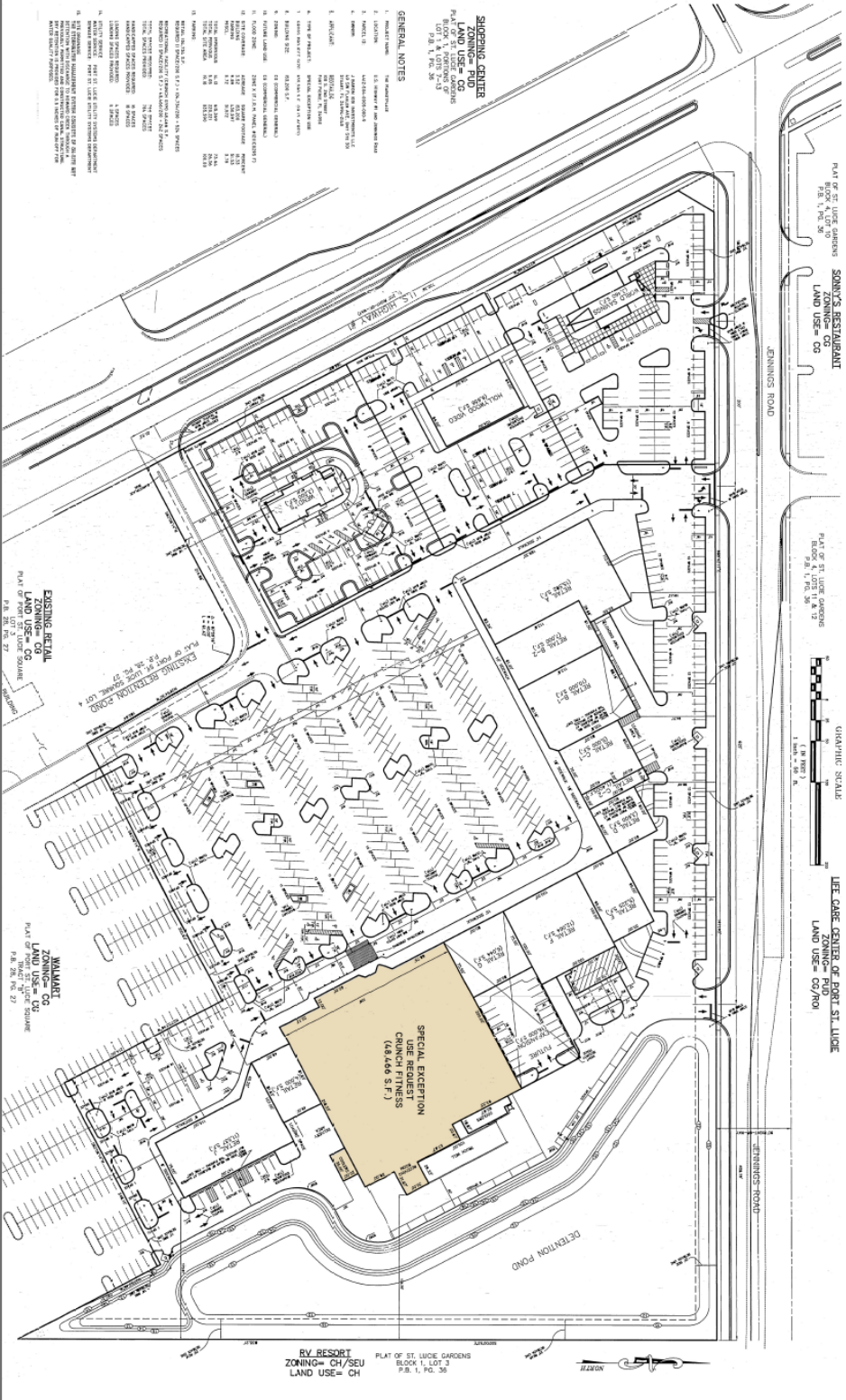
APPROVED AS TO FORM:

By: \_\_\_\_\_  
Richard Berrios, Interim City Attorney

RESOLUTION 24-R35

**Exhibit "A"**

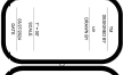
RESOLUTION 24-R35



**SHOPPING CENTER**  
**ZONING= PUD**  
**LAND USE= CO/RO1**  
**PLAT OF ST. LUCIE CAROLDS**  
**BOOK 1, LOT 3**  
**P.B. 1, PG. 35**

**GENERAL NOTES**

1. PROJECT NAME: THE MARKETPLACE
2. PREPARED BY: JENNINGS ROAD
3. DATE: 04/20/2024
4. SHEET NO: 01 OF 01
5. SCALE: AS SHOWN
6. SITE PLAN: SEE ATTACHED
7. ZONING: CG
8. LAND USE: CG
9. PROJECT LOCATION: SEE ATTACHED
10. PROJECT AREA: SEE ATTACHED
11. PROJECT OWNER: SEE ATTACHED
12. PROJECT CONTACT: SEE ATTACHED
13. PROJECT ADDRESS: SEE ATTACHED
14. PROJECT CITY: SEE ATTACHED
15. PROJECT COUNTY: SEE ATTACHED
16. PROJECT STATE: SEE ATTACHED
17. PROJECT ZIP: SEE ATTACHED
18. PROJECT PHONE: SEE ATTACHED
19. PROJECT FAX: SEE ATTACHED
20. PROJECT EMAIL: SEE ATTACHED
21. PROJECT WEBSITE: SEE ATTACHED
22. PROJECT SOCIAL MEDIA: SEE ATTACHED
23. PROJECT VIDEO: SEE ATTACHED
24. PROJECT PHOTO: SEE ATTACHED
25. PROJECT DRAWING: SEE ATTACHED
26. PROJECT MODEL: SEE ATTACHED
27. PROJECT REPORT: SEE ATTACHED
28. PROJECT PLAN: SEE ATTACHED
29. PROJECT SPEC: SEE ATTACHED
30. PROJECT CONTRACT: SEE ATTACHED
31. PROJECT AGREEMENT: SEE ATTACHED
32. PROJECT DEED: SEE ATTACHED
33. PROJECT TITLE: SEE ATTACHED
34. PROJECT RECORD: SEE ATTACHED
35. PROJECT ASSESSMENT: SEE ATTACHED
36. PROJECT TAX: SEE ATTACHED
37. PROJECT UTILITY: SEE ATTACHED
38. PROJECT SURVEY: SEE ATTACHED
39. PROJECT ENGINEERING: SEE ATTACHED
40. PROJECT ARCHITECTURE: SEE ATTACHED
41. PROJECT INTERIOR: SEE ATTACHED
42. PROJECT EXTERIOR: SEE ATTACHED
43. PROJECT LANDSCAPE: SEE ATTACHED
44. PROJECT SIGNAGE: SEE ATTACHED
45. PROJECT FURNITURE: SEE ATTACHED
46. PROJECT EQUIPMENT: SEE ATTACHED
47. PROJECT MATERIALS: SEE ATTACHED
48. PROJECT FINISHES: SEE ATTACHED
49. PROJECT LIGHTING: SEE ATTACHED
50. PROJECT SOUND: SEE ATTACHED
51. PROJECT SECURITY: SEE ATTACHED
52. PROJECT ACCESSIBILITY: SEE ATTACHED
53. PROJECT SUSTAINABILITY: SEE ATTACHED
54. PROJECT WELLNESS: SEE ATTACHED
55. PROJECT COMMUNITY: SEE ATTACHED
56. PROJECT CULTURE: SEE ATTACHED
57. PROJECT HISTORY: SEE ATTACHED
58. PROJECT FUTURE: SEE ATTACHED
59. PROJECT LEGACY: SEE ATTACHED
60. PROJECT IMPACT: SEE ATTACHED



**MARKETPLACE**  
**SPECIAL EXCEPTION USE**  
**(CRUNCH FITNESS)**



SHEET 01 OF 01