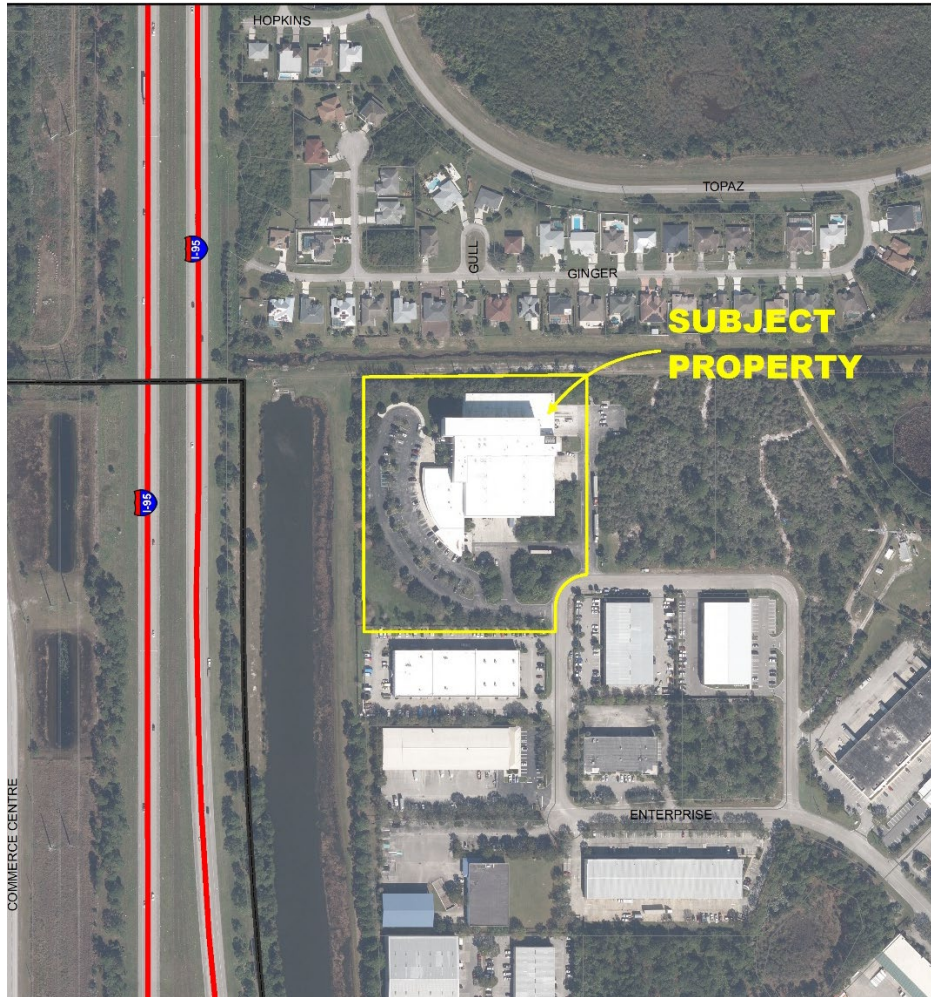




**SLW-Industrial Park - Raw Athletics
 Special Exception Use
 P25-205**



Project Location Map

SUMMARY

Applicant's Request:	The request is for approval of a Special Exception Use (SEU) 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 Code of Ordinances.
Applicant:	Brad Currie, Haley Ward, Inc
Property Owner:	PEBB PSL LLC

Location:	The property is generally located northwest side of NW Enterprise Drive
Address:	760 NW Enterprise Dr
Project Planner:	Cody Sisk, Planner III

Project Description

The City of Port St. Lucie has received a request from Brad Currie, the applicant, for PEBB PSL LLC, the property owner. The applicant is seeking a Special Exception Use (SEU) to accommodate an enclosed assembly area exceeding 3,000 square feet (14,600 square feet) without an alcoholic beverage license for on-premises consumption of alcoholic beverages, for a RAW Athletics fitness club within the existing Warehouse development. The property is legally described as All of Lot 6, of St. Lucie West Plat No. 133, St. Lucie West Industrial Park. The parcel’s address is 760 NW Enterprise Drive, which is located north of NW Enterprise Drive. There is currently a 124,000 square-foot building and 159 parking spaces shown on the approved site plan. There are no proposed changes to the site in regards to the exterior of the building or parking spaces. The proposed special exception seeks to facilitate the operation of a recreational facility, aligning with the zoning code's provisions necessitating review and approval by the City Council for enclosed assembly areas exceeding 3,000 square feet.

Previous Actions and Prior Reviews

The Site Plan Review Committee approved a site plan amendment for the property, P02-359-A1 SLW-TLH, to remove Lot 5 from the P02-359 site plan. A new site plan was submitted and approved for the adjacent Lots 4 and 5 for proposed warehouses (P24-093).

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the **March 19, 2026**, Planning & Zoning Board meeting.

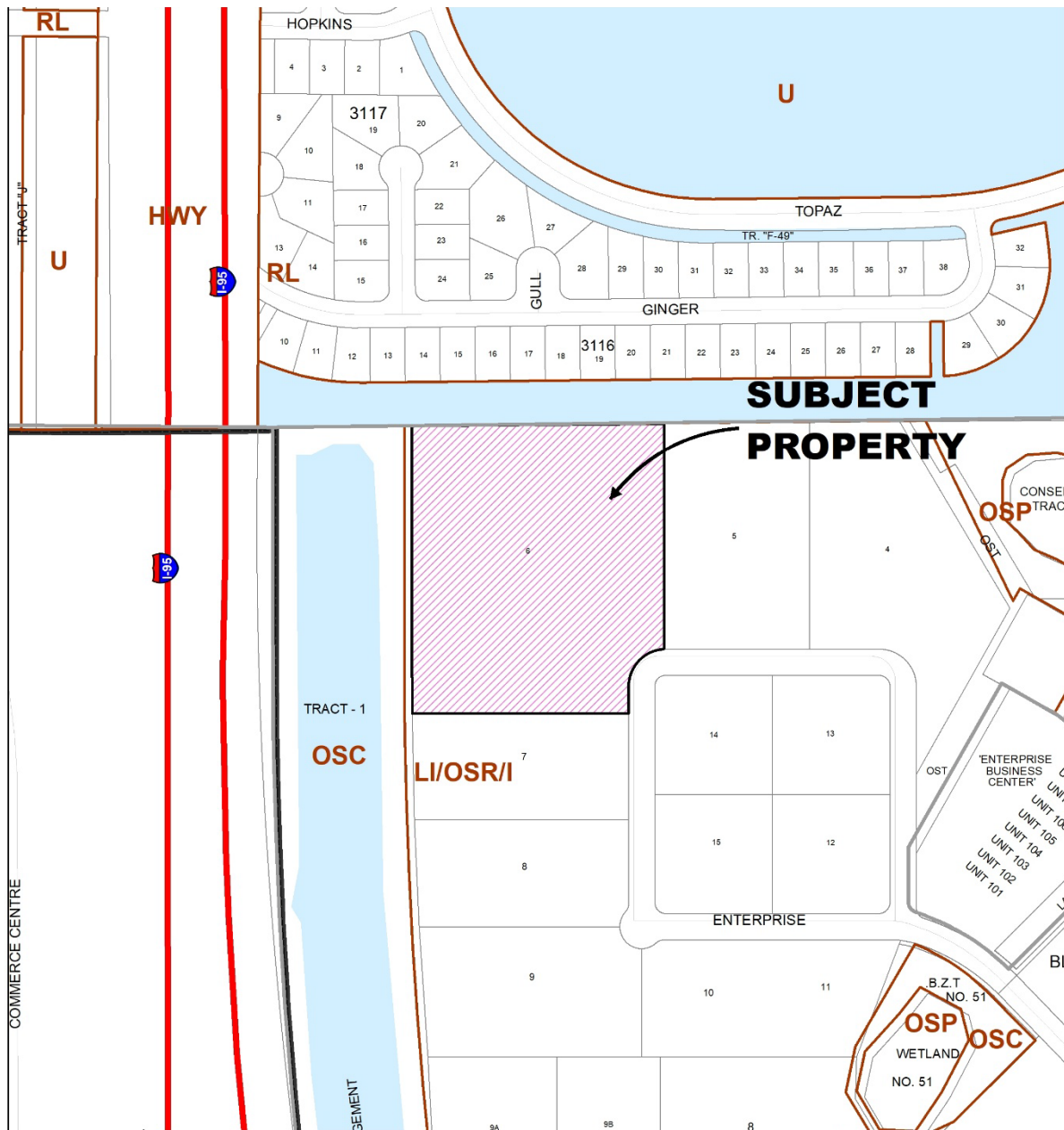
Location and Site Information

Parcel Number:	3323-947-0011-000-9
Property Size:	8.31 acres
Legal Description:	St Lucie West Plat #133 St Lucie West Industrial Park (PB 39-40) Lot 6
Future Land Use:	Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)
Existing Zoning:	Warehouse Industrial (WI)
Existing Use:	Warehouse use per Approved Site Plan

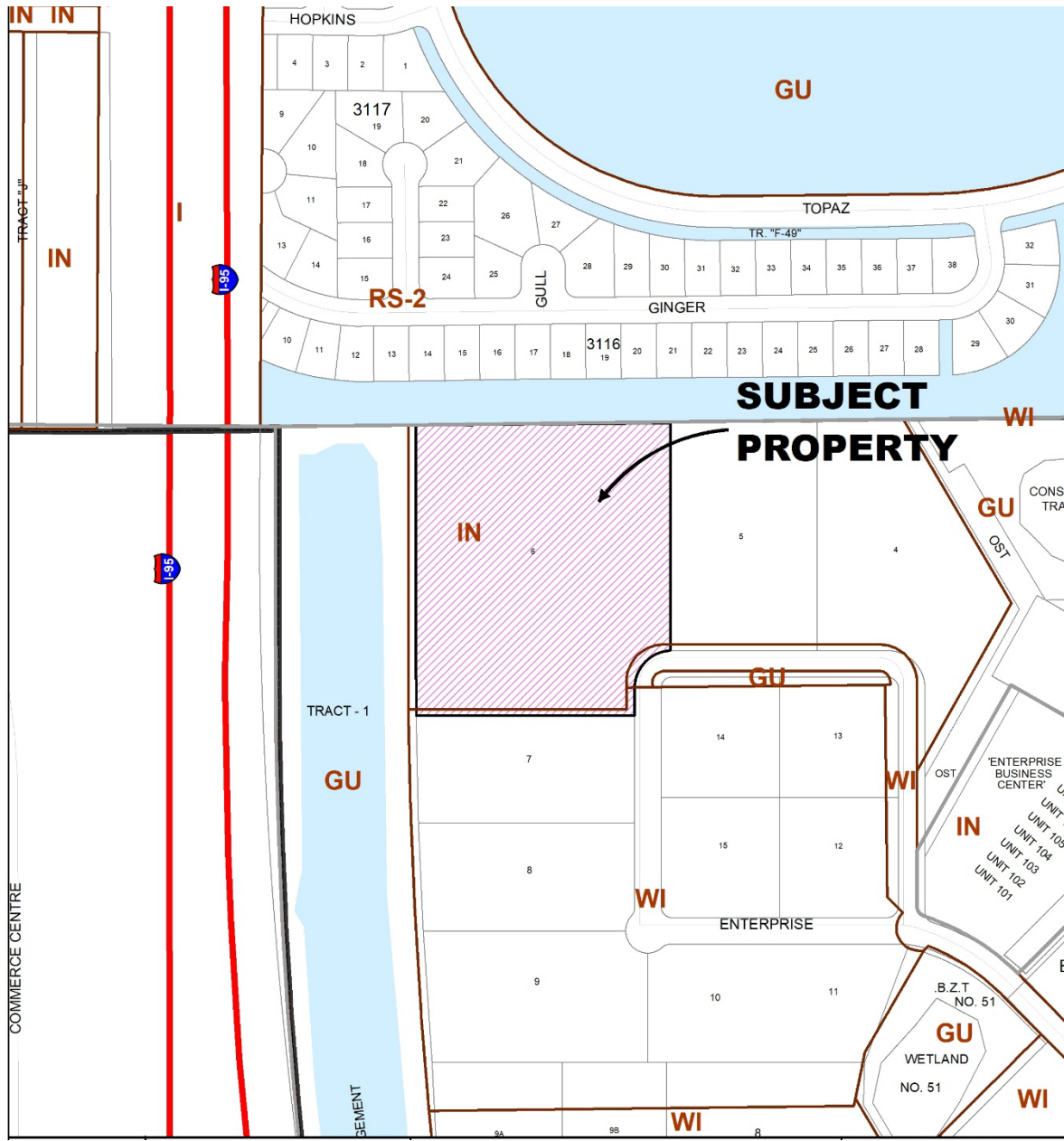
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	RS-2	Single Family Residential
South	IL/OSR/I	WI	Warehouse
East	IL/OSR/I	IN	Vacant
West	OSC	GU	Water Management Tract/I-95

CS-Service Commercial, RS-2-Single Family Residential, Warehouse Industrial (WI), Industrial (IN), General Use (GU), Light Industrial (IL), Open Space Recreational (OSR), Institutional (I), Open Space Conservation (OSC)



Future Land Use Map



Zoning Map

PROJECT ANALYSIS

Special exceptions are uses that would only be allowed under certain conditions and are reviewed for compatibility with the existing neighborhood. Approval of a special exception application shall only be granted by the City Council if it meets the criteria established under Section 158.260 (A) through (L) as noted below. The applicant's response to the criteria and Staff's review is below.

Evaluation of Special Exception Criteria (Section 158.260)

(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.

- **Applicant's Response:** *This is an existing development for which the driveway to access the site is located west of NW Enterprise Drive. There is also a 50' ingress – egress easement located on the east side of the development (ORB 5197, Page 1491). This easement has been included in the supplemental material provided.*
- **Staff Findings:** This application does not propose any modifications to the site's existing ingress or egress. During the original site plan approval, it was demonstrated that the property provides sufficient vehicular and pedestrian access. The site fronts NW Enterprise Drive and is served by one access point.

(B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor, or other detrimental effects upon adjoining properties.

- **Applicant's Response:** *The parking calculations have been reviewed based on the proposed change in use to allow for the 14,600 sf of assembly area. The required parking spaces total 158 and 159 (6 HC) spaces currently exist. The proposed development would not create undue noise, glare, odor or other detrimental effects to adjacent parcels.*
- **Staff findings:** Per Section 158.135(C)(6) of the City Code, recreational facilities require parking at a ratio of one space per 200 square feet of gross floor area. The recreational facility consists of 14,600 square feet of gross floor area. This would require 73 parking spaces. The developed site is parked using several parking ratios as there are multiple uses. This use will utilize a parking ratio of one space per 200 square feet. The site contains sufficient parking capacity to support this special exception request.

(C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.

- **Applicant's Response:** *Utilities are already in place to serve the existing building. The utility company providing service is St. Lucie West Services District.*
- **Staff findings:** Adequate utilities are available to service the proposed use. The utility company providing service is St. Lucie West Services District.

(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.

- **Applicant's Response:** *The proposed development includes the required landscape buffering as required by code. As part of the site plan amendment being submitted under separate cover, any*

landscape that is absent from the site based on the previously approved landscape plan will be reinstalled to ensure compliance.

- Staff findings: No additional screening or buffering is required. The site's approved landscape plan provides adequate perimeter landscaping.

(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.

- Applicant's Response: *this is an existing development. Signage has previously been installed and does not adversely affect adjacent properties.*
- Staff findings: Outdoor lighting complies with the requirements of City Code Section 158.221. Any outdoor signs shall comply with Chapter 155 Sign Code. Any future individual tenant sign shall be permitted through separate building permit application.

(F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties to eliminate or minimize any undue glare.

- Applicant's Response: *This is an existing development. The development includes adequate pervious area of 39.25% of which there is 27.58% of existing open space and is compatible with adjoining properties.*
- Staff findings: Yard setbacks and open space were previously addressed with the existing site plan. No changes to the existing yards and open space are being requested.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

- Applicant's Response: *The proposed use will be in conformance with all stated provisions and requirements of this chapter.*
- Staff findings: The proposed Special Exception Use is permitted as defined in Section 158.135(C)(6) – Warehouse Industrial (WI) Zoning District and shall conform to all provisions of the Zoning Code.

(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.

- Applicant's Response: *The proposed use will not impair the health, safety, welfare or convenience of residents and workers in the City. The applicant proposes uses such as assembly, manufacturing and warehouse all of which operate during normal business hours internal of the building from 5:00 a.m. to 11:00 p.m.*
- Staff findings: By adhering to the City Code and regulations, the establishment and operation of the proposed uses are not anticipated to impair the health, safety, 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.

- Applicant's Response: Access to the development is via an existing driveway on NW Enterprise

- Drive and is not located in a residential community. The proposed use will not constitute a nuisance to the adjacent property owners.
- Staff findings: The facility is not expected to constitute a nuisance due to noise, the number of people who will attend the facility, the hours of operation or vehicular movement..

(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.

- Applicant's Response: *This project is located within an industrial development. The Future Land Use Element defines the Light Industrial Future Land Use designation to allow for primarily light manufacturing and assembling warehouse and storage. The parcel has an existing Zoning designation of Warehouse Industrial (WI). The purpose of the warehouse industrial zoning district (WI) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of warehousing, wholesale trade and limited industrial activities of light intensity; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district. The proposed assembly over 3,000 square feet is allowed as a special exception use. The site is already development and does not negatively impact the adjacent properties in reference to building height, access, light or noise.*
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The site is already developed, and the required landscape buffers have been installed.

(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 the neighborhood.

- Applicant's Response: Acknowledged. The parcel is currently developed. The request for approval of an assembly use over 3,000 sf for RAW Athletics.
- Staff findings: Acknowledged.

(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.

- Applicant's Response: Acknowledged.
- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If consistent with Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions as recommended by staff
 - 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.

If the board finds that the special exception use application is inconsistent with the criteria as listed in Section 158.260 (A) through (L) of the City code, then the Board may:

- Motion to recommend denial to the City Council

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.