

**SPECIAL EXCEPTION USE APPLICATION
RAW ATHLETICS
November 14, 2025**

REQUEST

On behalf of the Petitioner, Haley Ward, Inc. is requesting approval of a Special Exception which would allow assembly over 3,000 sf for a project known as Raw Athletics. The applicant will be submitting a site plan amendment application under separate cover which will depict the change in use from the previously approved site plan. The property is located at 760 NW Enterprise Drive in Port St. Lucie, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property comprised of approximately 8.31 acres and is currently developed. The parcel associated with this request are noted below:

Parcel ID	Parcel Address	Future Land Use	Zoning
3323-947-0011-000-9	760 NW Enterprise Dr.	LI / OSR / I	WI

The subject parcel has a Future Land Use designation of Light Industrial/ Open Space-Recreation/ Institutional (LI / OSR / I) and has a Zoning designation of Warehouse Industrial (WI). A site plan amendment for this parcel was approved on February 28, 2024. The applicant is proposing a change in use which would include 14,602 sf of assembly area. Section 158.135(C)(6) allows for "Enclosed assembly area over 3,000 square feet, with an alcoholic beverage Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with [Chapter 110](#)."

SPECIAL EXCEPTIONS

The applicant is submitting a special exception application associated with the above noted parcels. They include:

- 1) Enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages, in accordance with [Chapter 110](#).

Section 158.260 of the City of Port St. Lucie states: 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.

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.

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

RESPONSE: The parking calculations have been reviewed based on the proposed change in use to allow for the 14,602 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.

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

RESPONSE: Utilities are already in place to serve the existing building. 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.

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.

- 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.

RESPONSE: This is an existing development. Signage has previously been installed and does not adversely affect adjacent properties.

- f) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

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.

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

RESPONSE: The proposed use 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.



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.

- 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. The City may require certain uses such as car washes, gas stations, and other potential noise generating uses submit a noise impact analysis prepared by a qualified professional.

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.

- 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, changes to the proposed use to mitigate the impacts upon adjacent properties and the neighborhood. To minimize exposure to excessive noise, the City may require noise control features, limit hours of operation, and other mitigation methods.

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.

- 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.

RESPONSE: Acknowledged. The parcel is currently developed. The request for approval of an assembly use over 3,000 sf for RAW Athletics.



- 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.

RESPONSE: Acknowledged.

To the north of the subject parcel lies a parcel of land owned by the State of Florida. This parcel has a Future Land Use designation of Conservation Open Space (OSC) and an underlying Zoning designation of Single Family Residential 2 (SFR).

To the east of the subject parcel lies an industrial parcel. This parcel has a Future Land Use designation of Light Industrial (LI) and an underlying Zoning designation of Industrial (IN).

West of the subject parcel lies a stormwater lake that is owned and maintained by St. Lucie West Services District followed by Interstate I-95. The stormwater lake has a Future Land Use designation of Conservation Open Space (OSC) and an underlying Zoning designation of General Use (GU).

South of the subject parcel lies a developed warehouse / industrial building. This parcel has a Future Land Use designation of Light Industrial (LI) and an underlying Zoning designation of Warehouse Industrial (WI)

Based on the above justification and attached information, the Petitioner respectfully requests approval of the requested application.

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