



SLW-Industrial Park - Raw Athletics

Special Exception Use
Project No. P25-205

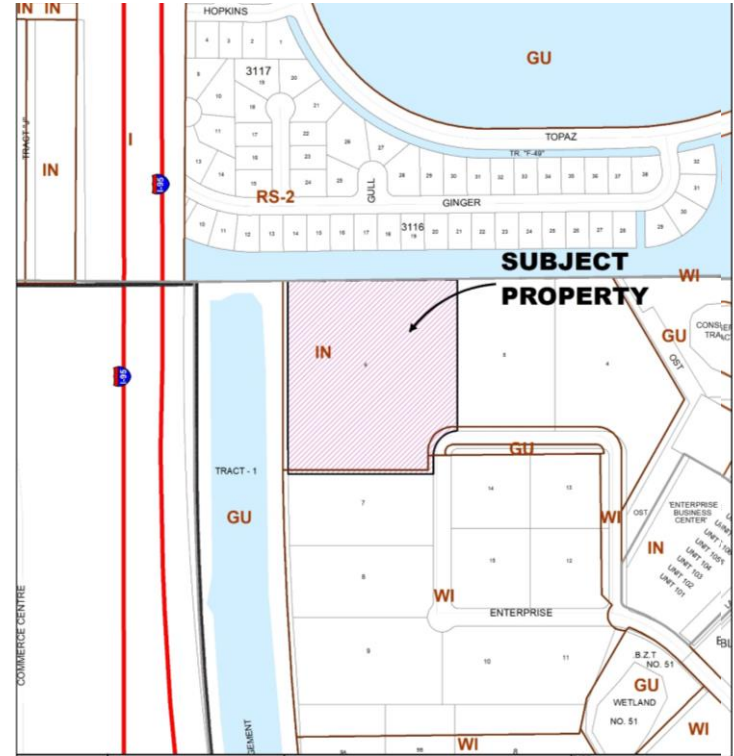
City Council Meeting
Cody Sisk, Planner III
April 27, 2026

Request Summary

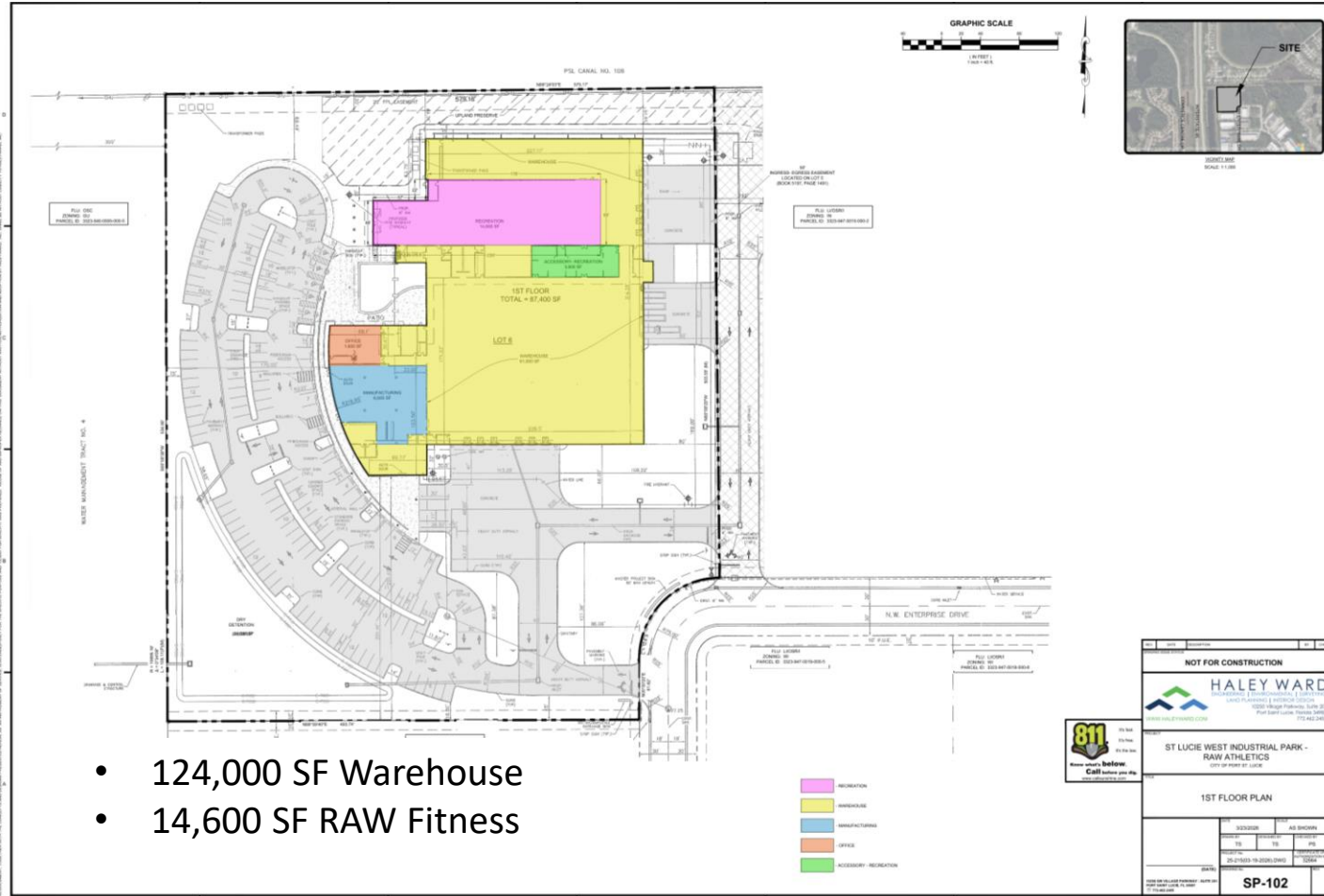
Owner:	PEBB PSL, LLC and BANYAN PSL LLC
Applicant:	Haley Ward, Inc.
Location:	Northwest corner of NW Enterprise Drive.
Request:	Special Exception Use (SEU) to allow an enclosed assembly area over 3,000 square feet, without an alcoholic beverage license for on-premises consumption of alcoholic beverages in the Warehouse Industrial (WI) zoning district per Section 158.135(C)(6) of the Code of Ordinances.

Surrounding Areas

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



Site Plan



- 124,000 SF Warehouse
- 14,600 SF RAW Fitness

Evaluation of SEU CRITERIA (Section 158.260)	FINDINGS
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>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.</p>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>Per Section 158.135(C)(5) 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 at a multiple rates as there are multiple uses. This use will use a rate of one space per 200 square feet. The site contains sufficient parking capacity to support this special exception request.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Adequate utilities are available to service the proposed use. The utility company providing service is St. Lucie West Services District.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>No additional buffering is required. The site's approved landscape plan provides adequate perimeter landscaping.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>At the time of site plan approval, outdoor lighting shall comply with the requirements of City Zoning Code Section 158.221. Outdoor signage shall comply with Chapter 155's sign code.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>The site is in an area designated for warehouse development and is consistent with the adjacent commercial uses.</p>

Planning and Zoning Board Recommendation:

The Planning and Zoning Board recommended approval at their April 7, 2026 meeting with the following condition:

- 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.