

SLW-Diamond Elite Academy, LLC
Special Exception Use
P25-220



Project Location Map

SUMMARY

Applicant's Request:	The request is for a Special Exception Use (SEU) to permit 10,350 square feet of enclosed assembly recreational space without an alcoholic beverage license for on-premises consumption of alcoholic beverages.
Applicant:	Tiffany Romero
Property Owner:	PSL BUSINESS CENTER PARTNERSHIP
Location:	East of NW Peacock Blvd and south of NW University Blvd
Project Planner:	Ivan Betancourt, Planner I

Project Description The City of Port St. Lucie has received a request from Tiffany Romero, Diamond Elite Academy, LLC, the applicant, authorized by PSL Business Center Partnership, the property owner, to allow an enclosed assembly area over 3,000 square feet without alcoholic beverage license for on-premise consumption of alcoholic beverages. The property is located at 580 NW University Blvd. The property is zoned Service Commercial (CS) and has a Service Commercial, High Density Residential, and Institutional (CS/RH/I) future land use designation. Per Section 158.126, enclosed assembly areas over 3,000 square feet may be considered by the City Council under a special exception use application. The property is located at 580 NW University Boulevard and legally described as SLW Plat No. 143, Lot 1, Parcel 21D.

Section 158.126(D)(3), Service Commercial (CS) Zoning District, requires enclosed assembly areas over 3,000 square feet, without an alcoholic beverage license for on-premises consumption, to apply for a special exception use. The applicant intends to operate as a baseball training facility. The applicant proposes to occupy space within an existing building on the developed site with interior modifications to accommodate the training functions. No exterior site changes are proposed.

The proposed baseball training facility exceeds 3,000 square feet of enclosed assembly area and is classified as an enclosed assembly use under Chapter 153 of the City's Code of Ordinances. In the CS zoning district, enclosed assembly areas over 3,000 square feet require approval of a Special Exception Use by the Planning & Zoning Board and City Council.

Previous Actions

The subject property is an existing developed site. The original site plan received City Council approval on July 14, 2008, and was later amended and approved administratively on November 9, 2011.

Public Notice Requirements

Notice of this request for a special exception use was mailed on May 21, 2026, to owners of property within a 750-foot radius of the subject property.

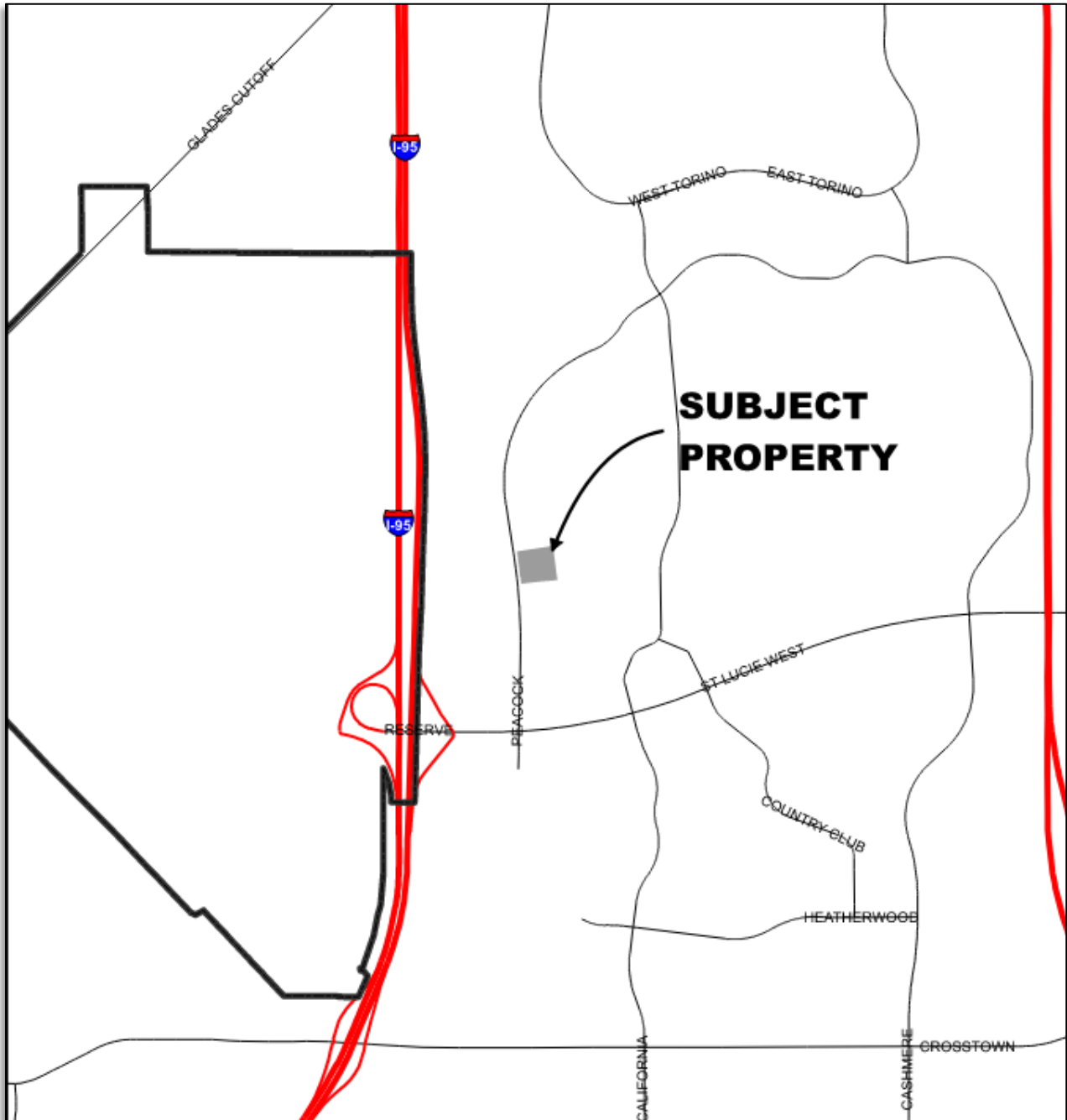
Location and Site Information

Parcel Number:	3325-600-0004-000-7
Property Address:	580 NW University Blvd
Property Size:	+/- 11.25 -acres
Legal Description:	University Park St. Lucie West Plat No. 143 Second Replat in Parcel 21D, Lot 1
Future Land Use:	Service Commercial, High Density Residential, and Institutional (CS/RH/I)
Existing Zoning:	Service Commercial (CS)
Existing Use:	Developed site, commercial business center

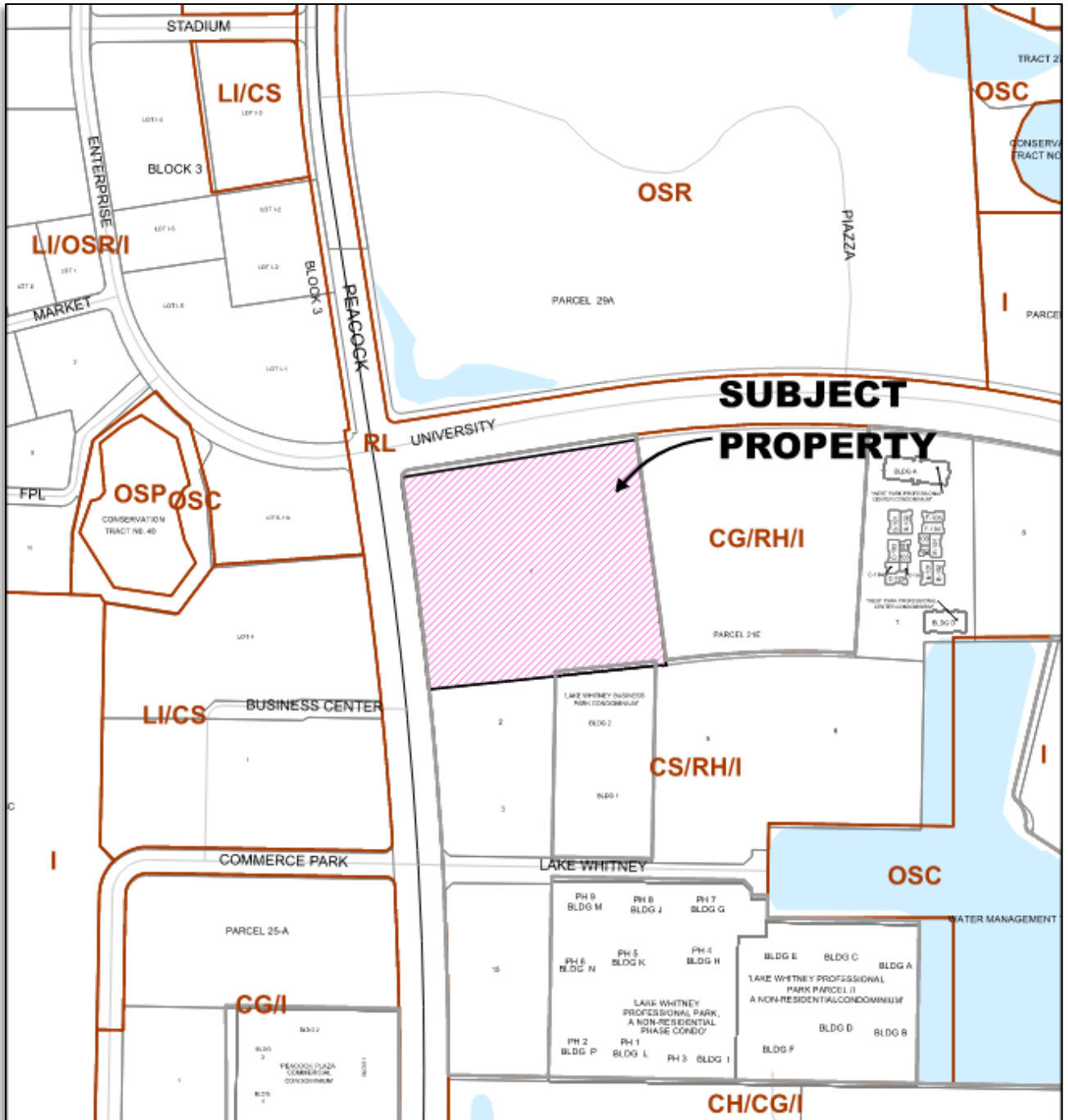
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSR	GU	Baseball stadium
South	CS/RH/I	CS	Commercial business center
East	CG/RH/I	I	Recreational field
West	LI/CS	IN	Self-storage facility

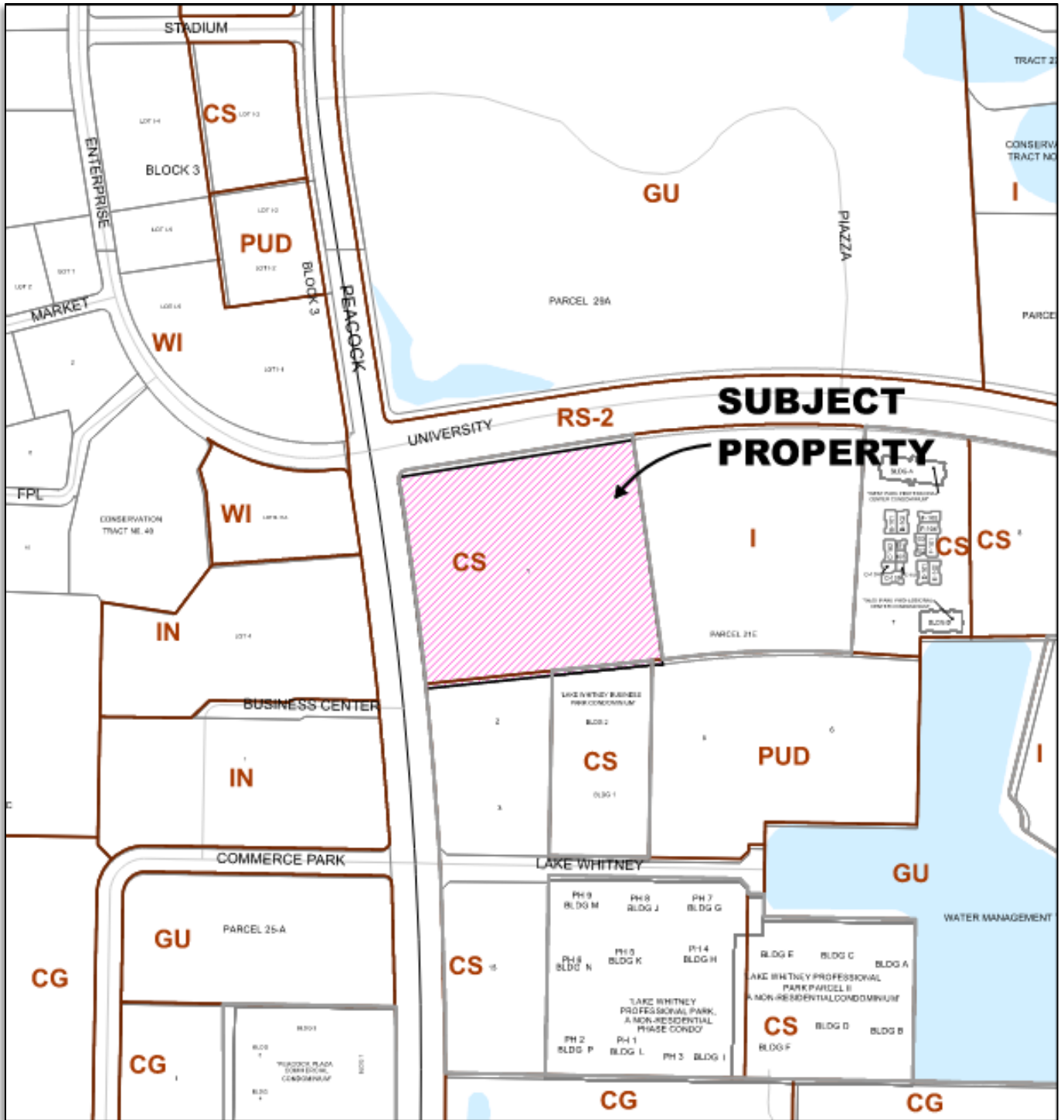
GU-General Use, I-Institutional, LI-Light Industrial, RH-High Density Residential, OSR-Open Space Recreational, CS-Service Commercial, IN-Industrial, CG-General Commercial



Location Map



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:** *The site's existing driveway connections allow safe and convenient vehicle entry and exit. Customers will enter via the rear entry at the back of the building. The building has 8 means of egress – fast and easy evacuations.*
- **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 adequate vehicular and pedestrian access. The site is currently served by two points of ingress/egress, one on NW Peacock Boulevard and one on NW University Boulevard.

(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 property has approximately 400 parking spaces which is more than sufficient capacity for customers.*
- **Staff findings:** Per Section 158.221(C)(17) of the City Code, recreational facilities require parking at a ratio of one space per 200 square feet of gross floor area. The proposed recreational use consists of 10,350 square feet of assembly area, resulting in a required 52 parking spaces. The required parking for the overall site is at a rate of one space per 250 square feet, resulting in 450 parking spaces. A total of 509 parking spaces are provided, which is sufficient to accommodate the full parking demand associated with this special exception request.

The majority of the site's existing businesses operate primarily during daytime hours, while the recreational baseball training facility operates from 4:00 PM to 8:00 PM on weekdays, and 9:00 AM to 1:00 PM on Saturdays. Most businesses on the site do not operate on Saturdays, eliminating any overlap in parking demand during the proposed Saturday hours. Additionally, several existing businesses function as flex spaces, which incorporate warehouse-type functionality and therefore require less parking than traditional commercial uses. These operational characteristics further ensure that the proposed use will not create conflicts with existing on-site uses or parking availability.

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

- **Applicant's Response:** *Adequate and properly located utilities are already available on site.*
- **Staff findings:** Adequate utilities are available to service the proposed use. St. Lucie West Services District currently provides utility services to the site.

(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: *All business operations will be done during normal business hours and indoors. If required by the city, additional measures can be taken like increased vegetative height or expanded landscape beds.*
- 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: *Signage can be appropriately sized and placed so they are easily seen by drivers without obstructing views sightlines or obstructing traffic. Exterior lighting can use downward facing, shielded fixtures directing lighting onto the site rather than outward.*
- 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: *Outdoor spaces are not needed and will not be used.*
- 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 existing building meets commercial building and life-safety requirements. Any interior upgrades will be completed with proper permits and incorporate additional improvements requested by P&Z, Engineering or Fire Marshall to ensure compliance.*
- Staff findings: The proposed Special Exception Use may be permitted as defined in Section 158.126(D)(3) – Service Commercial (CS) 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 business will operate entirely within an existing commercial structure designed for high traffic, professional use and all activities take place indoors. Entrances and exits are located at the back of the building away from major traffic. There will be no loud outdoor events, no odors or emissions.*
- 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: *Business hours for the proposed open area that will include batting cages will be Monday–Friday, 4pm–8pm & Saturdays, 9am–1pm. Vehicle movement will be minimal, using the rear entry along with adequate parking spaces of over 400. All operations will be indoors.*
- 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. The day-to-day activities occur indoors, and the proposed operating hours are Monday–Friday, 4 PM–8 PM & Saturdays, 9 PM–1 PM

(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: *Any design adjustments required by the city to meet full compatibility will be made. The proposed business use is compatible with existing commercial uses surrounding the property. The batting cages will operate fully indoors, in an existing building with no changes made structurally in size or height. Access remains through existing driveways.*
- Staff findings: The proposed use is not expected to adversely impact surrounding properties. The facility is in an area designated for commercial development. 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.

- 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.

- Staff findings: Acknowledged.

PLANNING AND ZONING BOARD ACTION OPTIONS

If the Board finds that the special exception use application is consistent with the criteria listed in 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

If the Board finds that the special exception use application is inconsistent with the criteria 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.