



SLW-Diamond Elite Academy, LLC

Special Exception Use

Project No. P25-220

Planning and Zoning Board Meeting

Ivan Betancourt, Planner I

June 2, 2026

Request Summary

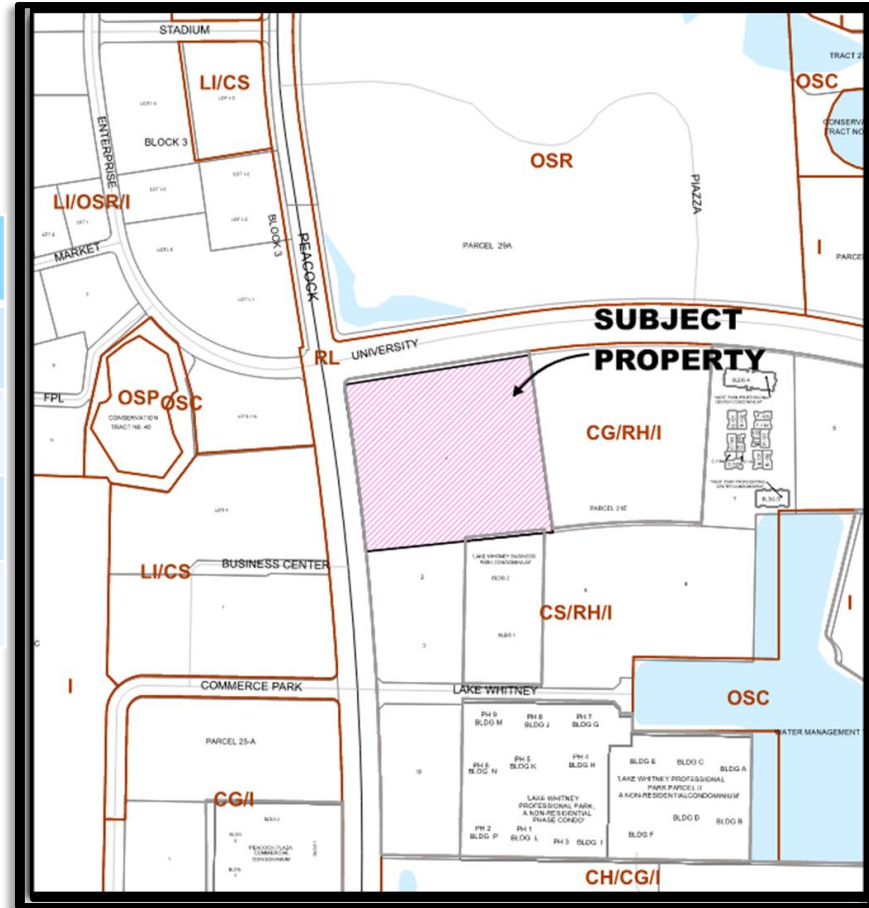
Owner:	PSL BUSINESS CENTER PARTNERSHIP
Applicant:	Tiffany Romero
Location:	East of NW Peacock Blvd and south of NW University Blvd
Request:	Special Exception Use (SEU) to permit 10,350 square feet of enclosed assembly recreational space without an alcoholic beverage license for on-premises consumption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

Background

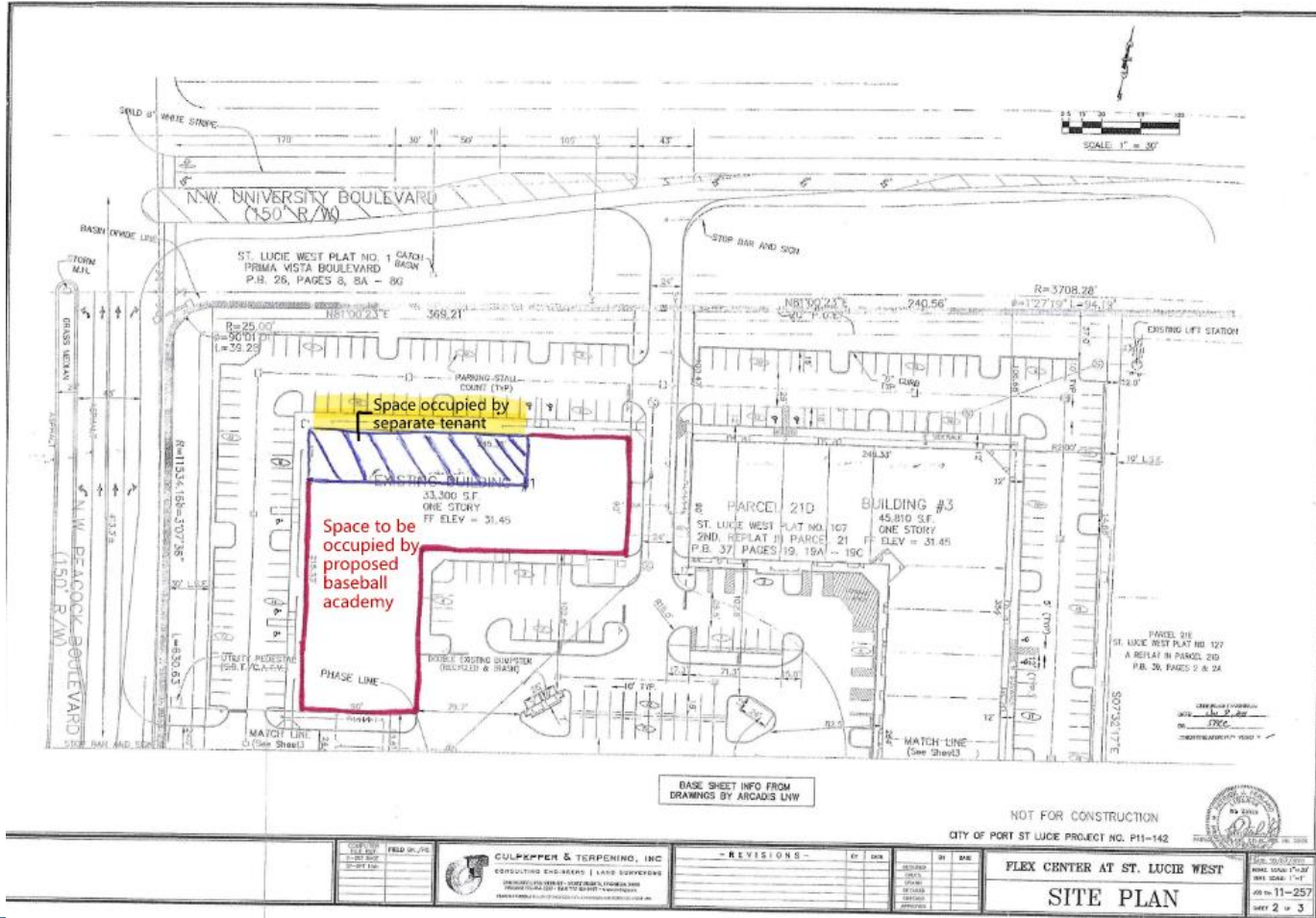
- Section 158.126(D)(3) – Service Commercial (CS) Zoning District – requires enclosed assembly areas over 3,000 square feet, without an alcoholic beverage license for on-premises consumption, to apply for a special exception use.
- The applicant intends to operate as a baseball training facility. The 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.

Surrounding Areas

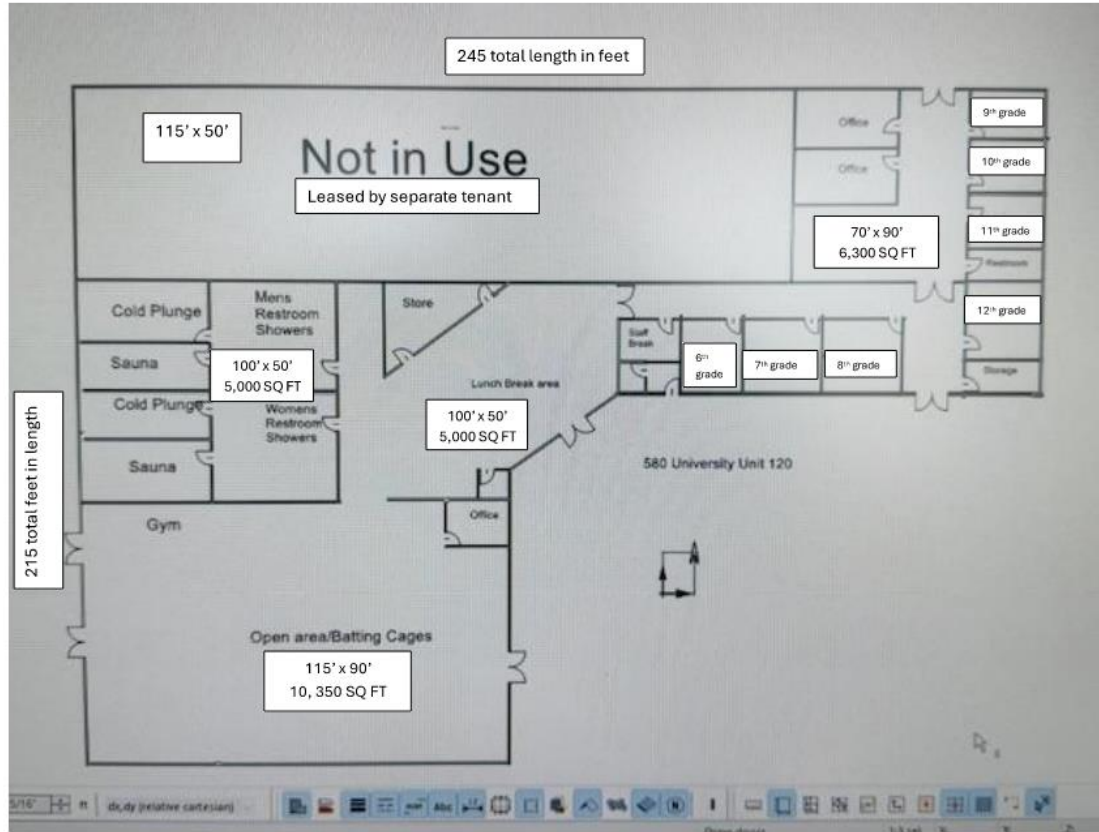
Direction	Existing Use	Future Land Use	Zoning
North:	Baseball stadium	OSR	GU
South:	Commercial business center	CS/RH/I	CS
East:	Recreational field	CG/RH/I	I
West:	Self-storage facility	LI/CS	IN



Approved Site Plan



Proposed Floor Plan



<u>EVALUATION OF SEU CRITERIA</u> (Section 158.260)	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	No changes to site access are proposed. The property will continue to utilize its two existing access points—a right-in, right-out entrance from NW Peacock Blvd and a right-in, right-out on NW University Blvd.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>The proposed use consists of 10,350 square feet of assembly area, resulting in a required 52 parking spaces. A total of 450 parking spaces are provided for the overall site whereas 509 are provided. This is sufficient to accommodate the proposed use.</p> <p>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.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	St. Lucie West Services District is the provider of utilities.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is no additional screening or buffering required. The site’s approved landscape plan provides adequate perimeter landscaping.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council
- Make a motion to amend the recommendation and recommend approval
- Make a motion to recommend denial
- Make a motion to table