



SPECIAL EXCEPTION USE APPLICATION

City of Port St. Lucie - Planning & Zoning Department

121 SW Port St Lucie Blvd. Bldg. B. Port St. Lucie, Florida 34984

772-871-5213

FOR OFFICE USE ONLY

Non-Refundable Fee:\$ _____

Receipt No.: _____

PRIMARY CONTACT EMAIL ADDRESS: blancita1693@aol.com

PROPERTY OWNER:

Name: PSL Business Center Partnership

Address: 13280 NE 6 Avenue Apt. 100 North Miami, FL 33161-4019

Telephone No.: (772) 872-6271 Email: office@rpm18.com

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Tiffany Romero

Address: 10578 SW Morning Glory Drive Port Saint Lucie, FL 34987

Telephone No.: 917-501-7166 Email: blancita1693@aol.com

SUBJECT PROPERTY:

Legal Description: University Park St. Lucie West Plat #143 Second replat parcel 21D Lot 1 (11.251AC) or (4129-1689)

Parcel I.D Number: 3325-600-0004-000-7

Address: 580 NW University Blvd. Port Saint Lucie, FL 34986 Bays: _____

Development Name: University Park (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 26,595 Assembly Area (sq. ft.): 10,350 sq. ft

Current Zoning Classification: Service Commercial Zoning SEU Requested: Enclosed assembly area over 3,000 sq.ft without an alcoholic beverage license

Please state, as detailed as possible, reasons for requesting proposed SEU (continue on separate sheet, if necessary):

I am applying for a Special Exception Use for an enclosed assembly area over 3,000sq ft. without alcoholic beverage

license for on-premise consumption of alcoholic beverages. The SEU application is for the space where

there will be an open area & batting cage space. This space is essential to the

proposed private academy with allowing students to learn and train daily in 1 space.

Signature of Applicant

Tiffany Romero

Print Name

5/26/2026

Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

01/26/26

SPECIAL EXCEPTION USE

The Planning and Zoning Board, and Zoning Administrator, may authorize the special exception use from the provisions of § 158.260. In order to authorize any special exception use from the terms of this chapter, the Planning and Zoning Board, or Zoning Administrator, will consider the special exception criteria in § 158.260 and consider your responses to the following when making a determination.

(A) Please explain how adequate ingress and egress will 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.

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.

(B) Please explain how adequate off-street parking and loading areas will be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.

The property has approximately 400 parking spaces which is more than sufficient capacity for customers.

(C) Please explain how adequate and properly located utilities will be available or will be reasonably provided to serve the proposed development.

Adequate and properly located utilities are already available on site.

(D) Please explain how additional buffering and screening, beyond that which is required by the code, will be required in order to protect and provide compatibility with adjoining properties.

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.

(E) Please explain how 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.

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.

(F) Please explain how yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.

Outdoor spaces are not needed and will not be used.

(G) Please explain how the use, as proposed, will be in conformance with all stated provisions and requirements of the City's Land Development Regulation.

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.

(H) Please explain how 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.

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.

(I) Please explain how 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.

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.

(J) Please explain how 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.

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.



Signature of Applicant

Tiffany Romero

Print Name

4/28/2026

Date

PLEASE NOTE:

(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.

(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.

SPECIAL EXCEPTION USE

§ 158.260 REQUIREMENTS AND APPROVAL

Special Exceptions are uses that would only be allowed under certain conditions and are required to be compatible with the existing neighborhood. It is expected that any such approval be implemented in a timely manner to ensure the use is established under the physical conditions of the area in place when approved. Therefore, Special Exception Uses shall expire after one year on the date of approval unless the applicant has received final site plan approval, or if a site plan is not required, the appropriate permits to allow development of the use to continue as approved.

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.
- (B) Adequate off-street parking and loading areas may be provided, without creating undue noise, glare, odor or other detrimental effects upon adjoining properties.
- (C) Adequate and properly located utilities are available or may be reasonably provided to serve the proposed development.
- (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.
- (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.
- (F) Yards and open spaces will be adequate to properly serve the proposed development and to ensure compatibility with adjoining properties.
- (G) The use as proposed 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.
- (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.
- (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.
- (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.
- (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.



CONCEPT PLAN COMPLETENESS CHECKLIST

Revised January 2026

Project Name: Diamond Elite Academy LLC

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

Use the following to complete the checklist:

✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	
	<i>Description of Item Provided</i>
	Completeness Checklist: Completed by applicant.
	Cover Letter: Letter explaining the purpose and history of the application.
	Written Response to Comments: For resubmittals only.
	Owner's Authorization: On Owner's letterhead.
	Application Fees: Paid online or check submitted to Planning & Zoning Dept.
	Proof of Ownership:
	Copy of the recorded deed(s) for each parcel.
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):
	Show traffic access points
	Show drainage discharge locations
	Show proposed water and sewer connection points
	Evidence of unified control and binding PUD agreement
	Density statement
	Proposed zoning district regulations
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):
	Show traffic access points
	Show drainage discharge locations
	Show proposed water and sewer connection points
	Evidence of unified control and development agreement
	Preliminary building elevations
	Landscape Plan
	SEU Concept Plan:
	Either approved site plan or proposed concept plan