

Up on Top Volleyball
561 NW Interpark Place
Special Exception Use
Project: P23-032

Planning and Zoning Board Meeting
Bianca Lee, Planner I
April 4, 2023, Meeting



PROJECT SUMMARY

- A special exception use is sought to allow an expansion of the existing enclosed assembly area over 3,000 square feet for recreational use totaling 12,354 square feet for a developed property.
- Section 158.135(C)(5) of the Warehouse Industrial Zoning Code: Lists an enclosed assembly area over 3,000 square feet as a special exception use that may only be permitted following the review and specific approval by the City Council.



APPLICANT AND OWNER

- Alejandro Toro of EDC is agent, for Romanelli, Rocco (TR), property owners.



REQUEST

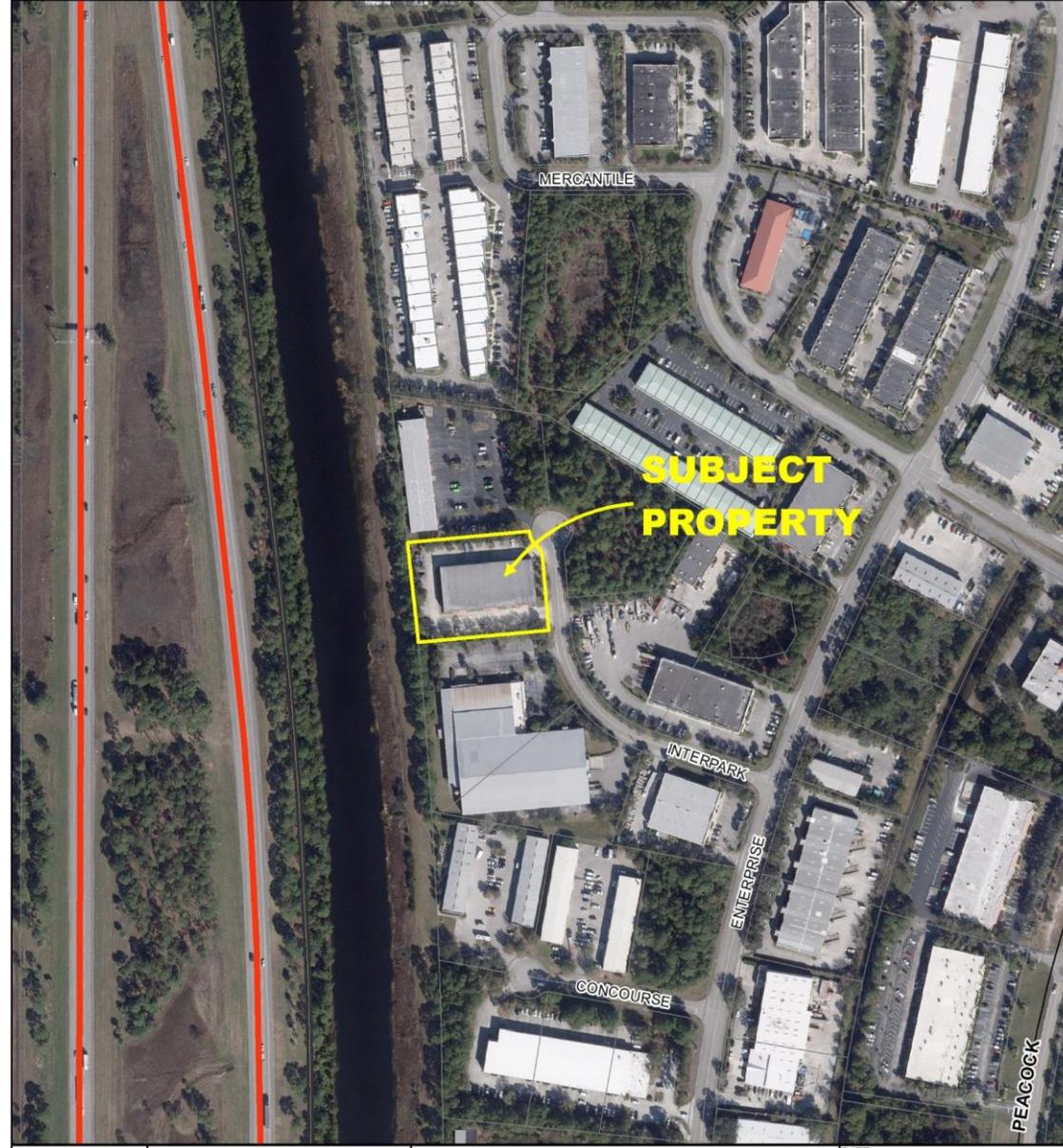
- Review a Special Exception Use to allow an expansion of the existing enclosed assembly area over 3,000 square feet in the Warehouse Industrial (WI) Zoning District: for a recreational facility for children's volleyball, travel leagues, and open gym activities in the community.



LOCATION



AERIAL MAP

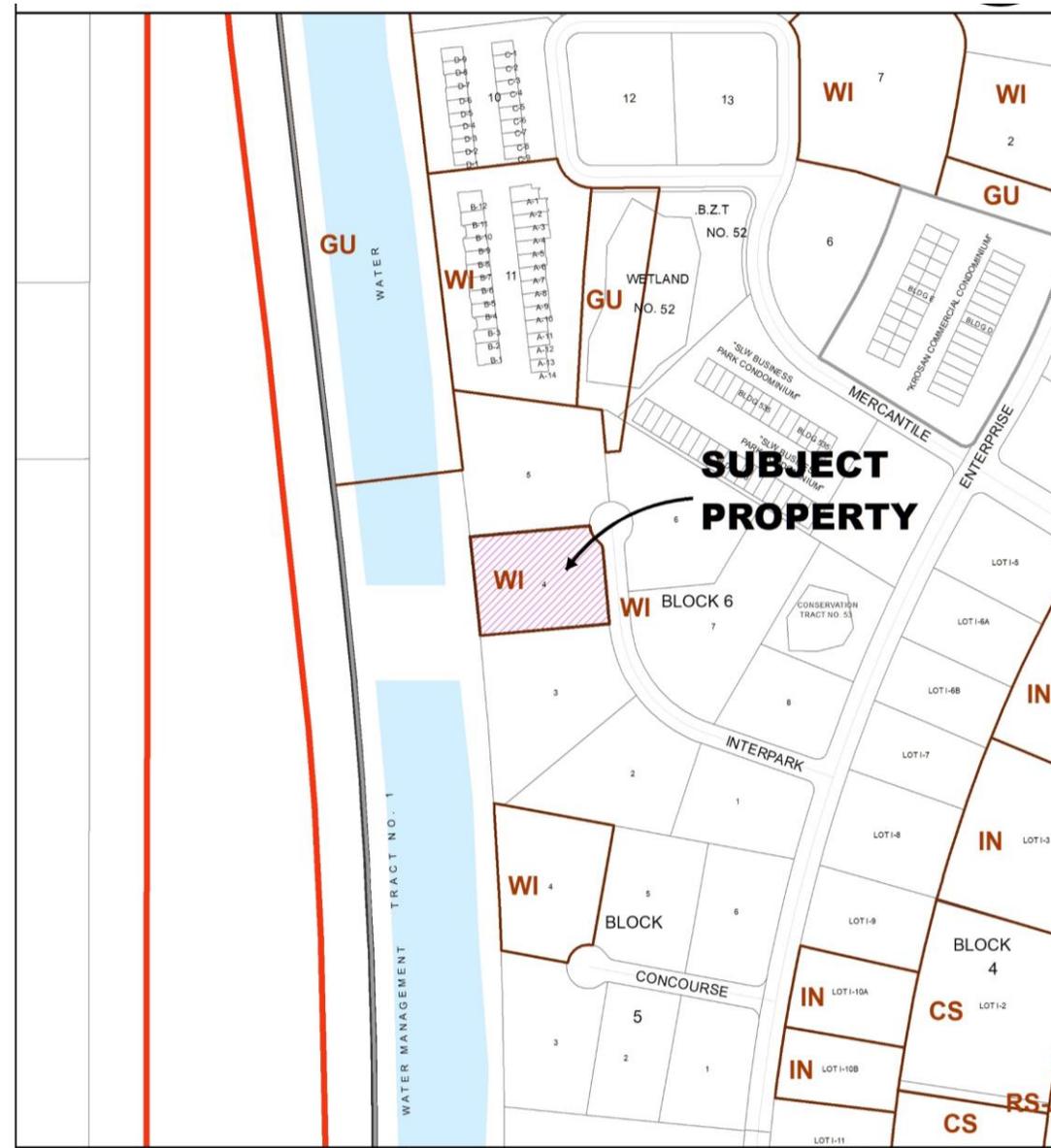


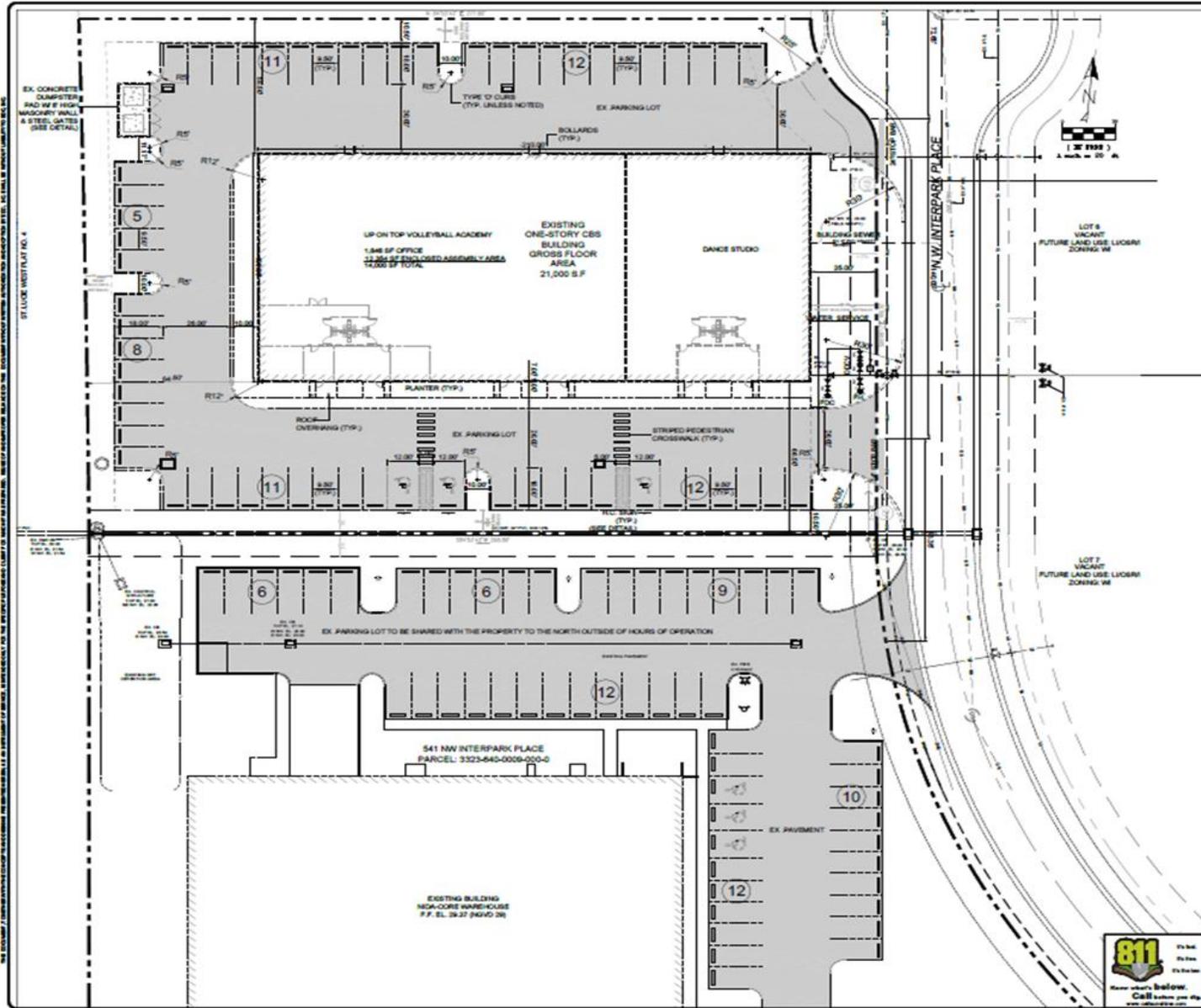
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional,	Warehouse Industrial (WI)	Warehouse
South	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional	Warehouse Industrial (WI)	Warehouse
East	(LI) – Light Industrial, (OSR) - Open Space-Recreation, & (I) – Institutional	Warehouse Industrial (WI)	Industrial
West	(OSC) – Open Space Conservation	Warehouse Industrial (WI)	Open Space Water Mgmt.



Zoning Map





SITE DATA
GENERAL DESCRIPTION
 AREA ALL OF LOT 8, BLOCK 8 ACCORDING TO ST. LUKE WEST PLAT NO. 32, COMMERCIAL PARK, PHASE TWO AS RECORDED PLAT BOOK 27, PAGES 17, 18, THEREIN BY PUBLIC RECORDS OF ST. LUKE COUNTY, FLORIDA.
 SECTION 08, TOWNSHIP 36 SOUTH, RANGE 36 EAST
 CONTAINS 80,000 S.F. (2.3 AC.)
APPLICABLE 2018 AMERICAN SUDS
PROJECT NAME UP ON TOP VOLLEYBALL ACADEMY SPECIAL EXCEPTION USE SITE PLAN
OWNER MOJO'S PERFORMANCE CENTER, INC. 2800 W. GOLF COURSE BLVD. PALM BEACH-GARDEN, FL 33418
FUTURE LAND USE LUDWIG
ZONING M-1000 (COMMERCIAL INDUSTRIAL USE)
USE INTENT 80,000 S.F. (2.3 AC.)

EXISTING BUILDING DATA BY USE

USE	AREA (S.F.)	AREA (AC.)
UP ON TOP VOLLEYBALL SQUARE FOOTAGE	19,154 S.F.	0.44 AC.
OFFICE	1,846 S.F.	0.04 AC.
ENCLOSED ASSEMBLY AREA	17,308 S.F.	0.39 AC.
ULTRAVIEW ALL OTHER SQUARE FOOTAGE	7,846 S.F.	0.18 AC.
OFFICE	800 S.F.	0.02 AC.
ENCLOSED ASSEMBLY AREA	6,846 S.F.	0.16 AC.

ZONING CODE FOR APPLICABLE INDUSTRIAL USE

USE	PERMITTED	PROHIBITED	RESTRICTED
INDUSTRIAL USE	Y	N	N
OFFICE	Y	N	N
RETAIL	Y	N	N
RESIDENTIAL	Y	N	N

PROVIDER OF UTILITIES:
 WATER: BY ST. LUKE WEST SERVICE DISTRICT
 WASTEWATER: BY ST. LUKE WEST SERVICE DISTRICT
 GAS: BY ST. LUKE WEST SERVICE DISTRICT
 SOLID WASTE: 20-000000-0000
PARKING STATEMENT
 THE APPLICANT OPERATES AT THE SUBJECT SITE HAS A PARKING AGREEMENT WITH THE OWNER OF PARCEL 33223-640-0009 (EIGHTH PARCEL). THE APPLICANT WILL BE HELD TO UPHOLD THE PARKING AREA OF PARCEL 33223-640-0009 (EIGHTH PARCEL) TO THEIR LIABILITY INSURANCE POLICY THAT TAKES EFFECT ON JANUARY 30, 2025.
HOURS OF OPERATION AT THE SUBJECT SITE ARE MON-FRI 8:30 AM - 6:30 PM
HOURS OF OPERATION AT THE PARCEL 33223-640-0009 ARE MON-FRI 8:30 AM - 6:30 PM
 THE HOURS OF OPERATION OF BOTH BUSINESSES DO NOT OVERLAP THEREFORE, THE PARKING REQUIREMENT OF THE SUBJECT SITE IS SATISFIED PER THE PARKING DATA SHEET.
PARKING DATA (PER SEC 160.021 (C))
 OFFICE SPACE (2 SPACES PER 300 SF) 7,846 SF / 300 = 26 SPACES
 ENCLOSED ASSEMBLY AREA (2 SPACES PER 300 SF) 19,154 SF / 300 = 64 SPACES
 TOTAL REQUIRED PARKING SPACES 90 SPACES (2 AC.)
PARKING PROVIDED
 BY SUBJECT PARCEL 80 SPACES (2 AC.)
 BY PARCEL 33223-640-0009 10 SPACES (0.2 AC.)
 TOTAL PARKING PROVIDED 90 SPACES (2 AC.)

SEWERAGE DRAINAGE:
 THE EXISTING DRAINAGE SYSTEM CONSISTS OF REPLACEMENT PRE-TREATMENT OF THE FIRST FLOOR OF THE EXISTING BUILDING. THE EXISTING DRAINAGE SYSTEM IS PROVIDED BY THE MASTER DRAINAGE SYSTEM.
SOLID WASTE:
 BASED ON THE EXTENDED USE OF THE BUILDING, THE PROJECT CURRENTLY UTILIZES A 20-DIAMETER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
 ANY HAZARDOUS WASTE OR TOXIC MATERIALS SEPARATED OR USED OR STORED ON-SITE SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
ACCESSIBILITY AND ADA COMPLIANCE:
 ALL SIGNALLING AND NAME CURRENTLY MEET FOOT AND ADA REQUIREMENTS.

LEGEND

EXISTING METERS	EXISTING UTILITY POLES
EXISTING SIGNAGE	EXISTING DRAINAGE ALLEYS
EXISTING RETIRED	EXISTING DRAINAGE ALLEYS
EXISTING SIGNAGE	EXISTING STREET LIGHT
EXISTING CONCRETE	EXISTING LIGHT POLE (SINGLE)
EXISTING PAVEMENT	EXISTING LIGHT POLE (DOUBLE)
EXISTING PARKING STALL COLOR	EXISTING LIGHT POLE (DOUBLE)
EXISTING DRAINAGE	



10250 VILLAGE PARKWAY
 SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.fdot.com

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 A CERTIFICATE OF AUTHORIZATION

UP ON TOP
 VOLLEYBALL ACADEMY
 SPECIAL EXCEPTION USE
 EXHIBIT



10250 VILLAGE PARKWAY - SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455

23-109

1 OF 1

Conceptual Site Plan





Aerial Site View



<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	<p>The site plan demonstrates that the site has adequate ingress and egress for vehicles, the property is developed and will allow for pedestrian safety and convenience. The property is located east of I95 & west of NW Interpark Place and has two vehicular access points along this roadway.</p>
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	<p>Adequate off-street parking can be provided for the proposed expanded use for the developed site through a shared parking agreement. The overall site is required to have 105 parking spaces at one (1) space per 200 square feet. There are 59 parking spaces onsite. The 12,354 sq. ft. recreational facility requires one (1) space per 200 square feet as per section 158.221(C)(17), or 62 spaces. The parking required for the 21,000 square feet to be utilized as enclosed assembly and office space is 105 spaces, calculated at 1:200. The applicant has provided a shared parking agreement with the establishment to the south, however the agreement needs to be reviewed and approved by the City Attorney's Office. This agreement provides for an additional 55 parking spaces. The parking can be utilized after 5 PM and anytime on the weekends, increasing the available parking to a total of 114 spaces. The applicant has indicated that the volleyball school will operate Monday- Friday from 5:30 PM to 9:30 PM.</p>
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	<p>Adequate utilities are available to service the development.</p>
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	<p>There is adequate screening and buffering for this site.</p>
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	<p>No signs or outdoor lighting is proposed for this existing site.</p>
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	<p>The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The indoor recreational facility is not expected to generate noise that would constitute a nuisance or create safety hazards because of the number of persons who will attend or use the facility. The building footprint is existing. The recreational facility is surrounded by warehouse and industrial uses. Operating hours do not overlap with those of the surrounding uses and is not expected to adversely affect these uses. The establishment will operate year-round and is open Monday- Friday from 5:30 PM to 9:30 PM. The shared parking agreement with the property owner to the south seeks to provide adequate parking for the volleyball facility during operating hours.</p>

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council with conditions as recommended by staff
 1. A parking agreement shall be approved by the City Attorney's Office prior to the issuance of any building permits or occupancy of the additional 3,654 sq. ft. of enclosed assembly area, whichever occurs first.
 2. The SEU shall expire if there is not a valid parking agreement in effect.
- Make a motion to recommend approval to the City Council
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

