

FOR SPECIAL EXCEPTION USE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept. _____
Fee (Nonrefundable)\$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to being scheduled for the Site Plan Review Committee meeting or advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable), approved Concept Plan or Approved Site Plan, and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: alejandrotoro@edc-inc or roucht@yahoo.com

PROPERTY OWNER:

Name: Rocco Romanelli (TR)
Address: 128 Vizcaya Estates Dr, Palm Beach Gardens, FL 33418
Telephone No.: 561-350-0307 Email RDino112@aol.com

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

Name: Alejandro Toro (Authorized Agent)
Address: 10250 SW Village Parkway., Port St. Lucie, FL 34987
Telephone No.: 772-462-2455 Email alejandrotoro@edc-inc.com

SUBJECT PROPERTY: BEING ALL OF LOT 4, BLOCK 6, ACCORDING TO ST. LUCIE WEST PLAT NO. 14, COMMERCE PARKPHASE TWO, AS RECORDED IN PLAT BOOK 27, PAGES 17, 17A THROUGH 17F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

Legal Description: _____
Parcel I.D Number: 3323-640-0010-000-0

Address: 565 NW Interpark Place Bays: 2


Development Name: Up on Top Volleyball Academy (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 21,000 sq. ft Assembly Area (sq. ft.): 18,904 sq. ft.

Current Zoning Classification: LI/OSR/I SEU Requested: Volleyball Academy

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

The purpose of this request for a Special Exception us is to allow for a volleyball Instruction school in the existing ~~warehouse. I.e. Enclosed Assembly area. The school will occupy 14,000 sf of the 21,000 sq.ft. building. The school will operate from Mon-Fri from 5:30 PM - 9:30 PM. The requested SEU will not pose a negative impact on surrounding uses. The applicant has a parking agreement with the property owner to the south . The applicant will be able to utilize the parking area of the southern property outside of the southern parcel's hours of operation. The applicant has added the shared parking area to their liability insurance policy that went into effect on January 25,~~

2022
 _____
Signature of Applicant Hand Print Name Date 2/14/2022

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. 02/26/20

SPECIAL EXCEPTION USES

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.

Two (2) right-in, right-out driveways exist on Interpark Place. Pedestrian Access is provided from the building to the parking area. The Building is fully sprinkled and accessible to fire fighting equipment on all sides

(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 proposed uses under the SEU requires 105 parking spaces. The existing site currently provides 59 spaces

The applicant has a parking agreement with the property owners to the south that will allow the applicant to utilize

the southern parcel's parking lot outside of their hours of operation. The southern property has 55 spaces. Together, both parcels provide 114 total spaces satisfying the parking requirement. The proposed uses will be indoors and will not create noise, glare, odor, or other negative effects on adjoining properties

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

Water and Wastewater are in place for the existing building

(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.

This is an existing building in the SLW Industrial Park. All operations will be indoors. Additional buffering will not be required.

(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.

Signs and lighting are currently existing on site. The site is in the SLW Industrial park.

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

The open space meets the City of Port St. Lucie's Requirements, and is comparable top the existing open spaces for the adjacent developments

(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 applicant will follow all of the City of Port St. Lucie's stated provisions and requirements of the City's Land Development Regulations

(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 proposed development will comply all city guidelines and will not impair the health, safety or welfare of the City's citizens. The Volleyball Academy will offer a needed recreational facility for youth in the City. The proposed Use is also compatible with existing uses in this area as there are trampoline parks, pickleball facilities, and indoor soccer facilities in the area

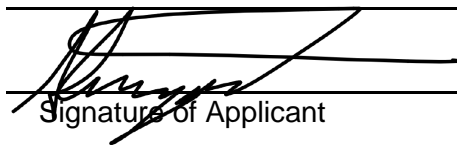
(I) Please explain how the proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use the facility, or because of the hours of operation, or because of vehicular movement, noise, fume generation, or type of physical activity.

We do not anticipate any nuisance or hazard to be cause for this indoor use. Hours of operation for this facility start at 5:30 PM as to not overlap with the hours of operation of surrounding uses.

(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.

The Indoor volleyball academy is compatible with existing and permitted uses of the adjacent properties.

The SLW Industrial Park consists of several needed recreational facilities such as: paintball & airsoft, gyms, martial art studios, indoor soccer, trampoline parks, shooting ranges, and a new pickleball facility



Signature of Applicant

Alejandro Toro

Hand Print Name

2/14/2023

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 SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Rouch - Up On Top SEU SLW

Project Number: P _____ New Submittal or Resubmittal _____ (Check One)

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.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
●	Sufficiency Checklist: One original completed and signed by applicant.			
	2 CD's with all application materials			
●	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
	Written Response to Comments: Sixteen copies. For resubmittals only.			
●	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
●	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
●	Application Fees: Refer to each department's fee schedule.			
●	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel <u>or...</u>			
	...Unity of Title			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	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):			
	Sixteen sets of 11" x 17" concept plans			
	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:			
●	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Rouch - Up On Top SEU SLW

Project Number: P _____ New Submittal x or Resubmittal _____ (Check One)

Applicant Certification

I, Alejandro Toro (Authorized Agent) (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

[Handwritten signature of Alejandro Toro]
(Signature of Applicant)

February 14, 2023

(Date)

Planning and Zoning Department Representative

I, _____ (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (date).

Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, _____ (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (date).

Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, _____ (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ (date).

Additional Comments:

(Signature of Utility System Department Representative)

(Date)