RESOLUTION NO. 11-58

COUNCIL ITEM 11A
DATE 9/26/11

A RESOLUTION GRANTING A SPECIAL EXCEPTION USE PROVIDED FOR IN SECTION 158.135(C)(3) TO ALLOW AN INDOOR VOLLEYBALL SCHOOL (GYMNASTIC OR OTHER SPORTS OR RECREATION INSTRUCTION SCHOOL) IN THE WI (WAREHOUSE INDUSTRIAL) ZONING DISTRICT FOR ROMANELLI WAREHOUSE, LEGALLY DESCRIBED AS LOT 4, BLOCK 6, ST. LUCIE WEST PLAT 14, P11-089; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Port St. Lucie, Florida, has been requested by Joseph T. Friscia, acting as agent for Rocco Romanelli (TR), owner, to grant a special exception use of an indoor volleyball school (gymnastic or other sports or recreation instruction school) on property presently zoned WI (Warehouse Industrial); and legally described as Lot 4, Block 6, St. Lucie West Plat 14; and

WHEREAS, the City Council determines that the granting of this special exception use is authorized by Section 158.255, et seq., and Section 158.135(C)(3), Code of Ordinances, City of Port St. Lucie, and further that the granting of this special exception use will not adversely affect the public interest; and

WHEREAS, the subject application has been reviewed in accordance with Section 158.260, and meets the special exception use requirements as stipulated; and

WHEREAS, the Planning and Zoning Board, on September 6, 2011, unanimously recommended approval (P11-089); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port St. Lucie as follows:

RESOLUTION NO. 11-58

Section 1. That the City of Port St. Lucie hereby grants a special exception use to Rocco Romanelli, P11-089, to allow an indoor volleyball school (gymnastic or other sports or recreation instruction school), pursuant to Section 158.255, et seq., and Section 158.135(C)(3) Code of Ordinances, City of Port St. Lucie, said special exception use is depicted on the conceptual plan which is hereby formally adopted and attached as Exhibit 'A', to be located at 561 NW Interpark Place and legally described as Lot 4, Block 6, St. Lucie West Plat 14.

Section 2. This resolution shall take effect immediately upon its adoption.

The remainder of this page is intentionally left blank.

RESOLUTION NO. 11-58

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this 26th day of September, 2011.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
JoAnn M. Faiella, Mayor

ATTEST:

_____
Karen A. Phillips, City Clerk

APPROVED AS TO FORM:

_____
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

MEETING: *REGULAR* __X__ *SPECIAL* ____

DATE: **September 26, 2011**

ORDINANCE ___ *RESOLUTION* __X__ *MOTION* ____ *PUBLIC HEARING* __X__

ITEM: **PROJECT NO. P11-089**
ROMANELLI WAREHOUSE AT ST. LUCIE WEST
INDOOR VOLLEYBALL SCHOOL
SPECIAL EXCEPTION USE APPLICATION

RECOMMENDED ACTION: **The Planning and Zoning Board reviewed the request on September 6, 2011 and unanimously recommended approval.**

EXHIBITS:

A. **Resolution**
B. **Staff Report**
C. **Support Materials**

SUMMARY EXPLANATION/BACKGROUND INFORMATION: **The requested special exception is to allow an indoor volleyball school in the WI (Warehouse Industrial) Zoning District per Chapter 158.135(C)(3) of the Zoning Code, which allows a gymnastic or other sports or recreation instruction school as a Special Exception Use.**

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None.

SUBMITTING DEPARTMENT: Planning and Zoning *DATE: 09/13/11*

City of Port St. Lucie
Planning and Zoning Department
A City for All Ages

TO: **CITY COUNCIL- MEETING OF SEPTEMBER 26, 2011**

FROM: **KATHERINE H. HUNTRESS, PLANNER**

RE: **SPECIAL EXCEPTION APPLICATION (PROJECT NO. P11-089)**
ROMANELLI WAREHOUSE AT ST. LUCIE WEST
INDOOR SPORTS INSTRUCTION VOLLEYBALL SCHOOL

DATE: **SEPTEMBER 13, 2011**

APPLICANT: Joseph T. Friscia, P.E.

OWNER: Rocco Romanelli (TR)

LOCATION: The subject property is located at 561 NW Interpark Place, north of NW Concourse Place, west of NW Interpark Place, east of Interstate 95, and south of NW Mercantile Place.

LEGAL DESCRIPTION: The property is legally described as Lot 4, Block 6, St. Lucie West Plat 14.

SIZE: The site size is 1.534 acres (66,822 square feet) with 21,000 square feet of leasable area.

EXISTING ZONING: WI (Warehouse Industrial).

EXISTING USE: The existing use is a 21,000 square foot warehouse/office building.

PROPOSED USE: The proposed use is for 10,500 square feet of indoor sports instruction volleyball school; 9,000 square feet of warehouse area; and 1,500 square feet of office area.

REQUESTED SPECIAL EXCEPTION: The requested special exception is to allow an indoor volleyball school in the WI (Warehouse Industrial) Zoning District per Chapter 158.135(C)(3) of the Zoning Code, which allows a gymnastic or other sports or recreation instruction school as a Special Exception Use.

SURROUNDING USES: North, south, and east = WI (Warehouse Industrial) zoning, existing warehouse/offices. West = Interstate 95.

IMPACTS AND FINDINGS:

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 response: "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 sprinklered and is accessible to fire fighting equipment from all sides."

Staff evaluation: P06-192 Romanelli Warehouse at St. Lucie West Site Plan was approved by City Council on August 28, 2006. The existing site has adequate ingress and egress 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.

Applicant response: "We propose to provide adequate parking. The volleyball school will operate during evenings and weekends and will not operate concurrently with the warehouse uses in the remainder of the building. Parking calculations are provided on the attached exhibit. The volleyball school will be indoors and will not create undue noise, glare, odor or other detrimental effects upon adjoining properties. Outdoor lighting meets Code requirements regarding shielding and pole height."

Staff evaluation: The existing warehouse/office building is 21,000 square feet. The volleyball school proposes to occupy the western 10,500 square feet of the building with the other eastern 10,500 square feet of the building to remain warehouse/office.

The warehouse area of the eastern warehouse/office portion of the building will occupy 9,000 square feet and require 18 parking spaces. The office area will occupy 1,500 square feet and require 8 parking spaces for a total of 26 parking spaces to be used during daytime hours.

Chapter 158.221(C)(7)(d) Recreation Uses states that the parking requirements are one space for each 200 square feet of gross floor building area and one space for each 600 square feet of active recreation area which includes uses such as pools and pool decks, tennis courts, volleyball courts, tot lots, and similar.

The volleyball school will occupy the western 10,500 square feet of the building with 8,700 square feet of that area being used for active recreation area (volleyball courts). The active recreation area (volleyball courts) will occupy 8,700 square feet and require 15 parking spaces. The office area of the school will occupy 1,800 square feet of the building and will require 9 parking spaces for a total of 24 parking spaces to be used during evening hours and weekends.

The total required parking for the site with the volleyball school and the warehouse/office is 50. There are a total of 59 parking spaces provided on the site. In addition, the applicant has stated that the volleyball school will operate during evenings and weekends and will not be

concurrent with the other uses in the building, therefore there is adequate parking and there may not be any noise, glare or other detrimental effects on the adjoining properties.

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

Applicant response: "Utilities are in place for this existing building."

Staff evaluation: The property is connected to St. Lucie West Services District water and sewer and no additional capacity will be required for the proposed special exception use.

(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 response: "This is an existing building in an industrial area. The school will be indoors. No buffer is needed."

Staff evaluation: This property is located in an established industrial area of the City, and the surrounding sites contain structures similar in construction and design. Many of the surrounding businesses are industrial in nature, and should not be adversely affected by the presence of an indoor sports instruction volleyball school at this location.

The site has an approved landscape plan. The proposed use is not next to or in close proximity to residential uses and the applicant states that the activities are indoors. Due to the nature of the surrounding businesses, and the presence of the required landscaping, it is determined that this site has adequate buffering and screening, and therefore no additional screening would be required.

(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 response: "This is an existing building in an industrial area. The school will be indoors. Signs and lighting are in place."

Staff evaluation: The site is developed and no additional lighting or signage is being proposed. If additional signage is proposed, it will need to be processed according to the current St. Lucie West Master Sign Program and the City's Sign Code, and the placement of any additional light poles will require a site plan amendment.

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

Applicant response: "The open space meets the City of Port St. Lucie's requirements, and is comparable to the existing open spaces for the adjacent developments."

Staff evaluation: The applicant's response adequately addresses this criterion. The proposed use will not require any additional yard or open space. The proposed use (indoor recreation instruction volleyball school) will not require the applicant to make any changes or additions to the existing yard and open space designated on this site. Also it is important to note that all activities will take place indoors, and consequently there is no need to require

any additional yard or open space. The building meets all the setback requirements of the City's Code.

(G) The use as proposed will be in conformance with all stated provisions and requirements of this chapter.

Applicant response: "We will follow all of the City of Port St. Lucie's stated provisions and requirements of the City's Land Development Regulations."

Staff evaluation: The applicant has adequately addressed the criteria. The proposed Special Exception Use - gymnastic or other sports or recreation instruction school (indoor volleyball school) is in conformance with Chapter 158.135(C)(3) and Section 158.260 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 response: "The proposed development will comply with all City guidelines and will not impair the health, safety or welfare of the City's residents and workers in the City."

Staff evaluation: The applicant has adequately addressed the criteria. The proposed use is for the operation of an indoor sports instruction volleyball school. This should 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.

Applicant response: "We do not anticipate any nuisance or hazard to be caused by this indoor use."

Staff evaluation: The applicant states that the operation of the indoor volleyball school will operate on evenings and weekends, will be conducted inside the existing building, and will not be concurrent with the other uses in the building which will operate on weekdays. Therefore, the proposed use should not constitute a nuisance or hazard.

(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 response: "The indoor volleyball school will be compatible with the existing or permitted uses of adjacent property."

Staff evaluation: This site is already developed and the proposal will be changing half of the interior of the existing warehouse/office building to create the volleyball school. This site is located in an industrial area within the City and is surrounded by other properties zoned Warehouse Industrial and should be compatible with the site itself as well as with the adjacent properties.

(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.

Applicant response: None

Staff evaluation: The applicant shall acknowledge this.

(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.

Applicant response: None

Staff evaluation: The applicant shall acknowledge this.

Compatibility with special exception criteria: As noted above, the proposed use is compatible with all of the special exception criteria.

Notice to Property Owners: Notice was sent to all neighbors within a 300 foot radius.

Related Projects:

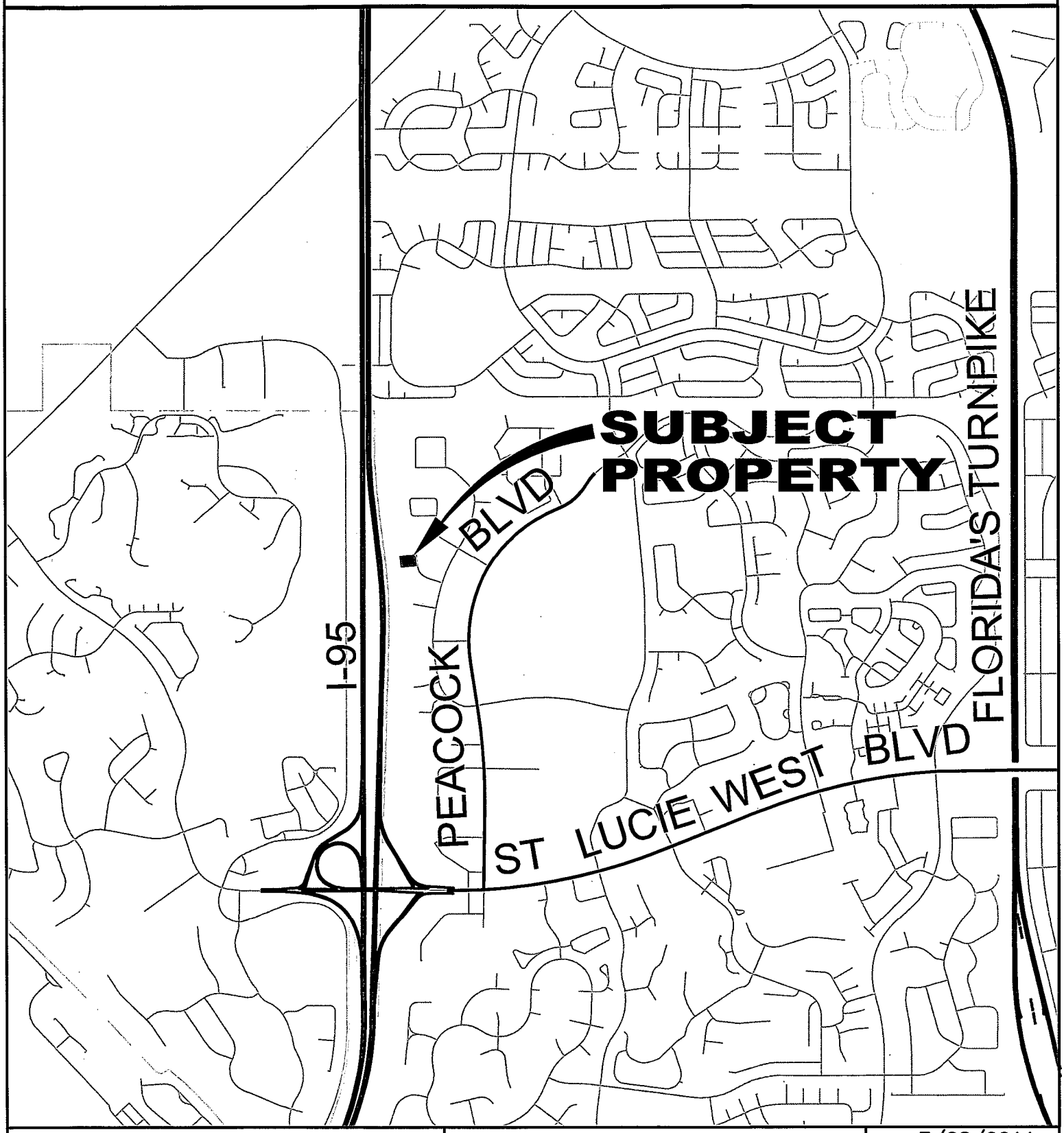
P09-006 Romanelli Warehouse at St. Lucie West Site Plan Amendment was approved administratively on January 28, 2009.

P06-192 Romanelli Warehouse at St. Lucie West Site Plan was approved by City Council on August 28, 2006.

STAFF RECOMMENDATION:

The Planning and Zoning Department staff finds the request to be consistent with special exception criteria as stipulated in Section 158.260 of the Zoning Code, and recommends approval. The Planning and Zoning Board reviewed the request on September 6, 2011, and unanimously recommended approval.

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE
LOT 4 BLOCK 6
ST LUCIE WEST PLAT 14

DATE: 7/28/2011
APPLICATION NUMBER: P11-089
CADD FILE NAME: P11-089L
SCALE:1"=.5 MI

SITE LOCATION

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

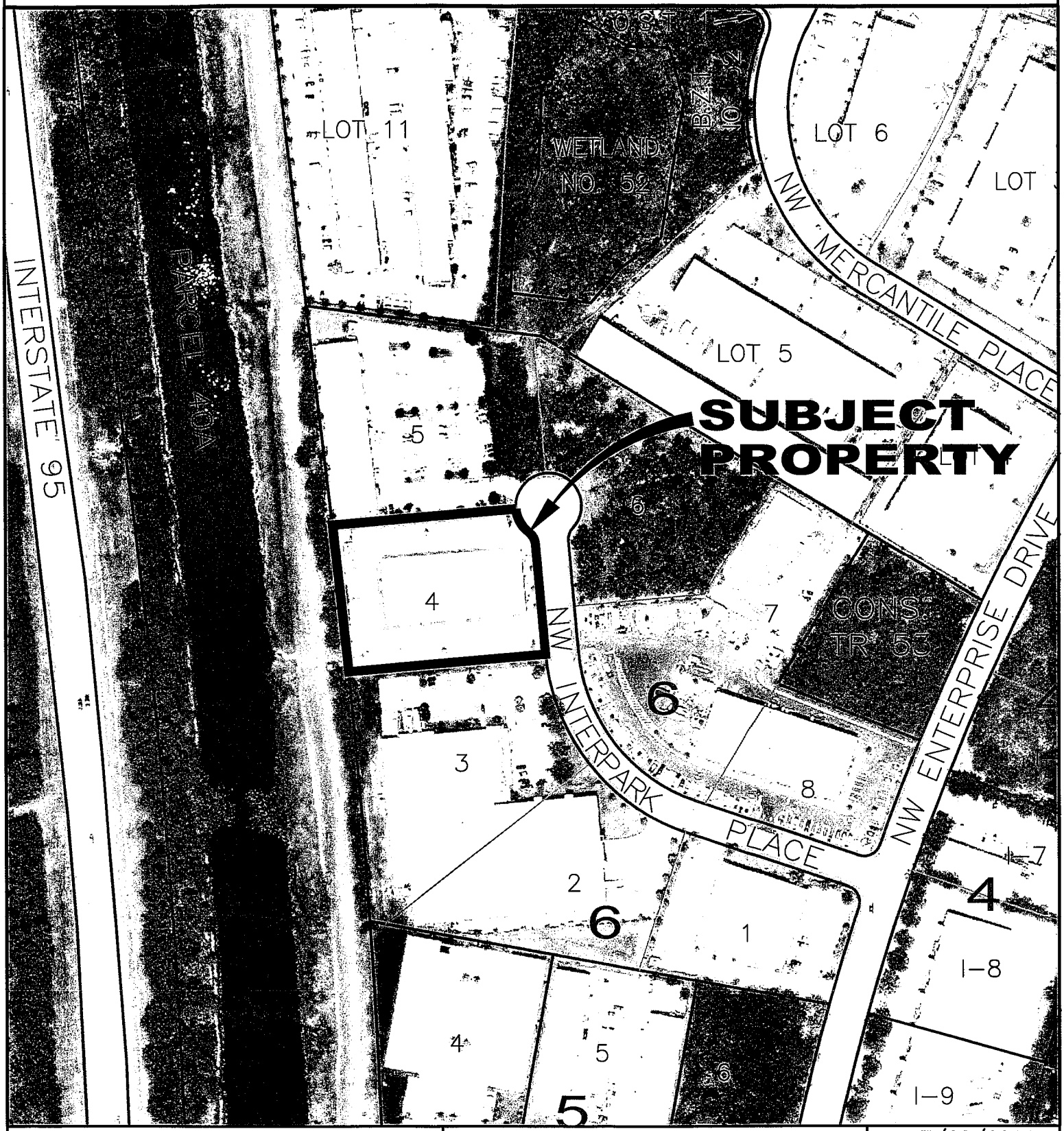
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE
LOT 4 BLOCK 6
ST LUCIE WEST PLAT 14

DATE: 7/28/2011
APPLICATION NUMBER: P11-089
CADD FILE NAME: P11-089M
SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

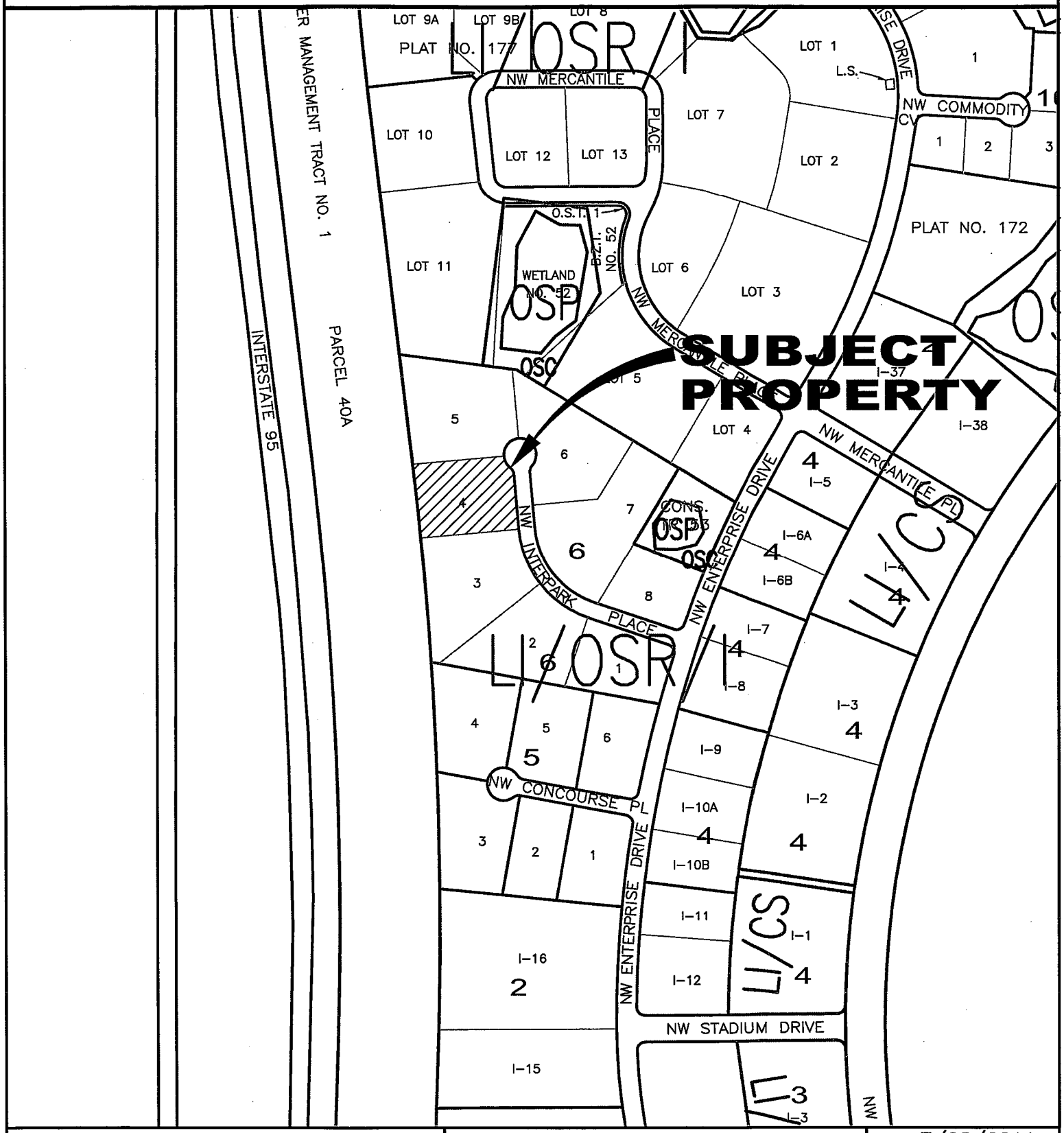
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE
LOT 4 BLOCK 6
ST LUCIE WEST PLAT 14
AERIAL JAN 2009

DATE: 7/28/2011
APPLICATION NUMBER: P11-089
CADD FILE NAME: P11-089A
SCALE:1"=200'

FUTURE LAND USE



CITY of PORT ST. LUCIE FLORIDA

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

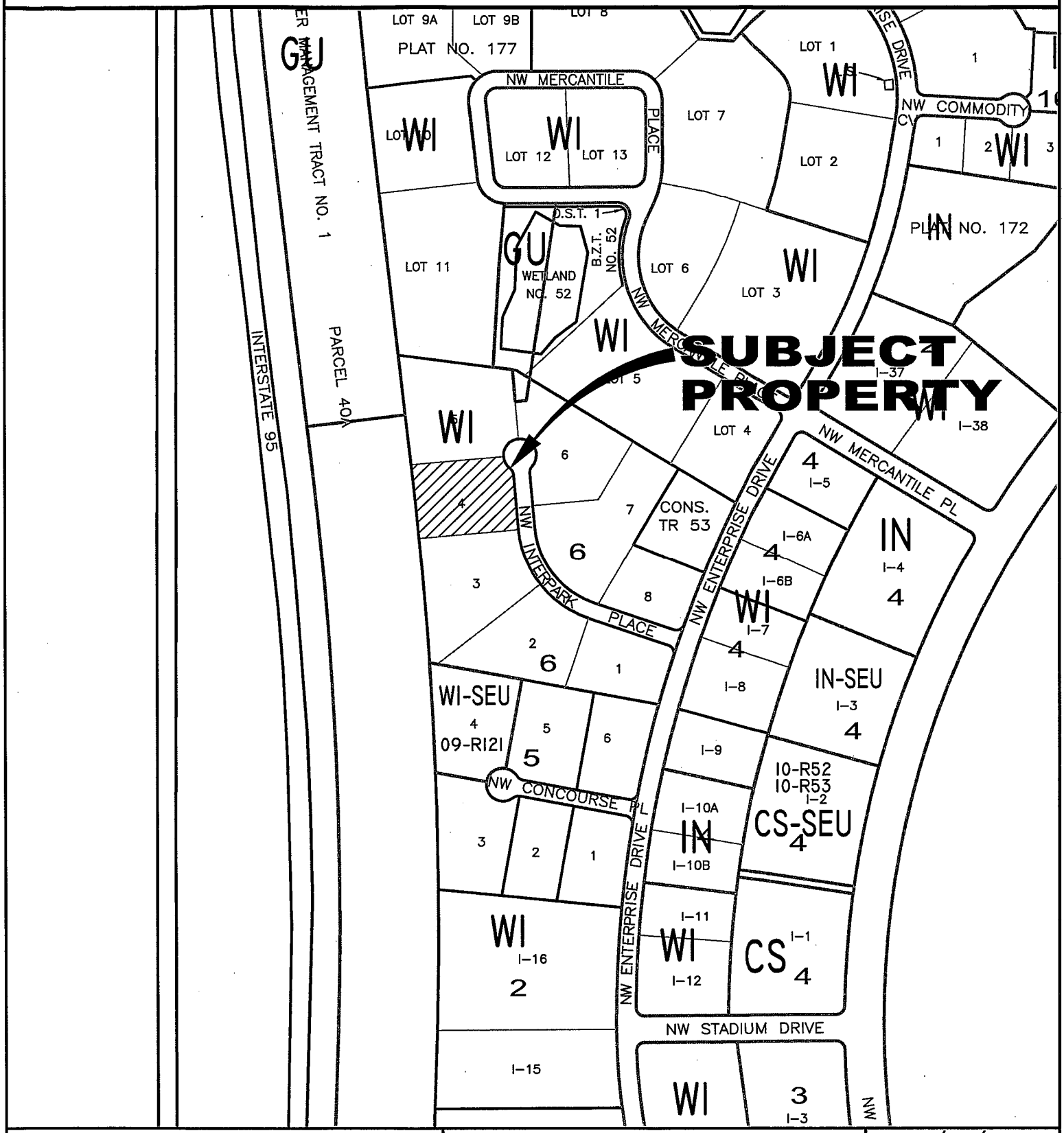
Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE
LOT 4 BLOCK 6
ST LUCIE WEST PLAT 14

DATE: 7/28/2011
APPLICATION NUMBER: P11-089
CADD FILE NAME: P11-089M
SCALE: 1"=400'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ2011.DWG

SPECIAL EXCEPTION USE
LOT 4 BLOCK 6
ST LUCIE WEST PLAT 14

DATE: 7/28/2011
APPLICATION NUMBER: P11-089
CADD FILE NAME: P11-089M
SCALE: 1"=400'

APPL. ATION FOR SPECIAL EXCE. ION USE

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

FOR OFFICE USE ONLY

Planning Dept. P11-089
Fee (Nonrefundable)$ 2115.08
Receipt # 11184 + 11185

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 advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), lease agreement (where applicable) and a statement addressing each of the attached criteria.**

PROPERTY OWNER:

Name: Rocco Romanelli (TR)

Address: 1818 7th Ave. N Unit # 3, Lake Worth, Fl. 33461

Telephone No.: 561-312-8120 Fax No.: 561-533-1607

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

Name: Joseph T. Friscia, P.E.

Address: 459 NW Prima Vista Blvd., Port St. Lucie, FL 34983

Telephone No.: 772-340-4990 Fax No.: 772-340-7996

RECEIVED
JUL 20 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

SUBJECT PROPERTY:

Legal Description: Lot 4, Block 6, SLW Plat No. 14, PB 27, Pgs 17, 17A-17F

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

Address: 561 NW Interpark Place Bays: 6

Development Name: Romanelli Warehouse (Attach Sketch and/or Survey)

Gross Leasable Area (sq. ft.): 21,000 sq. ft. Assembly Area (sq. ft.): N/A

Current Zoning Classification: WI SEU Requested: Sports Instruction School

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

The purpose of this request for the proposed special exception use is to allow a volleyball instruction school in an existing warehouse. The school will occupy 50% of the 21,000 sq. ft. building. The school will operate during evenings and weekends and will not be concurrent with the other uses in the building. It will not pose a negative impact on surrounding uses. WI zoning regulation specifically requires a Special Exception Use for this use in the WI zoning district.

Signature of Applicant

Joseph. T. Friscia, P.E.
Hand Print Name
Agent for: Rocco Romanelli

7/19/11
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.

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.

(1) 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 driveway exist on Interpark Place. Pedestrian access is provided from the building to the parking area. The building is fully sprinklered and is accessible to fire fighting equipment from all sides.

(2) 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.

We propose to provide adequate parking. The volleyball school will operate during evenings and weekends and will not operate concurrently with the warehouse uses in the remainder of the building. Parking calculations are provided on the attached exhibit. The volleyball school will be indoors and will not create undue noise, glare, odor or other detrimental effects upon adjoining properties. Outdoor lighting meets Code requirements regarding shielding and pole height.

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

Utilities are in place for this existing building.

(4) 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 an industrial area. The school will be indoors. No buffer is needed.

(5) 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.

This is an existing building in an industrial area. The school will be indoors. Signs and lighting are in place.

(6) 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 to the existing open spaces for the adjacent developments.

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

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

(8) 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 will all city guidelines and will not impair the health, safety or welfare of the City's citizens. The volleyball school will offer needed recreation in the City.

(9) 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 caused by this indoor use.

(10) 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 school will be compatible with the existing or permitted uses of adjacent property.

Signature of Applicant	Joseph T. Friscia, P.E. Hand Print Name Agent for: Rocco Romanelli	7/19/11 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.

FRISCIA ENGINEERING
459 N.W. Prima Vista Blvd. • Port St. Lucie, FL 34983 • (772) 340-4990 • Fax (772) 340-7996
Email: frisciaeng@comcast.net

July 20, 2011

Daniel Holbrook
City of Port St. Lucie Planning Director
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Re: Romanelli Warehouse
Lot 4, Block 6, SLW Plat No. 14
Special Exception Use Application for Sports Instruction School

Dear Mr. Holbrook:

We are requesting a Special Exception Use to allow a volleyball school in the Warehouse Industrial zoning district. The following items are attached:

1. Special Exception Use Application and Criteria
2. Application fee ($2,115.00)
3. Sufficiency Checklist
4. Authorization Letter
5. Warranty Deed (2)
6. Site Plan Exhibit

If you have any questions, please call.

Sincerely,

Joseph T. Friscia, P.E.

cc: File 11-1254.doc (w/att)
T. Rouch (w/att application – via email)
R. Romanelli (w/att application – via email)

RECEIVED
JUL 20 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

RECEIVED
JUL 02 2011
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

ROCCO ROMANELLI
1818 7th Avenue North, Unit #3
Lake Worth, FL 33461

Letter of Authorization

To Whom It May Concern:

This letter authorizes Friscia Engineering, to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described below:

LOT 4, BLOCK 6, ST. LUCIE WEST PLAT NO. 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 17, 17A-7F, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

If you have any questions, please call me at (561) 312-8120.

Sincerely,

Rocco Romanelli

Date: 7/19/11

State of: Florida
County of: Palm Beach

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 19th day of July, 2011. By: Rocco Romanelli is (✓) personally known to me, or ( ) has produced _____ as identification.

NOTARY PUBLIC

Patricia Casanova

Name Printed: PATRICIA CASANOVA
State of FL at-large
My Commission expires: March 28, 2014

cc: file 11-1274aut.doc

NOTARY PUBLIC STATE OF FLORIDA
Patricia Casanova
Commission # DD956426
Expires: MAR. 28, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3324234 OR BOOK 3071 PAGE 885, Recorded 03/23/2009 at 10:35 AM
Doc Tax: $0.70

Prepared By and Return to:
Steven L. Daniels, Esq.
ARNSTEIN & LEHR LLP
515 NORTH FLAGLER DRIVE, 6th FLOOR
WEST PALM BEACH, FL 33401

COPY

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 19 day of January, 2009, between **Rocco Romanelli and Maria Romanelli**, Husband and Wife, **Grantors**, and **Rocco Romanelli Trustee of the Rocco Romanelli Revocable Trust Agreement dated November 27, 1991**, under Florida Statutes §689.071 with full power and authority to protect, conserve, and to sell or to lease or to encumber or otherwise to manage and dispose of the real property described herein, whose address is 101 Playa Rienta Way, Palm Beach Gardens, Florida 33418, Grantee.

WITNESSETH, that the Grantors, for and in consideration of the sum of TEN & NO/100 DOLLARS and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

Lot 4, Block 6, ST. LUCIE WEST PLAT NO. 14 COMMERCE PARK – PHASE TWO, according to the plat thereof, recorded in Plat Book 27, Pages 17, 17A through 17E, inclusive, of the Public Records of St. Lucie County, Florida.

Property Control Number: 3323-640-0010-000-0

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:
Witnesses as to Both:

Witness #1 Signature
JOSEPH BALSAMO
Witness #1 Printed Name

Witness #2 Signature
MARC ROMANELLI
Witness #2 Printed Name

Rocco Romanelli

Maria Romanelli

COPY

Notary Page of Quit Claim Deed (Romanelli to Romanelli Trust)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14th day of January, 2009, by Rocco Romanelli and Maria Romanelli, who are {____} personally known to me or who have produced _____ as identification.

(SEAL)
My Commission Expires:

Patricia Casanova
Notary Signature

PATRICIA CASANOVA
Printed Notary Signature

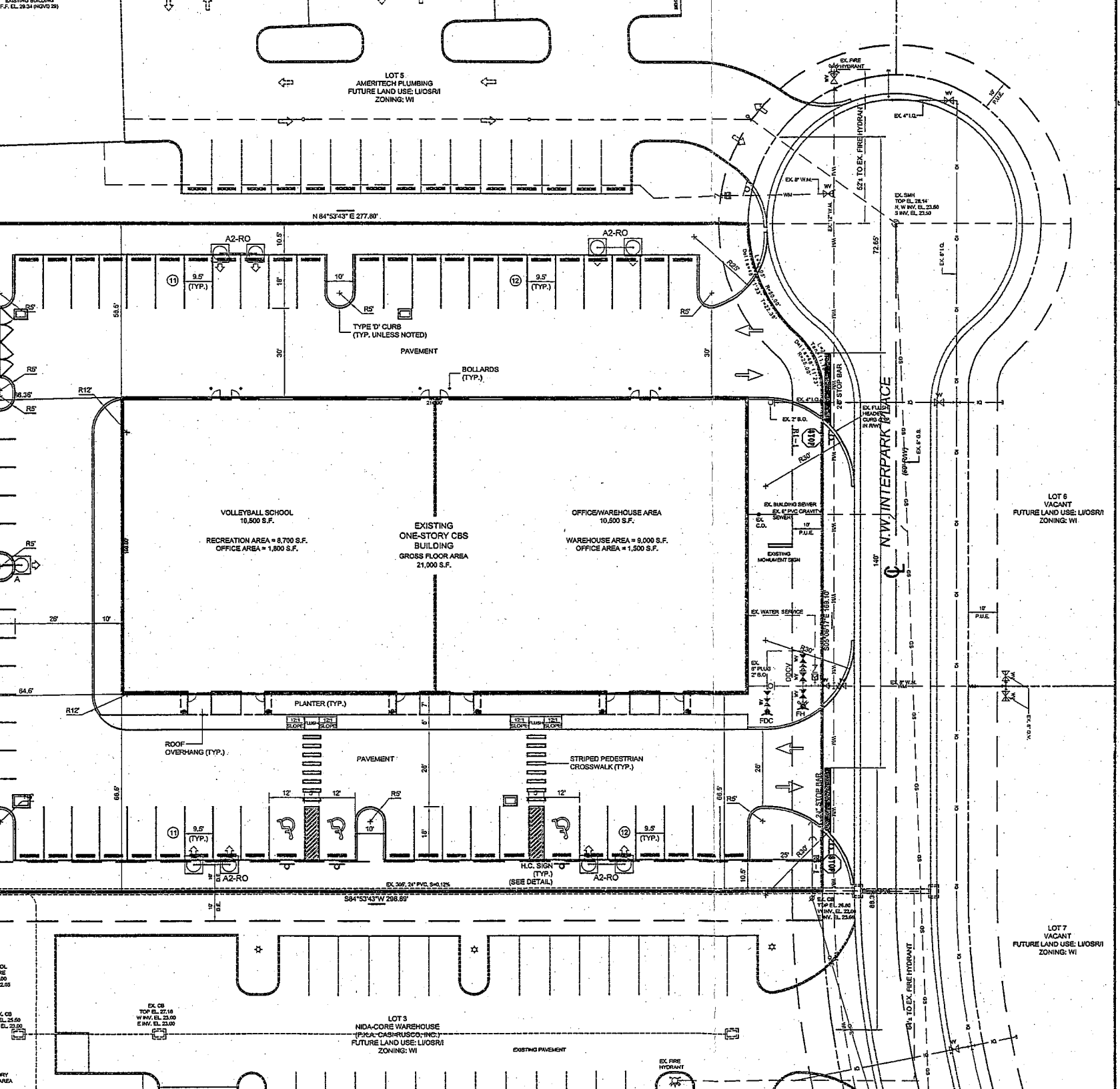
NOTARY PUBLIC
Patricia L. Casanova
Commission # DD53140
Expires: MAR. 28, 2010
Bonded Thru Notary Public Underwriters

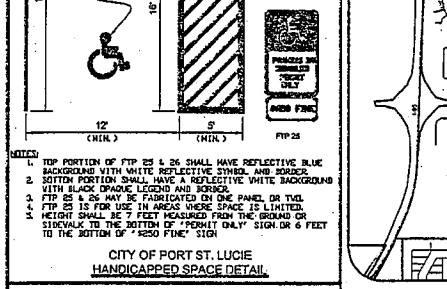
COPY

8272936_1.DOC

COPY

COPY





LEGAL DESCRIPTION

BEING ALL OF LOT 4, BLOCK 6, ACCORDING TO ST. LUCIE WEST PI
RECORDED IN PLAT BOOK 27, PAGES 17, 17A THROUGH 17F, PUBLIC

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST

CONTAINING 66,822 S.F., 1.534 ACRES

PARCEL ID #: 3323-640-0010-000-0

PROJECT NAME: ROMANELLI WAREHOUSE

OWNER/DEVELOPER: ROCCO ROMANELLI
1818 7th AVE. NORTH, UNIT #3
LAKE WORTH, FL. 33461
(561) 312 - 8120

SITE DATA

FUTURE LAND USE: LI/OSR/I
ZONING: WI

GROSS SITE AREA 66,822 S.F. (1.534 AC) = 10

IMPERVIOUS AREA 52,342 S.F. (1.202 AC) = 7
EXISTING BUILDING 21,000 S.F. (0.482 AC) = 31.43%
EXISTING PAVEMENT 31,342 S.F. (0.720 AC) = 46.90%

PERVIOUS AREA (OPEN SPACE): 14,480 S.F. (0.332 AC) = 2

BUILDING DATA:

OFFICE/WAREHOUSE AREA = 10,500 S.F.
VOLLEYBALL SCHOOL AREA = 10,500 S.F.

BUILDING HEIGHT:
ONE STORY (HEIGHT OF 24 FT.)

PROVIDER OF UTILITIES:
WATER: ST. LUCIE WEST SERVICE DISTRICT
WASTEWATER: ST. LUCIE WEST SERVICE DISTRICT
REFUSE SERVICE: DUMPSTER PICKUP

PARKING CALCULATIONS

GROSS FLOOR AREA 21,000 S.F.

VOLLEYBALL SCHOOL AREA 10,500 S.F.
RECREATION AREA 8,700 S.F.
OFFICE AREA 1,800 S.F.

OFFICE/WAREHOUSE AREA 10,500 S.F.
WAREHOUSE AREA 9,000 S.F.
OFFICE AREA 1,500 S.F.

PARKING REQUIRED

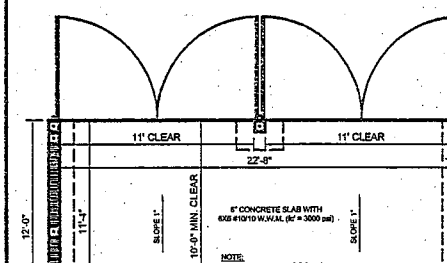
OFFICE AREA 3,300 S.F.
PARKING REQUIRED 1 SPACE PER 200 S.F.
3,300 S.F. / 200 = 17 SPACES

WAREHOUSE AREA 9,000 S.F.
PARKING REQUIRED 1 SPACE PER 500 S.F.
9,000 S.F. / 500 = 18 SPACES

RECREATION AREA 8,700 S.F.
PARKING REQUIRED 1 SPACE PER 600 S.F.
8,700 S.F. / 600 = 15 SPACES

PARKING REQUIRED = 50 SPACES (2 HC)
PARKING PROVIDED = 59 SPACES (3 HC)

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF EXFILTRATION PRE-TREATMENT
WATER QUALITY AND QUANTITY TREATMENT IS PROVIDED BY THE MAS
SFWMD PERMIT).

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED
ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFI