

6-A)

**DEPARTMENTAL CORRESPONDENCE**

TO: James R. O'Connor  
City Manager

FROM: Timothy J. McGarry, AICP  
Director of Planning and Development 

DATE: November 20, 2015

SUBJECT: **First Reading of Ordinances Requested by 1745 SR 60, LLC  
to Amend the Future Land Use Map and Zoning Map  
Designations for Property Totaling Approximately 0.34 of an  
Acre Located at 1745 SR 60**

The staff requests that the attached draft Ordinances be placed on the City Council's December 1, 2015, agenda for First Reading. Each Ordinance will require separate action by the City Council, but may be heard in a single quasi-judicial hearing. A copy of the staff report to the Planning and Zoning Board and application for the requested changes in designation are attached.

At a quasi-judicial public hearing on November 19, 2015, the Planning and Zoning Board unanimously approved both Ordinances for favorable action by the City Council. A copy of the minutes of the Planning and Zoning Board's hearing will be sent under separate cover.

TJM/tf  
Attachments

ORDINANCE NO. 2016 – \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, REQUESTED BY 1745 SR 60 LLC, TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL (15 TO 18 UNITS PER ACRE) TO MIXED USE (17 TO 18 UNITS PER ACRE) FOR PROPERTY LOCATED AT 1745 20<sup>th</sup> STREET, IN THE ORIGINAL TOWN OF VERO, NOW CITY OF VERO BEACH, TOTALING 0.34 OF AN ACRE, MORE OR LESS, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, 1745 SR60 LLC, submitted a request for a small scale amendment to the City of Vero Beach Comprehensive Plan Future Land Use Map pursuant to Chapter 65, Article III, of the City's Land Development Regulations, requesting changes in the Future Land Use Map from C, Commercial to MX, Mixed Use, for property comprising 0.34 of an acre, more or less, located at 1745 20<sup>th</sup> Street; and

**WHEREAS**, the City Council adopted the Vero Beach Comprehensive Plan on July 21, 1992; and

**WHEREAS**, the property described herein meet the criteria for small scale comprehensive plan amendments, pursuant to Section 163.3187(1)(c) of the Florida Statutes; and

**WHEREAS**, pursuant to Section 163.3174(4)(a) of the Florida Statutes, the Planning and Zoning Board, acting as the Local Planning Agency, held an advertised Local Planning Agency Public Hearing on the small scale comprehensive plan amendment on November 19, 2015, and made a recommendation regarding the amendment to the Vero Beach City Council; and

**WHEREAS**, the Vero Beach City Council finds the proposed amendment to the Future Land Use Map to be consistent with the goals, objectives, and policies of the Comprehensive Plan and other standards and criteria for review and approval of amendments to the Future Land Use Map pursuant to Section 65.22(i)(1) and (4) of the Vero Beach Code of Ordinances,

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VERO BEACH, FLORIDA, THAT:**

**Section 1. Adoption of “WHEREAS” Clauses.**

The foregoing “WHEREAS” clauses are hereby adopted and incorporated herein.

**Section 2. Adoption of Small Scale Comprehensive Plan Amendment.**

The small scale amendment to the Future Land Use Map of the Vero Beach Comprehensive Plan is hereby adopted for the property located at 1745 20<sup>th</sup> Street, in Original Town of Vero, now City of Vero Beach, comprising 0.34 acre of an acre, more or less, as graphically depicted on attached “Exhibit A.”

[See Exhibit “A”]

**Map of Location and Future Land Use of Subject Property**

**Section 3. Transmittal of Copies of Amendment.**

One copy each of this Ordinance is to be transmitted to the State of Florida Department of Economic Opportunity, the Treasure Coast Regional Planning Council, Indian River County, and others.

**Section 4. Effective Date**

The effective date of this ordinance is on the 31<sup>st</sup> day after adoption, as provided by Section 163.3187, Florida Statutes.

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This Ordinance was read for the first time on the \_\_\_\_ day of \_\_\_\_\_, 2015, and was advertised on the \_\_\_\_ day of \_\_\_\_\_, 2015, as being scheduled for a public hearing to be held on the \_\_\_\_ day of \_\_\_\_\_, 2016, at the conclusion of which hearing it was moved for adoption by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and adopted by the following vote:

Mayor Jay Kramer	_____
Vice-Mayor Randolph B. Old	_____
Councilmember Pilar E. Turner	_____
Councilmember Richard G. Winger	_____
Councilmember Harry Howle III	_____

**ATTEST:**

**CITY OF VERO BEACH,  
FLORIDA**

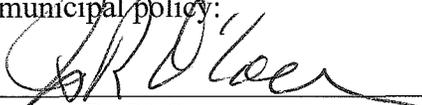
\_\_\_\_\_  
Tammy K. Vock  
City Clerk

\_\_\_\_\_  
Jay Kramer  
Mayor

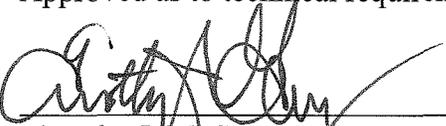
Approved as to form and legal sufficiency:

  
\_\_\_\_\_  
Wayne R. Coment  
City Attorney

Approved as conforming to  
municipal policy:

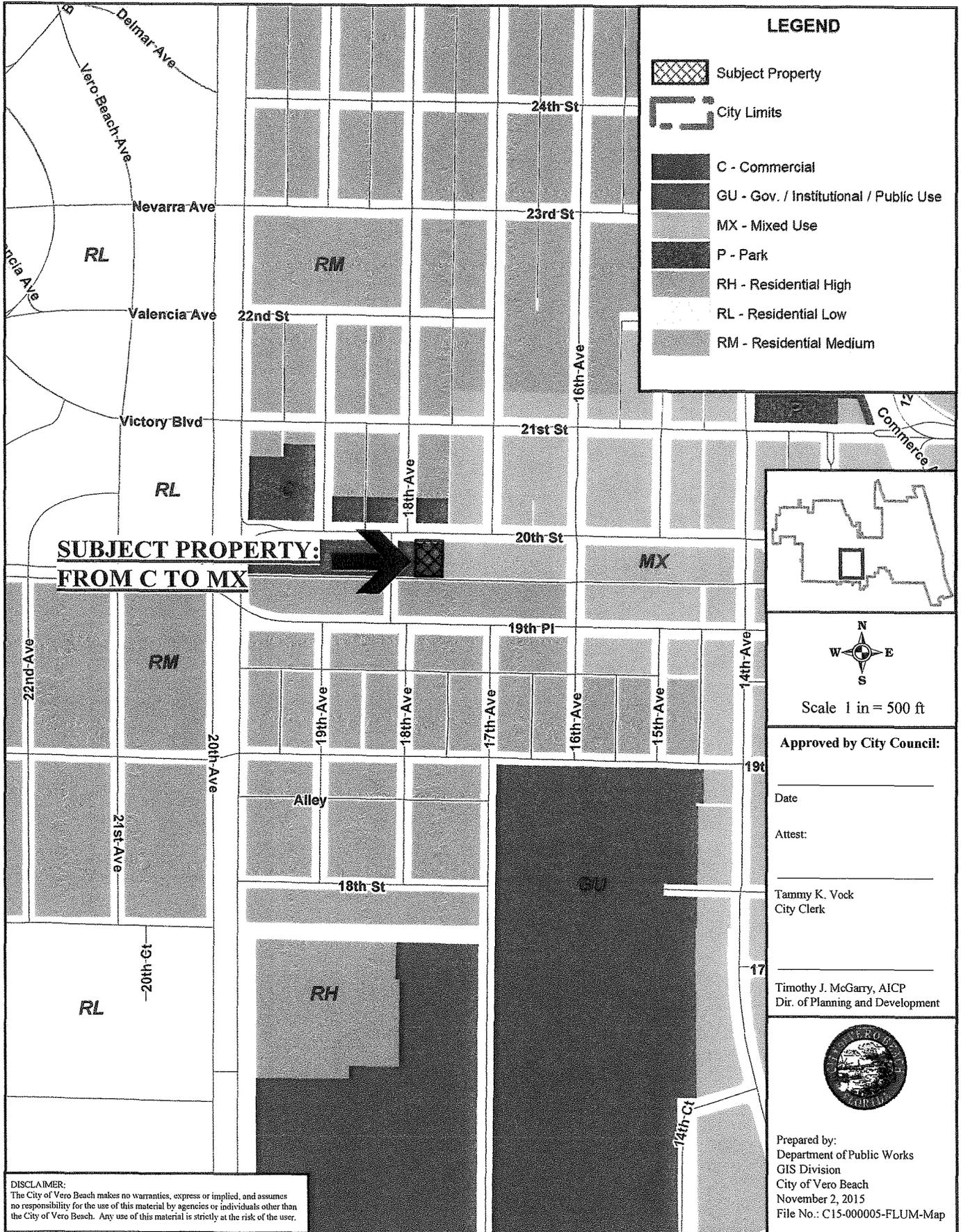
  
\_\_\_\_\_  
James R. O'Connor  
City Manager

Approved as to technical requirements:

  
\_\_\_\_\_  
Timothy J. McGarry, AICP  
Planning and Development Director

# Location and Future Land Use Map

Exhibit "A"



**DISCLAIMER:**  
The City of Vero Beach makes no warranties, express or implied, and assumes no responsibility for the use of this material by agencies or individuals other than the City of Vero Beach. Any use of this material is strictly at the risk of the user.

Prepared by:  
Department of Public Works  
GIS Division  
City of Vero Beach  
November 2, 2015  
File No.: C15-000005-FLUM-Map