6-B)

ORDINANCE NO. 2016 – _____

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, REQUESTED BY 1745 SR 60 LLC, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF C-1B, GENERAL COMMERCIAL TRADES AND SERVICES DISTRICT, TO DTW, DOWNTOWN DISTRICT, FOR PROPERTY LOCATED AT 1745 20th STREET, IN ORIGNIAL TOWN OF VERO, NOW CITY OF VERO BEACH CORPORATION, TOTALING 0.34 OF AN ACRE, MORE OR LESS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owner 1745 SR60, LLC submitted an application for an amendment to the City of Vero Beach Official Zoning Map pursuant to Chapter 65, Article III, of the City's Land Development Regulations, requesting a change in the Official Zoning Map designation from C-1B, General Commercial Trades and Services, to DTW, Downtown District for property comprising 0.34 of an acre, more or less, located at 1745 20th Street; and

WHEREAS, the Planning and Zoning Board held an advertised public hearing on the zoning map amendment on November 19, 2015, and made a recommendation to the Vero Beach City Council; and

WHEREAS, the Vero Beach City Council finds the proposed amendment is in the public interest and consistent with the Future Land Use Map, goals, objectives, and policies of the Comprehensive Plan, and the other standards and criteria for review and approval of amendments to the Official Zoning Map pursuant to Section 65.22(i)(1) and (5) 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 Amendment to the Official Zoning Map.

The amendment to the Official Zoning Map of the City of Vero Beach is hereby adopted for the property located at 1745 20th Street, comprising 0.34 of an acre, more or less, as graphically depicted in the Exhibit "A" attached and incorporated herein.

[SEE EXHIBIT "A"]

Location and Zoning Map of Subject Property

Section 3. Effective Date

This Ordinance shall become effective upon the effective date of the small scale amendment to the Future Land Use Map, Ordinance No. 2016-_____.

****

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:

Tammy K. Vock
City Clerk

CITY OF VERO BEACH, FLORIDA

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
Director, Planning & Development

Plus Exhibit(s) incorporated by reference

Location and Zoning Map

Exhibit "A"

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Larry Lauffer and Planning and Zoning Board Members

THRU: Timothy J. McGarry, AICP
Planning and Development Director

FROM: Cheri B. Fitzgerald, AICP
Project Manager

DATE: November 9, 2015

SUBJECT: **Public Hearing Request by 1745 SR 60, LLC to Amend the Future Land Use Map from Commercial to Mixed Use and the Zoning Map from C-1B, General Commercial Trades and Services to DTW, Downtown for Property Totaling Approximately 0.34 of an Acre Located at 1745 20th Street (Applications #C15-000005-FLUM-MAP and #Z15-000011-MAP)**

Request

The property owner, 1745 20th Street LLC, is requesting a combination small scale comprehensive plan map amendment and zoning map amendment to change the land use designations of property comprising approximately 0.34 of an acre generally located on the south side of 20th Street/SR 60 and east of 18th Avenue. The address of the subject property is 1745 20th Street.

Each ordinance will require a separate action by the Planning and Zoning Board, but may be heard in a single hearing. This hearing is to be quasi-judicial.

The following are attachments to this report:

- Attachment A-Draft Ordinance Amending Future Land Use Map
- Attachment B-Draft Ordinance Amending Zoning Map
- Attachment C-Application Package

Description of Parcel and Requested Designations

Parcel ID:	33390200001049000028.0
Property Owner:	1745 SR 60 LLC
Existing FLUM Designation:	C, Commercial (up to15-18 units/acre)
Requested FLUM Designation:	MX, Mixed Use (up to 17-18 units/acre)
Existing Zoning Designation:	C-1B, General Commercial Trades & Services(0 units/acre)
Requested Zoning Designation:	DTW, Downtown (up to 17 units/acre)

Existing Site Conditions and Infrastructure

Existing Site Conditions. The subject site is currently vacant.

Neighborhood Land Use and Zoning Patterns. Directly abutting the subject property to the east are offices which have a future land use designation of Mixed Use (MX) and a zoning designation of DTW, Downtown. Across 20th Street/SR60 to the north is a church that is designated C, Commercial on the Future Land Use Map (FLUM) and C-1B, General Commercial Trades and Services District on the Zoning Map.

Directly abutting the subject property to the west is commercial/retail use that is designated C, Commercial on the Future Land Use Map and C-1B, General Commercial Trades and Services District on the Zoning Map. Across the alley to the south of the subject property is vacant property that has a future land use designation of RM, Residential Medium and a zoning designation of POI, Professional Office Institutional.

Utilities. The subject property is located within the City's electric, water and sewer service areas. Capacity is available in all these systems to support development of the subject property.

Transportation Facilities. The subject property has road frontage along SR 60/20th Street along the north property line. The south property line abuts an alleyway.

The subject property abuts SR 60/20th Street. SR 60/20th Street is a multi-lane state owned roadway that is classified as a Principal Arterial. In 2014 the average daily traffic volume of the roadway segment was 19,587.

Comparison of Existing Versus Requested Land Use Designations

Future Land Use Designations. The existing C, Commercial future land use designation "is applied to those areas that are suitable for urban scale development and intensities. Those areas are limited to lands that are located near existing urban centers, near the center of several neighborhoods, areas in transition from residential uses to offices, at high access points such as the intersection of arterial streets, located adjacent to arterial or collector streets. This land use category shall allow a mixture of highway-oriented commercial uses, such as retail trade, professional offices, business and personal services, residential, cultural and civic uses, public facilities, park and recreation uses, schools, institutional, utilities, tourist-oriented facilities, marinas, and aviation-oriented uses." (COVB Land Use Element, Policy 1.10). It allows residential development up to 15 units per acre and up to 18 units per acre for efficiency units. It also allows up to 30 hotel-motel units per acre.

The proposed MX, Mixed Use future land use designation "shall be applied to those areas that are suitable for urban scale development and intensities. Those areas shall be limited to lands near arterial or collector streets with adequate public facilities, access to multi-modal transportation alternatives, existing mixed use central locations, including the central core of the city and the downtown area. This land use category shall allow a mixture of residential and commercial uses, which may be located in the same building. Additional allowed uses include park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses, and tourist-oriented facilities." (COVB Land Use Element, Policy 1.9). It allows residential development up to 17 units per acre and up to 18 units per acre for efficiency units. It also allows up to 30 hotel-motel units per acre.

Zoning Designations. The existing zoning of the subject property is C-1B, General Commercial Trades and Services District. This zoning district allows administrative services, business and professional offices, day care services, cultural and civic activities, financial institutions, fire stations, funeral homes, general retail sales and services, medical services, nonprofit clubs, parking lots and garages, places of worship, plant nurseries, public and private utilities, recreation and park areas, restaurants, restricted sales and services, self-service storage facilities, trade service and repair, veterinary services, and wholesale trades and services uses. Residential development is not permitted in this zoning district (0 units/acre).

The proposed zoning designation of DTW, Downtown allows the following uses: administrative services, clubs, commercial amusements, cultural/civic activities, day care services, duplexes, educational institutions, efficiency apartments, financial institutions, fire stations, funeral homes, general and restricted retail, guesthouse/transient quarters, hotels and motels, medical services, multiple-family residential, park and recreation areas, parking lots and garages, personal service, places of worship, plant nurseries, professional offices, radio/tv stations, restaurants, single-family residential, and trade service and repair uses. The maximum residential density allowed is 17 units per acre.

Summary Comparisons. Both the existing C and proposed MX future land use designations are applied to areas that are suitable for urban scale development and intensities and are similar in description. The proposed MX designation is applied to areas near the central core of the city and the downtown that have access to multi-modal transportation alternatives and allows a mixture of residential and commercial uses.

The existing and proposed zoning designations have similar allowable commercial uses. The main difference is the proposed DTW zoning designation allows questhouse/transient quarters, hotels and motels, a variety of residential uses, and mixed uses. The maximum residential density is 17 units per acre.

In addition, the differences in the development guidelines of the two zoning districts are: maximum floor area ratios (0.50) C-1B and the (2.00) DTW, open space (25%) C-1B and (10%) DTW, and parking requirements (DTW district provides for parking exemptions). The DTW district by design is meant to provide more flexible development guidelines.

Review and Analysis

The staff reviewed the requested Future Land Use Map and Zoning Map amendments based on the standards for considering such amendments pursuant to the provisions of Chapter 65, Article III, of the City's Land Development Regulations. Section 65.22(i) sets the standards for review and approval of amendments.

As the proposed request involves coordinated amendments to both the Future Land Use Map and Zoning Map designations for the subject property, the primary emphasis of the staff's review and analysis is on the rezoning request, since the rezoning requires a quasi-judicial proceeding while FLUM amendments are subject to a legislative proceeding.

Justification for Amendments. Pursuant to Section 65.22(i)(1), the staff finds that the requested amendments are warranted and justified to provide for the continuation of the central core and downtown district and its corresponding development pattern as outlined in the submitted applications.

Consistency of Requested Future Land Use Change with Comprehensive Plan. Pursuant to Section 65.22(i)(4), the staff finds that the requested amendment to the Future Land Use Map is consistent with the goals, objectives, and policies of the Comprehensive Plan and Chapter 163, F.S. as discussed below:

- Land Use Element Policy 1.9: *The Mixed Use (MX) land use designation shall be applied to those areas that are suitable for urban scale development and intensities. Those areas shall be limited to lands near arterial or collector streets with adequate public facilities, access to multi-modal transportation alternatives existing mixed use central locations, including the central core of the city and the downtown area. This land use category shall allow a mixture of residential and commercial uses, which may be located in the same building. Additional allowed*

uses include park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses, and tourist-oriented facilities.

The subject property is located adjacent to existing MX, Mixed Use future land use designated property to the east and across SR60/20th Street to the northeast. It is located adjacent to a principal arterial roadway and the existing central core of the city and the downtown area and has access to nearby transit facilities.

Finding: The staff finds that the requested amendment to the Future Land Use Map is consistent with Policy 1.9 of the Land Use Element of the Comprehensive Plan.

Consistency of the Requested Rezoning with the Comprehensive Plan and Land Development Regulations. Pursuant to Section 65.22(i)(5) a through g., the staff finds that the requested amendment to the Zoning Map is consistent with the goals, objectives, and policies of the Comprehensive Plan and Land Development Regulations and zoning district standards and criteria as discussed below:

- Land Use Element Policy 1.15: *The City shall rezone land consistent with Table 1.1, Relationship between Land Use Designation and Zoning Districts. The City recognizes that not every zoning district allowed within a land use designation is appropriate for every site within that designation. Therefore, the City may deny a rezoning request, even if the requested zoning district is consistent with a site's land use designation, if the request does not meet zoning map amendment standards of the land development regulations or other legitimate public purpose.*

  The requested DTW, Downtown zoning district is listed as one of the appropriate zoning districts under the proposed MX, Mixed Use future land use designation.

  Finding: The staff finds the requested consistent with the Policy 1.15 and Table 1.11.

- Zoning District Standards and Criteria: *The amendment shall be consistent with the Land Development Regulations and zoning standards and criteria. Section 62.300 states that the purpose of the Downtown District is to establish a set of flexible development standards.... Development standards in this district are designed to augment the traditional mixed use character of downtown by allowing residential to mix with commercial uses and reduce urban sprawl, and encouraging infill development.*

  The requested amendment expands the existing DTW zoning district to the east and northeast of the subject property. Such expansion is a consistent progression in the development of the mixed use and infill development pattern in the central core of the city.

Finding: The staff finds the requested amendment is consistent with zoning district standards and criteria.

- Compatibility with Zoning Map Designations within the Immediate Vicinity of the Subject Property: *The amendment shall be compatible with Zoning Map designations within the immediate vicinity of the proposed change.*

  Directly abutting the subject property to the east and across SR60/20th Street to the northeast the existing uses and zoning already include commercial uses and are zoned the same as the proposed DTW, Downtown zoning district.

  The properties to the north and west are zoned C-1B, Commercial and include commercial/retail and a place of worship. This zoning district is a commercial district that is considered compatible with and a transition or buffer to the more intense downtown zoning district.

  The property to the south of the subject property is zoned POI, Professional Office & Institutional and is currently vacant. The POI zoning district is considered compatible with and a transition or buffer to the more intense commercial zoning districts and is prevalent in this area and south and adjacent to the SR 60/20th Street corridor.

  Finding: Based on the above analysis the staff finds the requested DTW, Downtown zoning district classification is compatible with the existing DTW, C-1B and POI zoning districts in the immediate vicinity.

- Changed Conditions: *Changed conditions to the property, neighborhood, or the area in the vicinity in which the property is located that warrant an amendment.*

  As stated in the submitted applications, changes to the subject property and/or area in the vicinity are not demonstrably obvious from a physical standpoint. However, in order to provide for the continuation of the central core and downtown district and its corresponding development pattern the proposed amendment is warranted.

  As noted above, DTW zoning and uses exist within the neighborhood and in the area and in particular including the properties that have roadway frontage along SR 60/20th Street. Changes to the neighborhood and surrounding area have occurred and the proposed rezoning is continuing that change.

  Finding: The staff finds that the request to change the zoning district designation to DTW is warranted due to the already existing zoning, uses and development pattern in the area.

- Maintenance of the Level of Service: *The amendment is consistent with the concurrency requirements of the Comprehensive Plan and Land Development Regulations.* Under either the existing FLUM and zoning designations or the requested designations, the existing sanitary sewer, potable water, solid waste, stormwater, recreation, and school systems have sufficient capacity to handle any anticipated development and meet Level of Service standards.

  Sufficient capacity exists in the road system to accommodate development under both the existing and requested zoning designations without any degradation in LOS. However, as required for evaluating a rezoning application, review of potential changes in the level of trips generated by the requested DTW zoning to determine potential impacts on surrounding properties was completed.

  The traffic analysis prepared by the applicant concludes based on the hypothetical assumptions used that: "the development of the property as a viable Mixed Use projects is not anticipated to have a significant impact to the adjacent roadway networks."

  "The PM peak hour of traffic will decrease from that anticipated to be generated from a more conventional commercial strip project (est. 55 peak hour trips) associated with the current C-1B zoning district, and the traffic that may be added to any roadway link from a Mixed Use project (est. 32 peak hour trips) associated with the new "Downtown" zoning district falls below measureable thresholds established by the County and is considered deminimus (less than 15 PM peak hour trips in each direction)."

  "Further, while diminimus and a formal evaluation is not required, a review of the October 2015 Indian River County Links Maintenance Report indicates that the links within the vicinity of this project have available capacity: 2350 (east bound) and 2276 (west bound)."

  Finding: Staff concurs with the applicant' analysis that the potential impacts of the proposed rezoning will not have an adverse impact on LOS standards for public services and infrastructure.

- Consistency and Harmony: *The requested amendment is consistent with the public interest and is in harmony with the purpose and intent of the land development regulations.*

  As stated above the purpose of the DTW zoning district is to establish a set of flexible development standards which are designed to augment the traditional mixed use character of downtown by allowing residential to mix with commercial uses and reduce urban sprawl, and encouraging infill development. The requested

zoning change would facilitate the provision of such uses; and, therefore, it is considered in harmony with the intent and purpose of the DTW zoning district.

Finding: The staff finds that the requested change in zoning designation is consistent with the public interest and in harmony with the intent of the Land Development Regulations and noted in the analysis provided herein.

Recommendation

Based on the analysis and findings above, the staff recommends that the Planning and Zoning Board approve submittal of the following ordinances to the City Council for favorable consideration:

- Draft Ordinance amending the Future Land Use Map of the Comprehensive Plan for the subject property from C to MX.
- Draft Ordinance amending the Official Zoning Map for the subject property from C-1B to DTW.

/cbf
Attachments

ORDINANCE NO. 2015 – _____

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 20th STREET, IN THE ORIGINAL TOWN OF VERO, NOW CITY OF VERO BEACH, TOTALLING 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 20th 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 herby adopted for the property located at 1745 20th 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 31st day after adoption, as provided by Section 163.3187, Florida Statutes.

****

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

ATTEST:

_____
Tammy K. Vock
City Clerk

CITY OF VERO BEACH, FLORIDA

_____
Richard G. Winger
Mayor

Plus Exhibit(s) incorporated by reference

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:

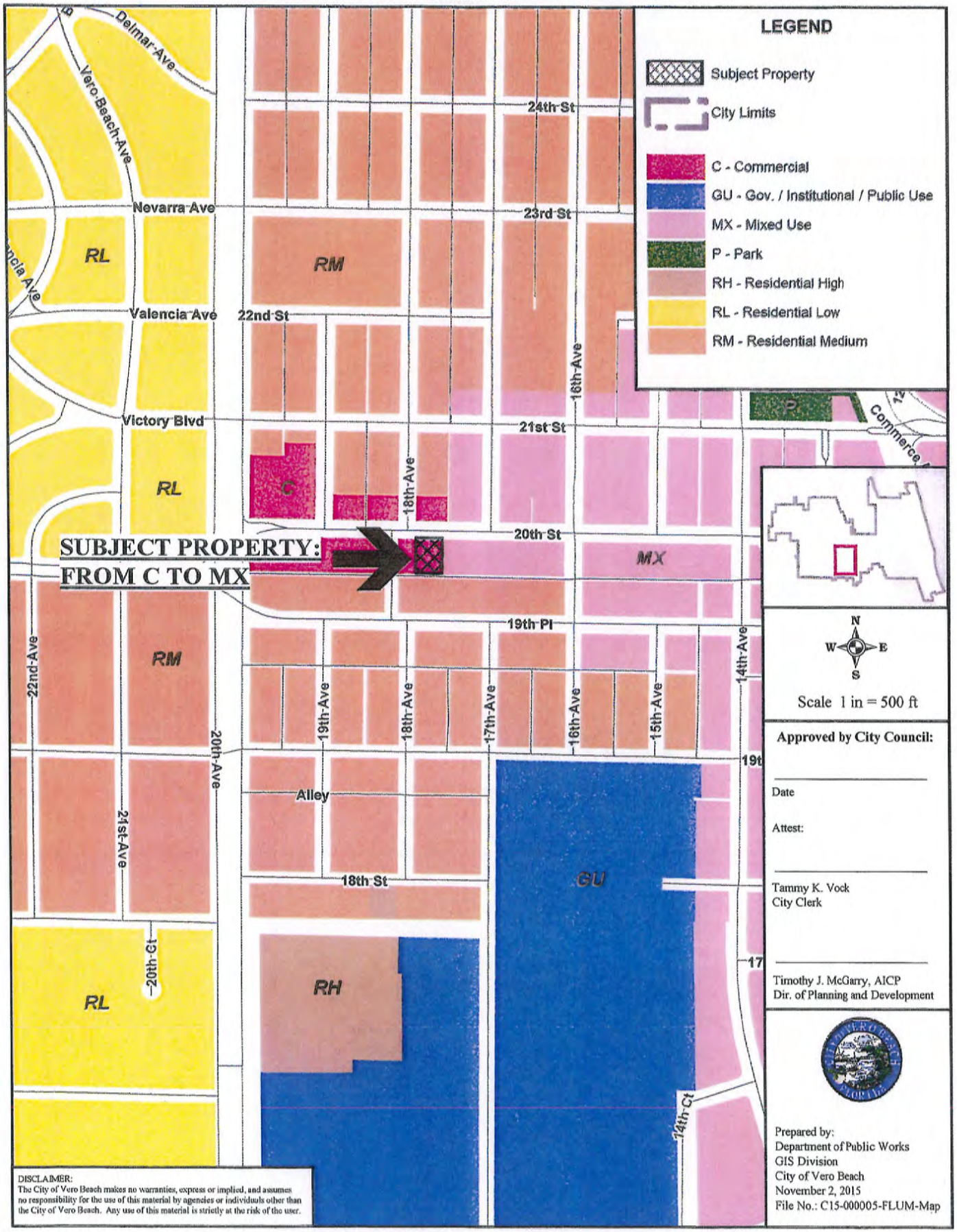
_____

Timothy J. McGarry, AICP
Planning and Development Director

Plus Exhibit(s) incorporated by reference

Location and Future Land Use Map

Exhibit "A"



ORDINANCE NO. 2015 – _____

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, REQUESTED BY 1745 SR 60 LLC, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF C-1B, GENERAL COMMERCIAL TRADES AND SERVICES DISTRICT, TO DTW, DOWNTOWN DISTRICT, FOR PROPERTY LOCATED AT 1745 20th STREET, IN ORIGNIAL TOWN OF VERO, NOW CITY OF VERO BEACH CORPORATION, CONTAINING 0.34 OF AN ACRE, MORE OR LESS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owner 1745 SR60, LLC submitted an application for an amendment to the City of Vero Beach Official Zoning Map pursuant to Chapter 65, Article III, of the City's Land Development Regulations, requesting a change in the Official Zoning Map designation from C-1B, General Commercial Trades and Services, to DTW, Downtown District for property comprising 0.34 of an acre, more or less, located at 1745 20th Street; and

WHEREAS, the Planning and Zoning Board held an advertised public hearing on the zoning map amendment on November 19, 2015, and made a recommendation to the Vero Beach City Council; and

WHEREAS, the Vero Beach City Council finds the proposed amendment is in the public interest and consistent with the Future Land Use Map, goals, objectives, and policies of the Comprehensive Plan, and the other standards and criteria for review and approval of amendments to the Official Zoning Map pursuant to Section 65.22(i)(1) and (5) 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 Amendment to the Official Zoning Map.

The amendment to the Official Zoning Map of the City of Vero Beach is hereby adopted for the property located at 1745 20th Street, comprising 0.34 of an acre, more or less, as graphically depicted in the Exhibit "A" attached and incorporated herein.

[SEE EXHIBIT "A"]

Location and Zoning Map of Subject Property

Section 3. Effective Date

This Ordinance shall become effective upon the effective date of the small scale amendment to the Future Land Use Map, Ordinance No. 2015-_____.

****

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

ATTEST:

Tammy K. Vock
City Clerk

CITY OF VERO BEACH, FLORIDA

Richard G. Winger
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
Director, Planning & Development

Plus Exhibit(s) incorporated by reference

Location and Zoning Map

Exhibit "A"

FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

City of Vero Beach Planning & Development Department
1053 20th Place – P.O. Box 1389
Vero Beach, Florida 32961-1389
Phone (772) 978-4550 / Fax (772) 778-3856

Date Received 10/9/15 Application # C15-000005-FLUM-MAP

Prior to completing or signing this application, applicants and property owners are encouraged to read it thoroughly. If you have any questions, please do not hesitate to contact the Planning Department at (772) 978-4550.

APPLICANT 1745 SR 60, LLC Telephone 772-770-9622
Fax #: 772-770-9496

MAILING ADDRESS 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960

SITE OWNER 1745 SR 60, LLC Telephone 772-770-9622
Fax #: 772-770-9496

OWNER ADDRESS 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960

SITE LOCATION 1745 20th Street, Vero Beach, FL 32960

PARCEL I.D. NUMBER 33390200001049000028.0

LEGAL DESCRIPTION VERO BEACH, CITY OF ORIGINAL TOWN BLK 49 LOTS 28 & 29 PBS 2-12

PROPOSED CHANGE: FROM Commercial (C) TO Mixed Use (MX)

(If this amendment requires a zoning change, a Zoning Change Application must accompany this request.)

*Application Fee**		*with Zoning Change*
Large Scale (More than 10 acres)	$2,940	$4,090
Small Scale (Less than 10 acres)	$2,100	$3,010

* See attached fee schedule for additional advertising and administrative costs.

Applicant Signature 10/8/15 Date
Joseph W. Schulke, Managing Member
(Print Name)

Property Owner Signature 10/8/15 Date
Joseph W. Schulke, Managing Member
(Print Name)

FUTURE LAND USE MAP (FLUM) CHANGE JUSTIFICATION

The applicant shall have the burden for justifying the amendment including identifying specific reasons warranting the amendment. Therefore, unless waived by the Planning Director, as part of the FLUM change request, please provide justification for the proposed change by providing the following required items along with any supporting data and information:

1. Describe why the proposed change is needed, including any change in circumstances to the property or the neighborhood/area in which the property is located that warrant a change in the FLUM designation.

2. Describe how the proposed amendment to the FLUM is compatible with the goals, objectives, and policies of the Land Use Element and other affected elements of the Comprehensive Plan.

3. Describe how the proposed amendment is compatible with the FLUM designations within the immediate vicinity of the property subject to the proposed change and will not lead to undesirable changes to established residential neighborhoods.

4. Provide School Impact Analysis, if allowable residential density is increased, indicating number of potential dwelling units by type. For purposes of dwelling unit type, the applicant shall use single family for ES and RL designations and multi-family for all other designations.

5. Provide data and analysis of the impacts on non-educational school facilities and services subject to the concurrency requirements of the Capital Improvements Element of the Comprehensive Plan. This analysis should show the availability of and demand on the following: sanitary sewer; solid waste; drainage; potable water; roads; and recreation, as appropriate. The demand estimates should be based on the change in demand over the current land use designation for the property and clearly spell out the assumptions used in the demand and availability analysis.

NOTE: If the proposed FLUM change is in combination with a proposed Zoning Map change, required Items 4 and 5 above should be prepared based on the permitted residential densities and non-residential uses and intensities of the proposed zoning district.

ADDITIONAL MATERIALS REQUIRED

The following materials are also required:

1. A copy of the property deed.
2. One original and one copy of submitted materials.
3. A Traffic Impact Assessment or Statement if required by Chapter 910, Indian River County Code.
4. Two (2) sealed surveys prepared by a State of Florida licensed surveyor made and dated within one year and to include existing topographic features, elevations based on mean sea level datum to be shown together with the benchmark reference used, rights-of-way and easements, water bodies and courses, and wetlands.

ADDITIONAL FEES SCHEDULE:

Large scale map amendments only:

Advertising fee (1 regular advertisement):	$	180
Advertising fee (2 special advertisements)	$	720

Small scale map amendments only:

Advertising fee (1 regular advertisement):	$	180
Advertising fee (2 special advertisements)	$	360

Large scale map amendment with zoning change:

Advertising fee (1 regular advertisement)	$	200
Advertising fee (2 special advertisements)	$	800
Compiling of Mailing List and Preparing Notification Notice	$	40
Posting of Property	$	40
Handling and Mailing of Notification	$	2.50 per address

Small scale map amendment with zoning change:

Advertising fee (1 regular advertisements)	$	200
Advertising fee (1 special advertisements)	$	400
Compiling of Mailing List and Preparing Notification Notice	$	40
Posting of Property	$	40
Handling and Mailing of Notification	$	2.50 per address

ZONING MAP CHANGE AMENDMENT APPLICATION

City of Vero Beach Planning & Development Department
1053 20th Place – P.O. Box 1389
Vero Beach, Florida 32961-1389
Phone (772) 978-4550 / Fax (772) 778-3856

Date Received 10/9/15 Application #Z15-000011 -MAP

Prior to completing or signing this application, applicants and property owners are encouraged to read it thoroughly. If you have any questions, please do not hesitate to contact the Planning Department at (772) 978-4550.

APPLICANT 1745 SR 60, LLC Telephone 772-770-9622
Fax #: 772-770-9496

MAILING ADDRESS 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960

SITE OWNER 1745 SR 60, LLC Telephone 772-770-9622
Fax #: 772-770-9496

OWNER ADDRESS 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960

SITE LOCATION 1745 20th Street, Vero Beach, FL 32960

PARCEL I.D. NUMBER 33390200001049000028.0

PROPOSED ZONING CHANGE: FROM General Commercial Trades & Services (C-1B) TO Downtown (DTW)

(If this amendment requires a comprehensive plan change, a future land use map amendment application must accompany this request.)

*Application Fee**		*with Future Land Use Change*
Large Scale (More than 10 acres)	$3,370	$4,090
Small Scale (Less than 10 acres)	$2,460	$3,010

* See attached fee schedule for additional advertising and administrative costs.

OCT 2015

10/8/15
Applicant Signature Date

10/8/15
Property Owner Signature Date

JOSEPH SCHUCKE
(Print Name) MANAGING MEMBER

JOSEPH SCHUCKE
(Print Name) MANAGING MEMBER
1745 SR 60 LLC

ZONING MAP CHANGE JUSTIFICATION

The applicant shall have the burden for justifying the amendment including identifying specific reasons warranting the amendment. Therefore, unless waived by the Planning Director, as part of the Zoning Map change request, please provide justification for the proposed change by providing the following required items, including any supporting data and information:

1. Describe why the proposed change is needed, including any change in circumstances to the property or the neighborhood/area in which the property is located that warrant a change in the Zoning Map designation.

2. Describe how the proposed amendment to the Zoning Map is compatible with the goals, objectives, and policies of the Land Use Element and other affected elements of the Comprehensive Plan and consistent with zoning district standards and criteria.

3. Describe how the proposed amendment is compatible with the Zoning Map designations within the immediate vicinity of the property subject to the proposed change and will not lead to undesirable changes to established residential neighborhoods.

4. Provide School Impact Analysis, if allowable residential density is increased, indicating number of potential dwelling units by type. For purposes of dwelling unit type, the applicant shall use single family units for R-1AAA through R-1 and multi-family for all other zoning districts.

5. Provide data and analysis of the impacts on non-educational school facilities and services subject to the concurrency requirements of the Capital Improvements Element of the Comprehensive Plan. This analysis should showethe availability of and demand on the following: sanitary sewer; solid waste; drainage; potable water; roads; and recreation, as appropriate. The demand estimates should be based on the change in demand over the current land use designation for the property and clearly spell out the assumptions used in the demand and availability analysis.

NOTE: If the proposed Zoning Map change is in combination with a proposed FLUM change, required items 4 and 5 above should be prepared based on the permitted residential densities and non-residential uses and intensities of the proposed zoning district.

ADDITIONAL MATERIALS REQUIRED

The following materials are also required:

1. A copy of the property deed.
2. One original and one copy of submitted materials.
3. A Traffic Impact Assessment or Statement if required by Chapter 910, Indian River County Code.
4. Two (2) sealed surveys prepared by a State of Florida licensed surveyor made and dated within one year and to include existing topographic features, elevations based on mean sea level datum to be shown together with the benchmark reference used, rights-of-way and easements, water bodies and courses, and wetlands.

ADDITIONAL FEES SCHEDULE:

Large scale map amendments only:

Advertising fee (1 regular advertisement)	$	180
Advertising fee (2 special advertisements)	$	720
Compiling of Mailing List and Preparing Notification Notice	$	40
Posting of Property	$	40
Handling and Mailing of Notification	$	2.50 per address

Small scale map amendments only:

Advertising fee (2 regular advertisements)	$	360
Compiling of Mailing List and Preparing Notification Notice:	$	40
Posting of Property:	$	40
Handling and Mailing of Notification:	$	2.50 per address

[If site plan approval is also required as part of conditional use approval, the additional costs for advertising, notification, and posting are included with those required for a major site plan application.]

Large scale map amendment with future land use change:

Advertising fee (1 regular advertisement)	$	200
Advertising fee (2 special advertisements)	$	800
Compiling of Mailing List and Preparing Notification Notice	$	40
Posting of Property	$	40
Handling and Mailing of Notification	$	2.50 per address

Small scale map amendment with future land use change:

Advertising fee (1 regular advertisements)	$	200
Advertising fee (1 special advertisements)	$	400
Compiling of Mailing List and Preparing Notification Notice	$	40
Posting of Property	$	40
Handling and Mailing of Notification	$	2.50 per address

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

October 9, 2015

OCT 2015

Timothy McGarry, AICP
Planning & Development Department
P.O. Box 1389
Vero Beach, FL 32961

Re: Proposed FLUM Amendment and Zoning Change – 0.33 acre parcel
1745 20th St. (SR 60)

Dear Mr. McGarry:

Attached for your review and approval are applications to amend the FLUM and zoning district for a 0.33 acre parcel located at 1745 20th St. (south side of 20th St. - SR 60 - between 16th Ave and 18th Ave). Also included is an application fee totaling $3,010.00, and other pertinent information pertaining to the above referenced project.

The proposal is to change the FLUM from the "Commercial" land use designation to the "Mixed Use" land use designation, and change the zoning district from the "General Commercial Trades and Services" (C-1B) zoning district to the "Downtown" zoning district. We believe the two amendments would benefit both the owners of the property and the COVB:

The proposed Land Use Amendment and Zoning change will hasten the potential development of the site because it will enable it to be developed as a traditional urban "downtown" project, with the potential for residential, commercial, institutional / government, and professional office uses, primarily due to incentives that are purposely included in the Mixed Use/ Downtown district regulations including: permit and encourage the mix of uses, allow higher intensity or density, reduce parking requirements, increase building heights, and lower open space;

and by adding the site to the city's Downtown District and central business core area via the proposed Land Use Amendment and Zoning change, the development of the site will be subject to the additional controls the city's has in place within the Comprehensive Plan, Land Development Regulations, and the community redevelopment district guidelines, which will ensure the site will be developed in a manner that will facilitate the city's vision for the growth and continuation of the central core business area, while developing in a compatible fashion with the existing development patterns in the vicinity. Annexing the site into the Downtown district will assist the city in meeting many of its stated goals and objectives, including:

- *the rejuvenation of the downtown central core business area*
- *facilitate the continuation of a vibrant central business core*
- *encourage the growth of the downtown district*
- *facilitate the redevelopment of city designated "underdeveloped" areas.*
- *facilitate the re-development and infill development of the city designated "downtown re-development area".*
- *-assist in maintaining the city's role as the principal urban community for all county residents.*

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

- *-assist in maintaining the city's role as the principal urban community for all county residents.*
- *discourage the spread of commercial retail strip centers on SR 60 adjacent to and west of the central business core*
- *encourage the development of mixed use projects incorporating favorable urban planning principles and architectural standards.*

This site is better suited to be included in the "Downtown" district in lieu of its current "C-1B" district because of its location on SR 60 in the central business core area, because of its potential to develop consistent with the design guidelines and principles of the Downtown district rather than as another strip / high intensity commercial site, and because of its favorable location adjacent to a mix of uses including public/ civic uses (courthouse, parking garage, library); churches and schools, apartments, and specialty retail businesses, and professional offices. Do to the city's development regulations and design guidelines, the development of the site will incorporate the favorable urban planning policies and regulations associated with the Downtown district such as: encouraging vertical multi story construction of buildings that are placed to front the street; incorporating and emphasizing the importance of pedestrian and bicycle circulation, access, and connectivity; and by diminishing the importance and visual impact of on-site parking by placing parking to the rear of the site and buffering; and permitting the use of off-site / on-street parking. Whereas, if the site were to develop under its current "General Commercial Trades and Services" (C-1B) district, the existing regulations may encourage a less favorable type of development such as the typical commercial strip center with vehicle dependent retail type businesses including strip commercial, drive thru, fast food, and other high intensity retail uses.

Included and attached with the enclosed applications are supporting documentation including:

- Future Land Use Map (FLUM) and Zoning change Justification statement
- Analysis-Compatibility with Land Use Element of Comprehensive Plan (Attachment 1)
- Survey, Zoning and FLUM Map exhibits, location and aerial exhibits, and conceptual development plan exhibits.

Upon your review, please do not hesitate to contact me with any questions you have or clarifications you may need.

Sincerely,

Joseph W. Schulke, P.E.
Managing Member
1745 SR60, LLC

FUTURE LAND USE MAP (FLUM) AND ZONING CHANGE JUSTIFICATION STATEMENT
(Answers to application questions)

1. **Describe why the proposed change is needed, including any change in circumstances to the property or the neighborhood/area in which the property is located that warrant a change in the FLUM designation and Zoning Map designation.**

The subject parcel is located on the south side of SR 60, between 16th Ave and 18th Ave, and lies just west and adjacent the area designated as the "Mixed Use" land use designation and "Downtown" zoning district on the city maps. It is currently included in the "Commercial" designated land use and "General Commercial Trades and Services" (C-1B) zoning district. **(see Exhibits A and B – Land Use and Zoning district maps)** The boundary between these districts coincides with the subject sites east property line, cutting through the middle of a city block. The boundary between these two districts does not appear to be associated with any demonstrable features that would ordinarily define a change, or a need for a change, from one district to another. (ie: significant change in buildings, uses or development patterns; physical barrier –street, canal; or other change that may help define a change in zoning districts). When visiting the central business core area, it is clear that the subject property is considered to be part of the Downtown/ central core area....and when comparing with other properties within the Downtown district, it certainly appears to be more closely associated with the central business core then other "fringe" areas included in the district. (Compare to properties along 16th St., which does not have a strong physical or visual tie to the core area, but is included in the district). **See Exhibit C and D – Location Map/ aerial and vicinity map / Aerial.**

This site is clearly part of the central business core area, and adding the site to the Downtown district makes sense because its location is better suited for Downtown "type" development, which – according to the city's comp plan - encourages three principal functions - government, financial and professional with ancillary retail facilities; and due to the city's development regulations and design guidelines, facilitates development and siting of buildings that front the street, with pedestrian oriented access, on-street parking and / or hidden / rear yard on-site parking. Whereas, if the site were to develop under its current zoning district, "General Commercial Trades and Services" (C-1B), the regulations will facilitate the development of vehicle dependent retail businesses including strip commercial, drive thru, fast food, and other high intensity retail uses.

In support of this statement, find attached as **Exhibit E**, two Conceptual Site Development plans:
-**Exhibit E-1 (option 1)** – Typical "Downtown" district - Mixed Use – site development plan and building elevation, together with photos of typical "Downtown" Mixed use development sites
-**Exhibit E-2 (option** 2) – Typical "General Commercial Trades and Services" district (C-1B) - Commercial Strip Center - site development plan, together with photos of typical General Commercial development sites.

Clearly Option 1 is consistent with the development patterns and desired development types envisioned by the city along SR 60 within the central core business area, in accordance with the Comprehensive Plan and community redevelopment district guidelines for the area.

In summary, the site is better suited to be included in the Downtown district because of its location on SR 60 in the central business core area, because of its potential to develop consistent with the design guidelines and principles of the Downtown district rather than as

another strip / high intensity commercial site, and because of its favorable location adjacent to a mix of uses including public/ civic uses (courthouse, parking garage, library); churches and schools, apartments, and specialty retail businesses, and professional offices.

A detailed analysis is included herein (reference Attachment 1) outlining how this change to the land use and zoning district is consistent with the city's Comprehensive Plan – Land Use Element. However, it is worth repeating the second paragraph within section 1.1.2.1 "Downtown Development" of the "Land Use Element" of the city's Comprehensive Plan:

"A community redevelopment district has been established in the area delineated on the existing and future land use maps. This district is established to encourage the continuation and growth of the Central Business District. ***Regulations have been drafted to allow the growth of compatible land uses which will strengthen the City' s economic base yet prevent the intrusion of inappropriate land uses and area congestion."***

This site is clearly already part of the central business core area, and adding the site to the Downtown district will subject the site to the additional controls the city's has in place within the Comprehensive Plan, Land Development Regulations, and the community redevelopment district guidelines. This will ensure the site is developed consistent with the city's vision for the central core business area, and is developed to be compatible with the existing development patterns in the vicinity.

2. Describe how the proposed amendment to the Zoning Map and the FLUM is compatible with the goals, objectives, and policies of the Land Use Element and other affected elements of the Comprehensive Plan and consistent with zoning district standards and criteria. (see Attachment 1)

The proposed Land Use Amendment and Zoning district change from the "Commercial" land use designation / "C-1B" zoning district to the "Mixed Use" land use designation / "Downtown" zoning district is compatible with the goals, objectives, and policies of the Land Use Element and other affected elements of the Comprehensive Plan and is consistent with zoning district standards and criteria. A Detailed Analysis is included herein as **Attachment 1 : "Analysis – Land Use Amendment and Zoning District Change - Compatibility with Land Use Element of Comprehensive Plan"**

Attachment 1 provides a detailed analysis. However, the following is a brief summary of how this proposal is compatible and consistent with some of the most important goals, objectives, and policies Comprehensive Plan and Zoning district Regulations

Stated Goals and objectives in the comprehensive plan for the development of the central core business area and Downtown district include:
-rejuvenate the downtown central core business area
-facilitate the continuation of a vibrant central business district
-encourage the growth of the downtown district
-discourage the spread of commercial retail strip centers on SR 60 west of the central core
-facilitate the redevelopment of city designated "underdeveloped" areas.
-facilitate the re-development and infill development of the city designated "downtown re-development area".
-assist in maintaining the city's role as the principal urban community for all county residents.

The proposal to add this parcel to the "Downtown" district will help facilitate the accomplishment of the above listed COVB Goals and Objectives. Once in this district, the incentives built into the district regulations encourage the development of the site in conformance with the city's stated goals and objectives. The district development regulations, by design in the Downtown district, include incentives for Downtown "type" development, which will facilitate development and siting of buildings that front the street, with pedestrian oriented access, on-street parking and / or hidden / rear yard on-site parking; and include opportunities to develop with a potential mix of uses, permitting both residential and commercial uses, permitting slightly higher intensity or density because of higher FAR, reduced parking requirements, increased building heights, and lower open space.

The incentives will facilitate the development of the site, and will facilitate the mix of uses that are desired and identified to be permitted in the Downtown area per Policy 1.9 of section 1.4.0.0 Land Use element of the Goals Objectives and Policies of the Comprehensive Plan, including: park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses/ commercial uses, and tourist oriented facilities.

Several land Use Element Policies are repeated below:

Section 1.1.1.2 "Non Residential Intensity" of the "Land Use Element" of the city's Comprehensive Plan indicates that *The growth of the central business district is necessary in order to maintain the city's current favorable residential to commercial land use ratio, which helps ensure the city remains the principal urban community for all county residents.*

Section 1.1.2.1 "Downtown Development" of the "Land Use Element" of the city's Comprehensive Plan indicates that "*A community redevelopment district has been established in the area delineated on the existing and future land use maps. This district is established to encourage the continuation and growth of the Central Business District.* ***Regulations have been drafted to allow the growth of compatible land uses which will strengthen the City' s economic base yet prevent the intrusion of inappropriate land uses and area congestion.***"

Clearly, regarding the central business core area of the city, the comprehensive plan was intended to facilitate the creation of goals, objectives and policies, together with supporting Land development regulations and guidelines that encourage and require the continuance, growth and betterment of the central business core area of the city. Adding this parcel to the downtown district, and thence removing it from the C-1B district, will effectively create the type of change and re-development the city has envisioned for this area.

3. Describe how the proposed amendment is compatible with the FLUM designations and Zoning Map designations within the immediate vicinity of the property subject to the proposed change and will not lead to undesirable changes to established residential neighborhoods.

The site currently lies in the "Commercial" land use designation and "C-1B" zoning district, and is bordered by the following:

Direction	Land Use (FLUM)	Zoning
-North	Commercial	C-1B
-East	Mixed Use	Downtown
-South	Residential Medium	POI
-West	Commercial	C-1B

(See Exhibit A and B for graphic)

The residentially designated area to the south of the site (the south ½ of the city "block') would not be considered an established residential neighborhood by any standards. This property is designated "Residential Medium" land use, but its zoning is "POI" - which is a zoning district designed to be a transitional area between residential areas and non-residential areas. The development pattern in this vicinity can best be described as a re-development area, with sporadic dated single family and multi-family uses, interspersed with the new re-development and infill development sites for professional office use. The property immediately to the south and adjacent to the site is currently vacant, and will likely be developed under the permitted commercial uses in the POI district.

Changing the Land use and zoning to "Mixed Use" and "Downtown" should not lead to undesirable changes to the residential designated area adjacent to the site for the following reasons:

-the area to the south of the site, and generally on the south side of the "block" is zoned POI. It is in a city designated "re-development area", and commercial uses permitted within the POI district have been and will continue to be developed. Professional offices are the primary use developed in the POI district, which is a compatible and permitted use within the Mixed Use and Downtown district.

-the existing land use designation pattern and existing zoning district pattern to the east of the site best exemplifies that the proposed and existing land uses and zoning districts are compatible. The condition this proposal is creating exists to the east of the site, and through-out the city – where the RM/ POI - land use /zoning is adjacent to the Mixed Use/ Downtown - land Use / zoning. The POI district by design was created as a transition district, permitted to be adjacent to "Commercial" or "Mixed Use" designated areas.

4. Provide School Impact Analysis, if allowable residential density is increased, indicating number of potential dwelling units by type. For purposes of dwelling unit type, the applicant shall use single family units for R-1AAA through R-1 and multi-family for all other zoning districts.

Currently, the existing C-1B zoning district does not permit residential uses. However, the proposed Land Use Amendment and zoning district change to "Mixed Use" and "Downtown" does permit up to 17 units per acre. Therefore, the 0.33 acre site could potentially be developed with 6 residential units.

Attached is the IRC School Impact analysis form which was submitted to the Indian River County School District in support of this proposal on October 8, 2015. Upon receipt of the concurrency evaluation from the school board, the results will be provided to the city. However, it is not anticipated that the addition of 6 residential units will have an adverse impact to the capacity of school facilities.

5. **Provide data and analysis of the impacts on non-educational school facilities and services subject to the concurrency requirements of the Capital Improvements Element of the Comprehensive Plan. This analysis should show the availability of and demand on the following: sanitary sewer; solid waste; drainage; potable water; roads; and recreation, as appropriate. The demand estimates should be based on the change in demand over the current land use designation / zoning district for the property and clearly spell out the assumptions used in the demand and availability analysis.**

Development Assumptions:

A comparison is made to ascertain the differences in the impacts to facilities and services when comparing the development of the property as a conventional commercial strip project associated with the current "General Commercial Trades and Services" C-1B zoning district, and the possible development of the property as a Mixed Use project associated with the new "Downtown" zoning district.

Conceptual Plans for the potential development of the site in each district have been prepared. See exhibits E-1 and E-2.

1. Existing C1-B Commercial district – Commercial Strip Center (see Exhibit E-2):
Within the C-1B zoning district, the permitted uses include uses associated with those described as General Commercial Trades and Services. Factors in determining what the site would likely develop as include the C-1B development regulations - including open space and parking requirements, the location on a major thoroughfare, and market driven factors – construction costs, rental rates, limited building area permitted due to parking, open space and FAR constraints, etc – and the associated cost / benefit analysis. The result is that this site would likely be developed as a single story commercial strip center, where restaurant and retail, including fast food or convenience store uses, would be the most economical development option. The rental rates are highest for these type uses, and the construction cost is generally relatively inexpensive. The site limitations (size) and aforementioned regulations pertaining to development in the C-1B would limit the building area to approximately 4200 sf. A conceptual plan has been developed depicting a typical commercial center on this parcel. The uses assumed on the parcel are:

Total Floor Area:

-4200 sf single story building (see Exhibit E-2 – Conceptual Commercial site plan)

Uses:

-1200 sf Fast Food Restaurant
-3000 sf retail*

**For analysis purposes, the retail was assumed to be "General" retail, which is expected to have a much lower impact than other retail uses that are likely to occupy the retail space (ie; convenience store). This was done to provide a more conservative analysis and results.*

2. Proposed "Downtown" District – Mixed Use Retail / Office/ Medical (see exhibit E-1):
Within the "Downtown" district, the permitted uses are fairly unlimited. However drive thru retail uses and some other high intensity retail uses are not permitted. The location of the site, the local district development regulations, together with market driven factors

likely would cause the site to be developed as a multi-story Mixed Use (primarily professional office) type development. The reasons include:
-the location is in the central core business area with numerous professional / law offices, government buildings, public services, and restaurants nearby.
- the regulations provide opportunities to develop with a potential mix of uses, permitting both residential and commercial uses, permitting slightly higher intensity or density because of a higher allowable FAR, reduced parking requirements, increased building heights, and lower open space;
-market driven factors – relatively higher construction costs offset by good rental rates and additional floor area do to bldg. height and increased FAR, and the associated cost/ benefit analysis.

A conceptual plan has been developed depicting a typical Mixed Use project for this parcel, including 13,200 sf of building area on 4 floors. The planning considered the incentives afforded development in this district, but also considered that the parking incentive, while it may be exempt or substantially reduced, is a necessity to provide for development success; and the planning considered the importance of street presence and pedestrian accessibility needed for a successful project in the central core business area. The uses assumed on the parcel are:

Total Floor Area:

-13,200 sf multi-story building (see Exhibit E-1 – conceptual Mixed Use Site Plan)

Uses:

-1200 sf retail
-4000 sf medical
-8000 sf office

Facilities and Services Evaluation:

- Water and Sanitary Sewer: The water consumption and sanitary sewer generation rates increase slightly due to the proposed change. It is estimated that the rate will increase from 1100 gpd to 1645 gpd. The COVB water and sewer department has excess capacity, and the slight increase will not cause a detrimental impact to the utilities ability to continue to serve its utility service area at an acceptable level of service.

1. Commercial Center Uses:

-1200 sf fast Food Restaurant (assume 20 seats)	
20 seats x 40 gpd/ seat	800 gpd
-3000 sf retail	
3000 sf x 0.10 gpd / sf	300 gpd
TOTAL	1100 gpd

2. Mixed Use Uses:

-1200 retail	
1200 sf x 0.1 gpd/ sf	120 gpd
-4000 sf medical (assume I doctor, 5 employees)	
1 doctor x 250 gpd per practitioner	250 gpd
5 employees x 15 gpd / employee	75 gpd
-8000 sf office	
8000 sf x 15 gpd / 100 sf	1200 gpd
Total:	1645 gpd

- ***Recreation:*** The city's recreation area needs will not be detrimentally or significantly affected. Recreation area impacts are typically calculated as a multiplier of proposed residential development / growth. While the proposal to change the property from the Commercial district to the Downtown district would permit residential units within a Mixed Use development proposal, the number of units that would likely be proposed under that development scenario for this 0.33 acre site is minimal, and could be as much as 6 units. The impact on the city's recreational resources would be insignificant.

- ***Solid Waste:*** The solid waste generation will increase marginally due to the change from a commercial shopping center to a Mixed Use (predominantly office) development. It is estimated that the rate will increase from 38.4 WGU to 42.0 WGU (< 10% increase). The IRC landfill has excess capacity. The solid waste disposal district has the ability and capacity to continue to serve the Indian River County service area at an acceptable level of service.

The waste generation is estimated to be:

1. Commercial Center Uses:

-1200 sf fast Food Restaurant	
1200 sf x 0.70 WGU / 100 sf	8.4 WGU
-3000 sf retail	
3000 sf x 1.0 WGU / 100 sf	30.0 WGU
TOTAL	38.4 WGU

2. Mixed Use Uses:

-1200 retail	
1200 sf x 1.0 WGU / 100 sf	12.0 WGU
-4000 sf medical	
4000 sf x 0.25 WGU / 100 sf	10 WGU
-8000 sf office	
8000 sf x 0.25 WGU / 100 sf	20 WGU
Total:	42 WGU

- ***Drainage:*** The drainage impacts are anticipated to remain unchanged. Current State and local land development regulations require the development of any site, whether as a Commercial Center or a Mixed Use development, to retain and treat the increase in stormwater run-off it would otherwise create so that the post development run-off discharge rate, volume and pollutant loadings do not exceed the existing pre-development conditions.

- ***Traffic:*** The traffic generation estimated by the development of the site is estimated to decrease due to the change from a Commercial Center to a Mixed Use (predominantly office) development. It is estimated that the traffic generated in the PM peak hour will decrease from 55 PM peak hour trips to 32 PM peak hour trips.

The PM Peak Hour of Traffic generation is estimated to be:

1. Commercial Center Uses:	
-1200 sf fast Food Restaurant	
1200 sf x 33.45 pk hr / 1000 sf	40.1 pk. hr trips
-3000 sf retail	
3000 sf x 4.84 pk hr / 1000 sf	14.5 pk. hr trips
TOTAL	**54.6 pk. hr trips**
2. Mixed Use Uses:	
-1200 retail	
1200 sf x 4.84 pk hr / 1000 sf	5.8 pk. hr trips
-4000 sf medical	
4000 sf x 3.57 pk hr / 1000 sf	14.3 pk. hr trips
-8000 sf office	
8000 sf x 1.49 pk hr / 1000 sf	11.9 pk. hr trips
TOTAL:	**32.0 pk. hr trips**

Per Indian River County Code – study area for traffic impacts include only:

1. 2 lane roadways with 8 or more peak hour directional
2. Multi-lane roadways with 15 or more peak hour directional

The site fronts on and is accessible by a multi lane roadway segment – SR 60 (20th St.) Traffic Impacts from this proposed Mixed Use development (32 pm peak hour trips), have been distributed onto the adjacent roadway links (see Exhibit F). Based on the distribution only a portion of the link (SR 60) immediately adjacent to the site is significant, and the remaining SR 60 link, and all other links will fall below the diminimus thresholds. The diminimus threshold for SR60, a multi-lane roadway, is less than 15 peak hour trips in each direction. The directional split (entering and exiting traffic), passerby rate reductions applicable to the office and retail rates, and traffic distribution to local side streets (16th Ave, 18th Ave, etc.) reduce the traffic assigned to the east and west links on SR 60 to below 15 PM peak hour trip threshold (except immediately adjacent to the site). In addition, the significant SR 60 links adjacent to the site have not exceeded 80% of its capacity. Consequently, additional Traffic Impact analysis is not

warranted for the minimal contribution of traffic this project generates on the IRC roadway network.

Supporting calculations:
Assumptions:
32 pm peak hour trips
92% New *
17% IN / 83% OUT*
Distribution – ½ east / ½ west

**Office rates. Retail is different, but the office rates provide a more conservative result for this analysis.*

-Accessing the site: **(6) trips**;
-(3) coming from east on SR 60 westbound (east of 18th Ave)
-(3) coming from west on SR 60 east bound (west of 18th Ave)

-Leaving the site: **(26) trips**;
-(13) going east on SR 60 eastbound (east of 18th Ave)
-(13) going west on SR 60 westbound (west of 18th Ave)

-Driveway and adjacent street distribution
-All (100%) of westbound traffic entering or existing uses the north (SR 60) VAC
-Half (50%) of eastbound traffic entering or existing uses the south (alley) VAC
-Half (50%) of eastbound traffic entering or existing uses the north (SR 60) VAC
-See Exhibit F

Traffic - Conclusion

The development of the property as a viable Mixed Use project will not have a significant impact to the adjacent roadway networks.

The PM peak hour of traffic will decrease from that anticipated to be generated from a more conventional commercial strip project associated with the current C-1B zoning district, and the traffic that may be added to any roadway link from a Mixed Use project associated with the new "Downtown" zoning district is only significant on the SR 60 link adjacent to the site and all other links fall below measureable thresholds established by Indian River County and are considered deminimus. In addition, the significant SR 60 link adjacent to the site does not exceed 80% of its capacity due to this project's traffic.

A review of the latest IRC links report indicates that the significant links within the vicinity of this project have available capacity:

Link No.	Description	Capacity	Available*	Existing Demand	Project Trips	Total	% Capacity
1945 E	SR 60 - 20th Ave to Old Dixie HWY	3396	2350	1046	15	1061	31%
1945 W	SR 60 - 20th Ave to Old Dixie HWY	3396	2276	1120	20	1140	34%

**data from IRC Links Maintenance report – October 2015*

- ***Emergency services:*** The development of the parcel as a Commercial Strip Center or a Mixed Use project will likely create dissimilar demands for police and fire protection. It is anticipated that more impact to the city's and county's resources will be generated by the development of the site as a conventional commercial strip project associated with the current "C-1B" zoning district, then it would for a Mixed Use project associated with the "Downtown" district. Differences assumed by the type of uses and intensity of use are not readily quantifiable. However, in the applicant's opinion, the differences are:

1. Police: The total building floor area for the commercial strip center is smaller (4200 sf) then that expected with a Mixed Use development (13,200 sf). However, the uses likely to inhabit the commercial strip type of development may include restaurants and retail, including the possibility for fast food establishments and convenience store type use; whereas the Mixed Use type development is anticipated to have professional offices, medical, and some retail, albeit professional service oriented retail. The significant differences are that the commercial strip center type uses are considered high intensity uses, generating much more Traffic and visits from the public, including passerby visits, and both the type of uses anticipated and the intensity of the uses associated with the commercial strip center are known to generate more police calls and reports then that associated with a Mixed Use development (primarily Professional office)
2. Fire / Emergency services: The building type anticipated for the commercial strip center type use is likely one story, unsprinklered, with combustible construction. The building type for the Mixed Use development would likely be multistory, sprinklered, with non-combustible construction. The single story structure may make fighting a fire easier than the multistory development. However, the intensity of use, no. of visitors, lack of fire protection (sprinklers) and type of construction, make the single story structure likely to have more incidents and have a worse outcome with more damage if a fire were to start.
3. Ambulance: The total building floor area for a commercial strip center is smaller (4200 sf) then that expected with a Mixed Use development (13,200 sf). However, the uses likely to inhabit the commercial strip type of development may include restaurants and retail, including the possibility for fast food establishments and convenience store type use; whereas the Mixed Use type development is anticipated to have professional offices, medical, and some retail, albeit professional service oriented retail. The significant differences are that the commercial strip center type uses are considered high intensity uses, generating much more Traffic and visits from the public, including passerby visits, and both the type of uses anticipated and the intensity of the uses associated with the commercial strip center are known to generate more emergency calls then that associated with a Mixed Use development (primarily Professional office)

New development, whether as a commercial strip center or a Mixed Use project is subject to paying the required IRC impact fees for emergency services – a fee collected to off-set impacts to services which are caused or made by new development. The assessment varies with the type of use; presumably considering the actual impact the specific use would generate.

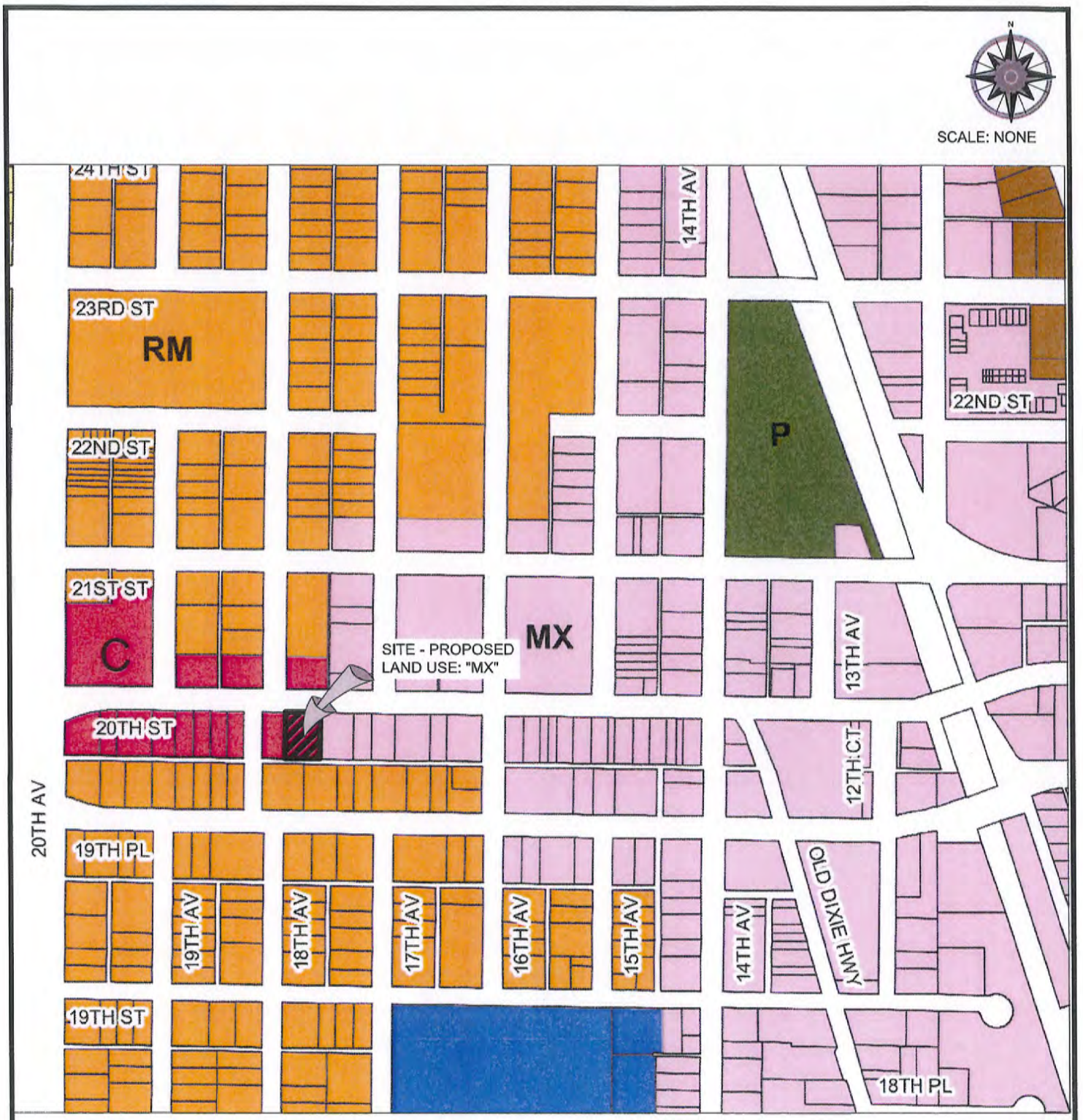


EXHIBIT A

PROPOSED OFFICE BUILDING
1745 20TH STREET
VERO BEACH, FLORIDA 32960

COVB FUTURE
LAND USE MAP

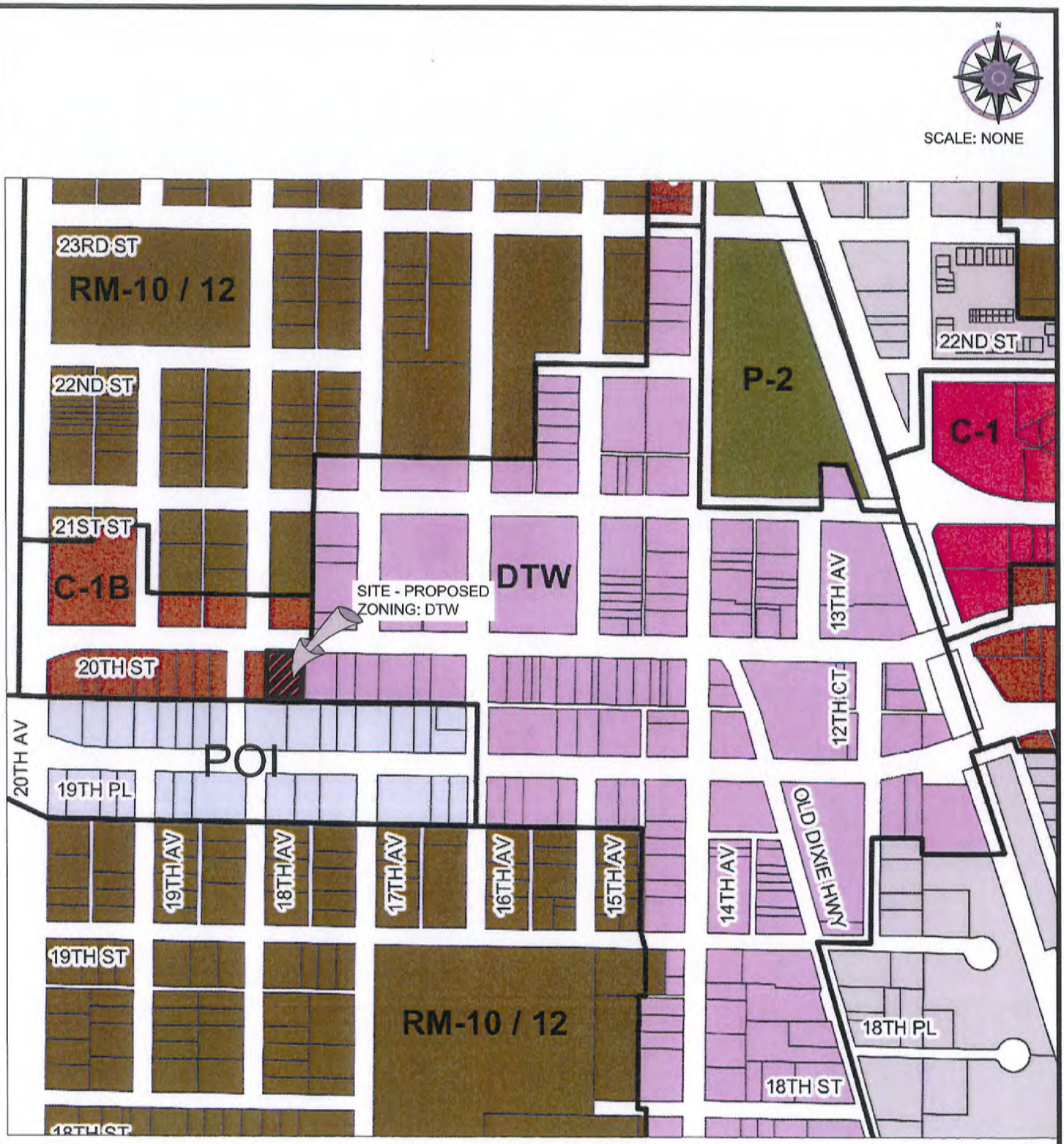


EXHIBIT B

PROPOSED OFFICE BUILDING
1745 20TH STREET
VERO BEACH, FLORIDA 32960

COVB ZONING MAP

SCALE: 1"=250'-0"

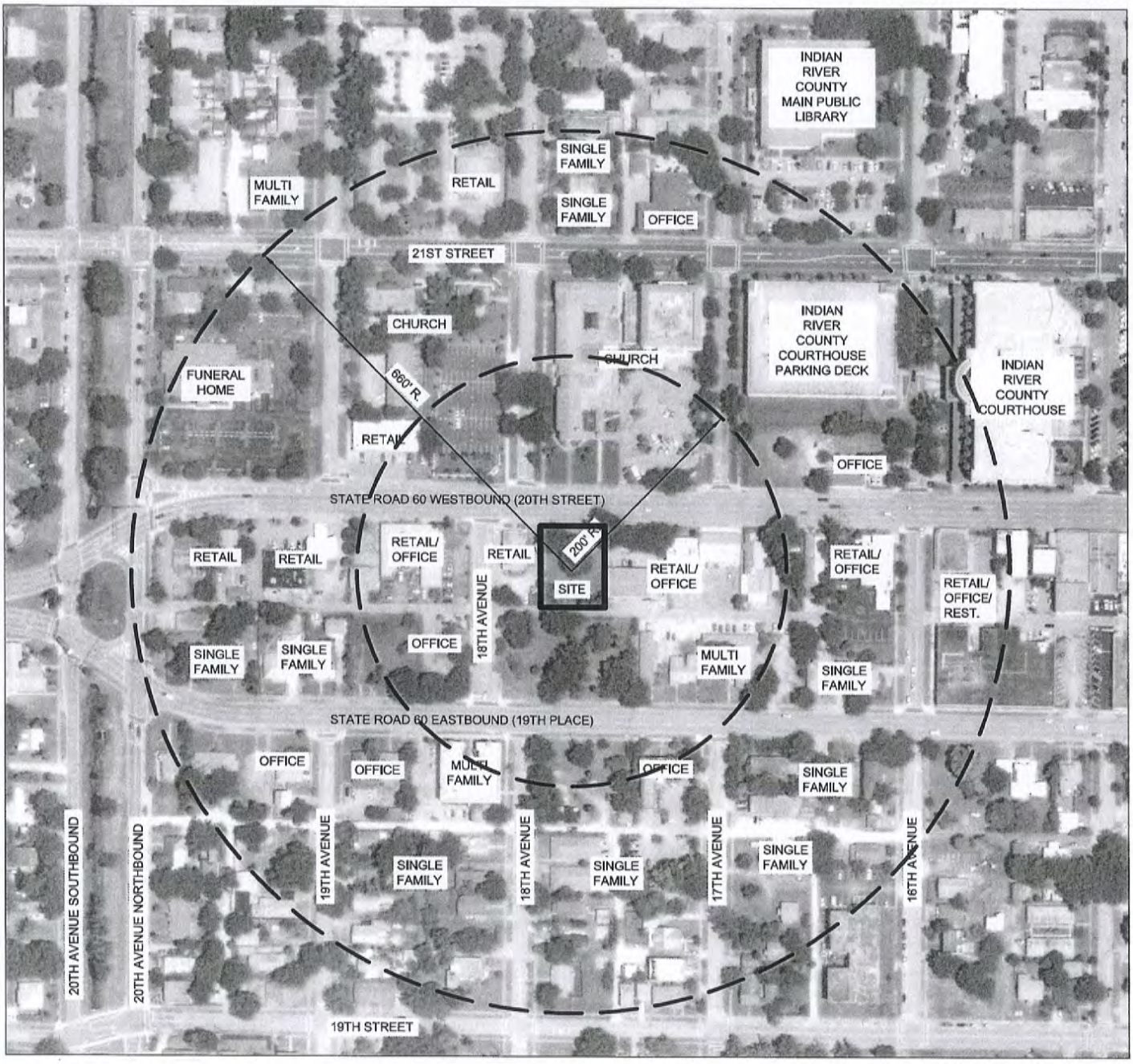


EXHIBIT C

PROPOSED OFFICE BUILDING
1745 20TH STREET
VERO BEACH, FLORIDA 32960

VICINITY MAP/ AERIAL

NOTE:
DISTANCES GIVEN ARE MEASURED
STRAIGHT LINE DISTANCES FROM SITE

SCALE: 1"=1000'-0"

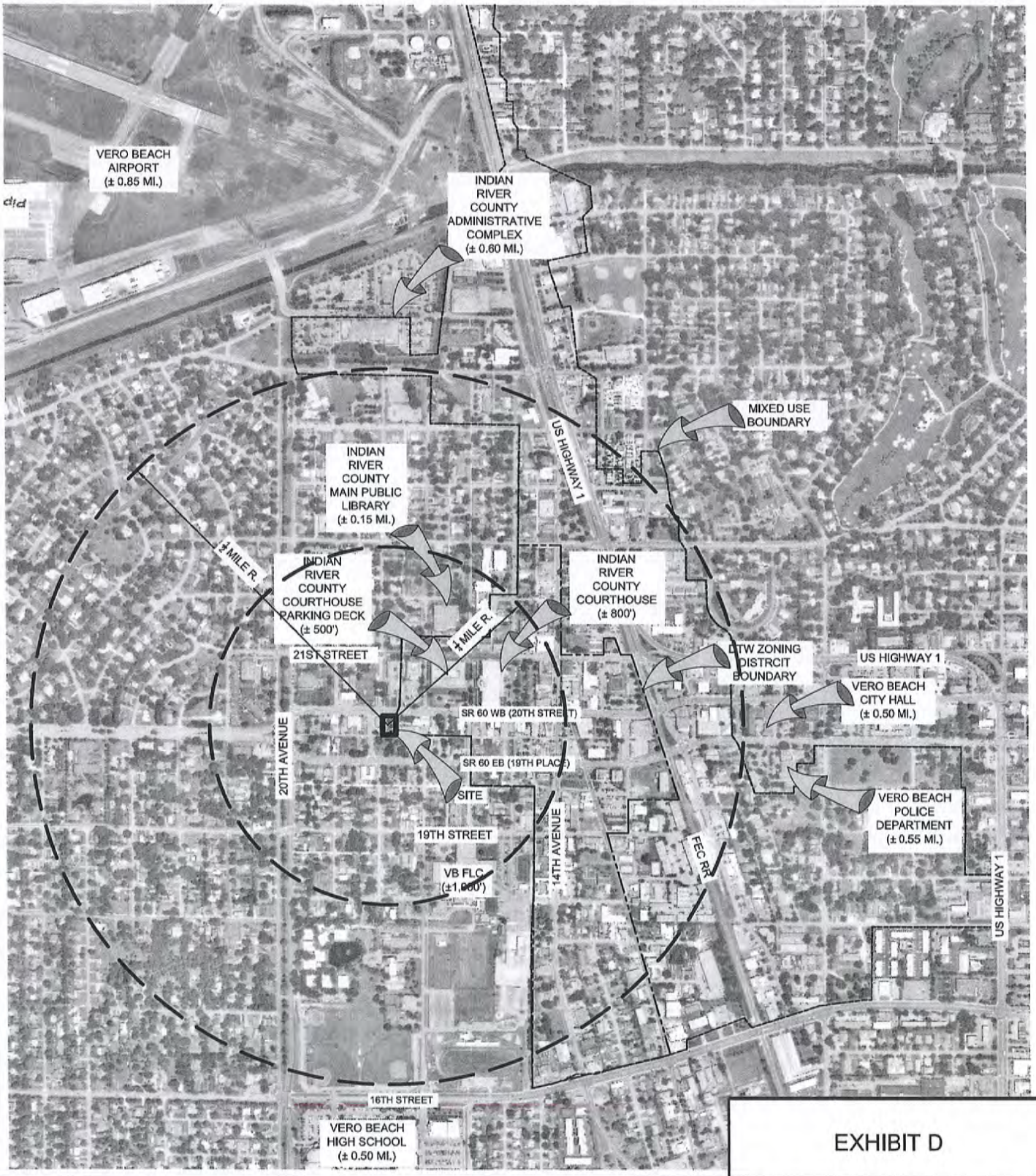
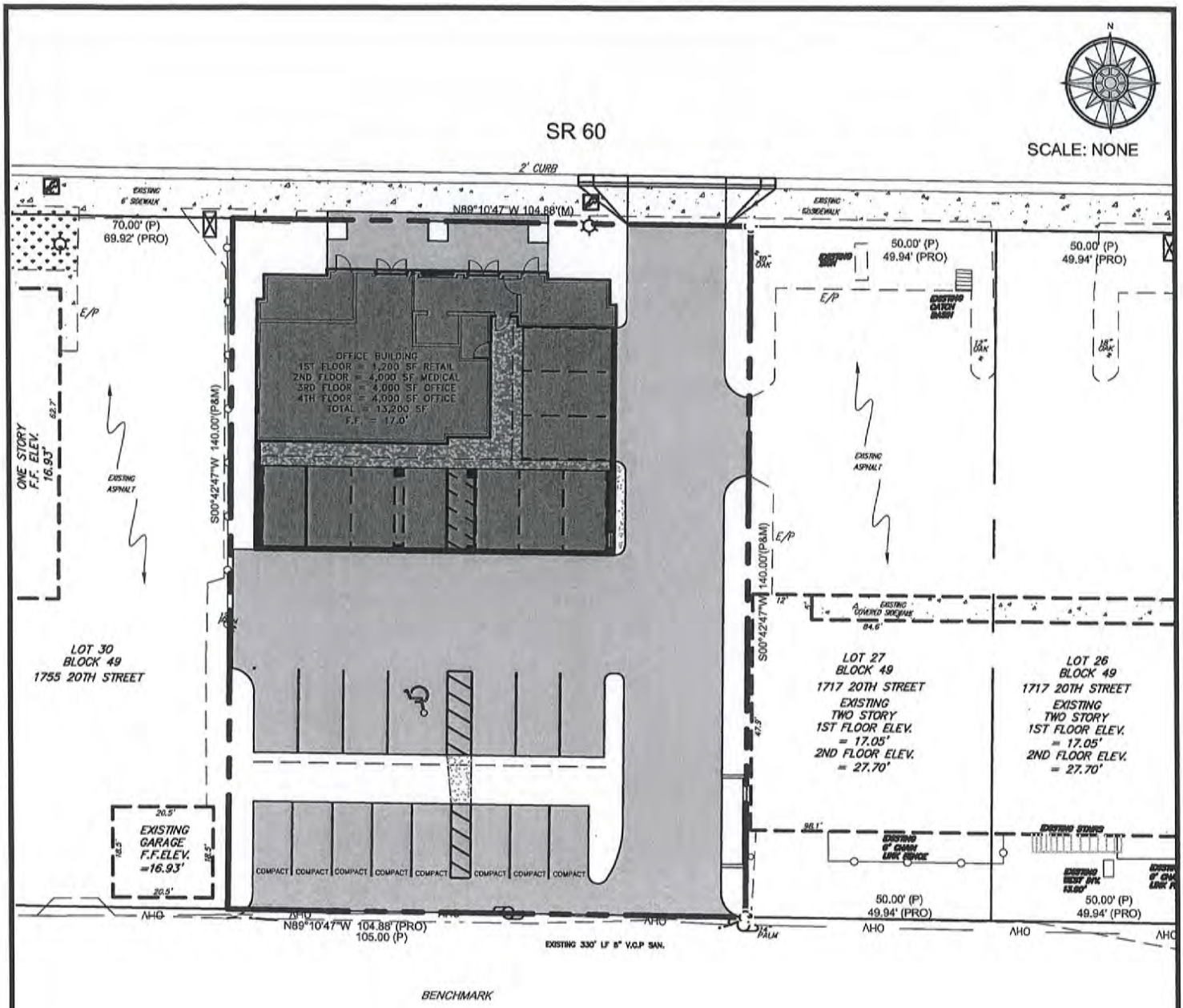


EXHIBIT D

PROPOSED OFFICE BUILDING
1745 20TH STREET
VERO BEACH, FLORIDA 32960

LOCATION MAP/ AERIAL



ZONING: "DOWNTOWN"
DEVELOPMENT SUMMARY

	GROSS AREA EXISTING			GROSS AREA PROPOSED		
	SF	ACRES	%	SF	ACRES	%
GROSS SITE AREA	14,700	0.34	100.00%	14,700	0.34	100.00%
OPEN SPACE	14,700	0.34	100.00%	2,473	0.06	17.60%
IMPERVIOUS	0	0.00	0%	12,227	0.28	82.40%
DENSITY	N/A	-		-		

SITE DATA

	REQUIRED (DOWNTOWN)	PROPOSED
SETBACKS:		
FRONT (SR 60)	10'	10'
SIDE (EAST)	0'	24'
SIDE (WEST)	0'	5'
REAR (SOUTH)	0'	56'

SITE DATA

	REQUIRED (DOWNTOWN)	PROPOSED
IMPERVIOUS AREA	-	0.28 AC (12,227 SF) 82.4%
BUILDING:	-	0.04 AC (1,848 SF)
PAVEMENT:	-	0.22 AC (9,327 SF)
SIDEWALK:	-	0.02 AC (1,052 SF)
OPEN SPACE	10% MIN.	0.06 AC (2,473 SF) 17.6%
BUILDING HEIGHT	50'	35'
FAR	2.00	0.96

USES

1,200 SF RETAIL
4,000 SF MEDICAL
8,000 SF OFFICE
13,200 SF TOTAL

EXHIBIT E-1

PROPOSED OFFICE BUILDING
1745 20TH STREET
VERO BEACH, FLORIDA 32960

OPTION 1
SITE PLAN
MIXED USE DEVELOPMENT

NORTH ELEVATION
SCALE: N.T.S.

INDIAN RIVER COUNTY COURTHOUSE

POCAHONTAS BUILDING

SEMINOLE BUILDING

TYPICAL MIXED USE
DEVELOPMENT PROJECTS

EXHIBIT E-1

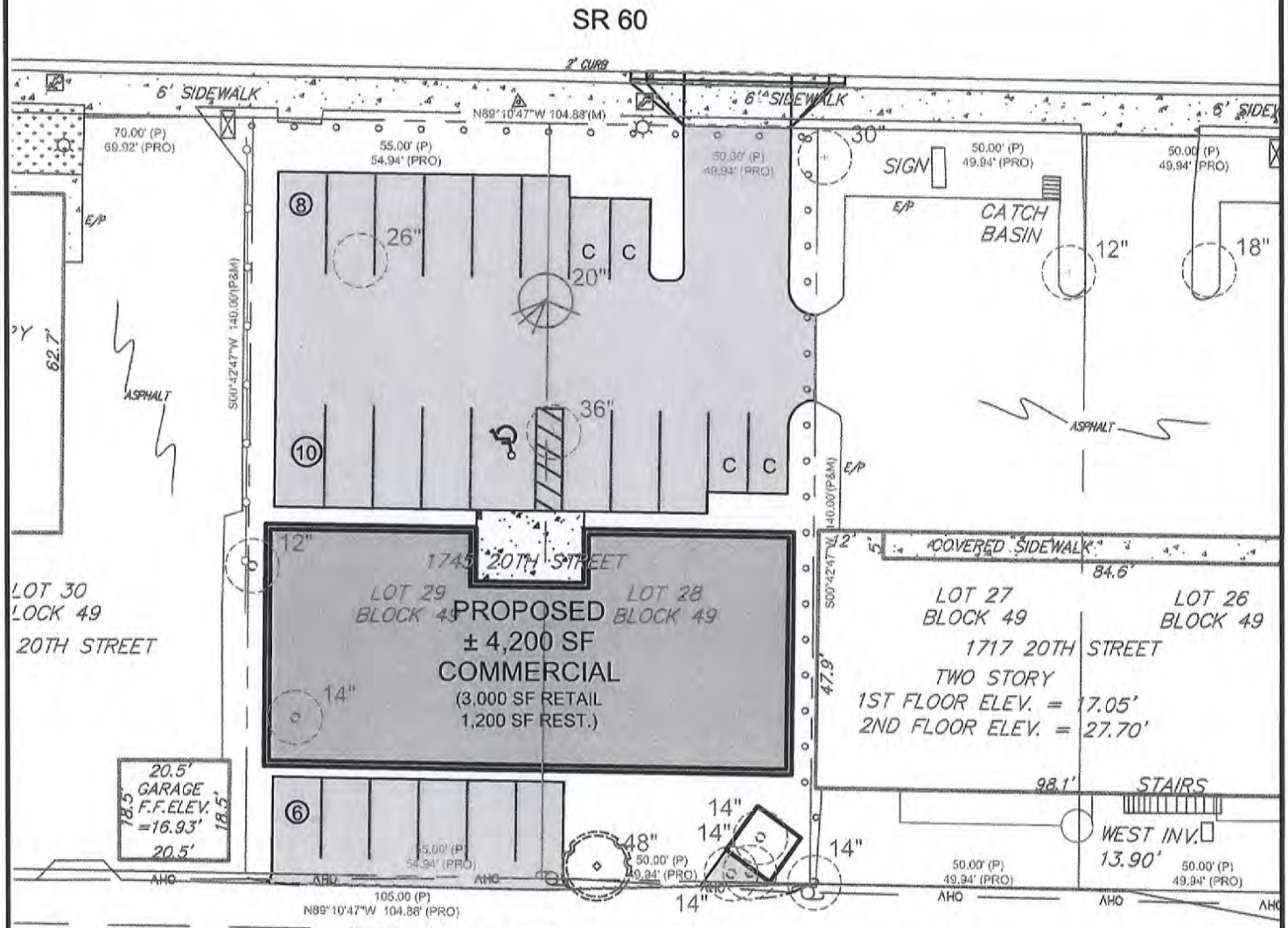
PROPOSED OFFICE BUILDING
1745 20TH STREET
VERO BEACH, FLORIDA 32960

OPTION 1
ELEVATIONS
MIXED USE DEVELOPMENT

PROJECT INFORMATION

OWNER/APPLICANT:
FISH TALES, LLC
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
TEL: 772-770-9622

SCALE: 1" = 30'-0"



ZONING: C-1B
DEVELOPMENT SUMMARY

GROSS AREA

EXISTING

	SF	ACRES	%
GROSS SITE AREA	14,700	0.34	100.00%
OPEN SPACE	14,700	0.34	100.00%
IMPERVIOUS	0	0.00	0%
DENSITY	N/A	-	

SITE DATA

SETBACKS:	REQUIRED (C-1B)	PROPOSED (C-1B)
FRONT (SR 60)	10'	75'
SIDE (EAST)	0'	3.55'
SIDE (WEST)	0'	3.25'
REAR (SOUTH)	10'	20'

	REQUIRED (C-1B)	PROPOSED (C-1B)
IMPERVIOUS AREA	-	11,000 SF
BUILDING:	-	4,200 SF
PAVEMENT:	-	6,600 SF
SIDEWALK:	-	200 SF
OPEN SPACE	25% MIN.	25.2%
BUILDING HEIGHT	35'	35'
FAR	0.50	0.29

PARKING CALCULATION

24 SPACES REQUIRED
1,200 SF x 1/100 SF = 12
3,000 SF x 1/150 SF = 12
TOTAL: 24

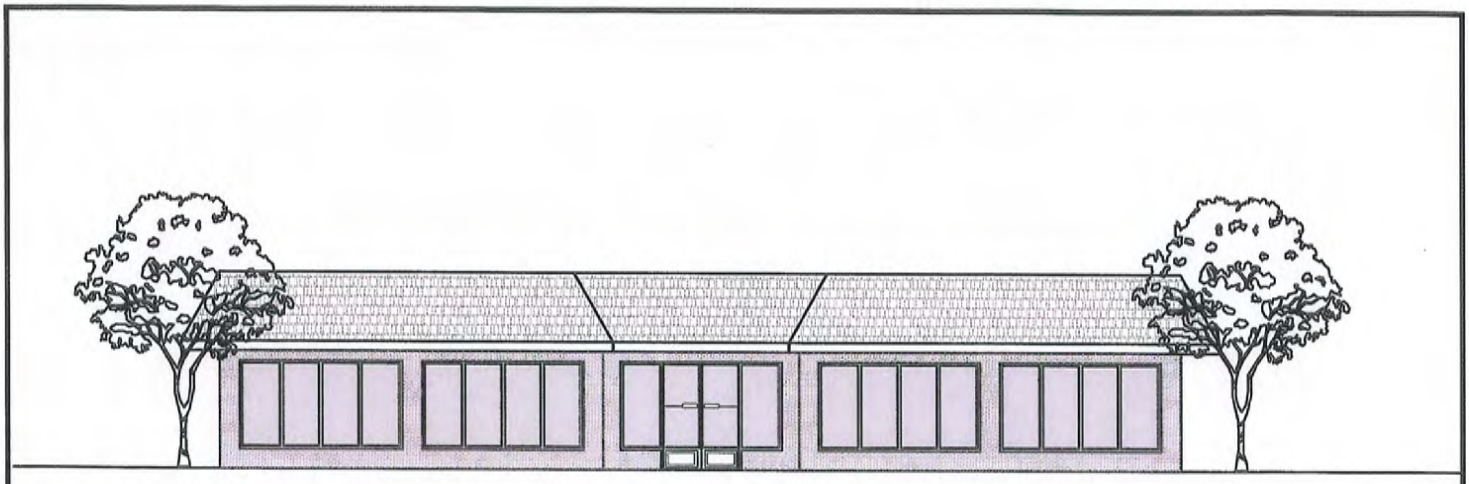
USES

1,200 SF RESTAURANT
3,000 SF RETAIL
4,200 SF TOTAL

EXHIBIT E-2

PROPOSED COMMERCIAL CENTER
1745 20TH STREET
VERO BEACH, FLORIDA 32960

OPTION 2
SITE PLAN
COMMERCIAL STRIP CENTER



NORTH ELEVATION
SCALE: N.T.S.

TYPICAL COMMERCIAL CENTERS

EXHIBIT E-2

PROPOSED COMMERCIAL CENTER
1745 20TH STREET
VERO BEACH, FLORIDA 32960

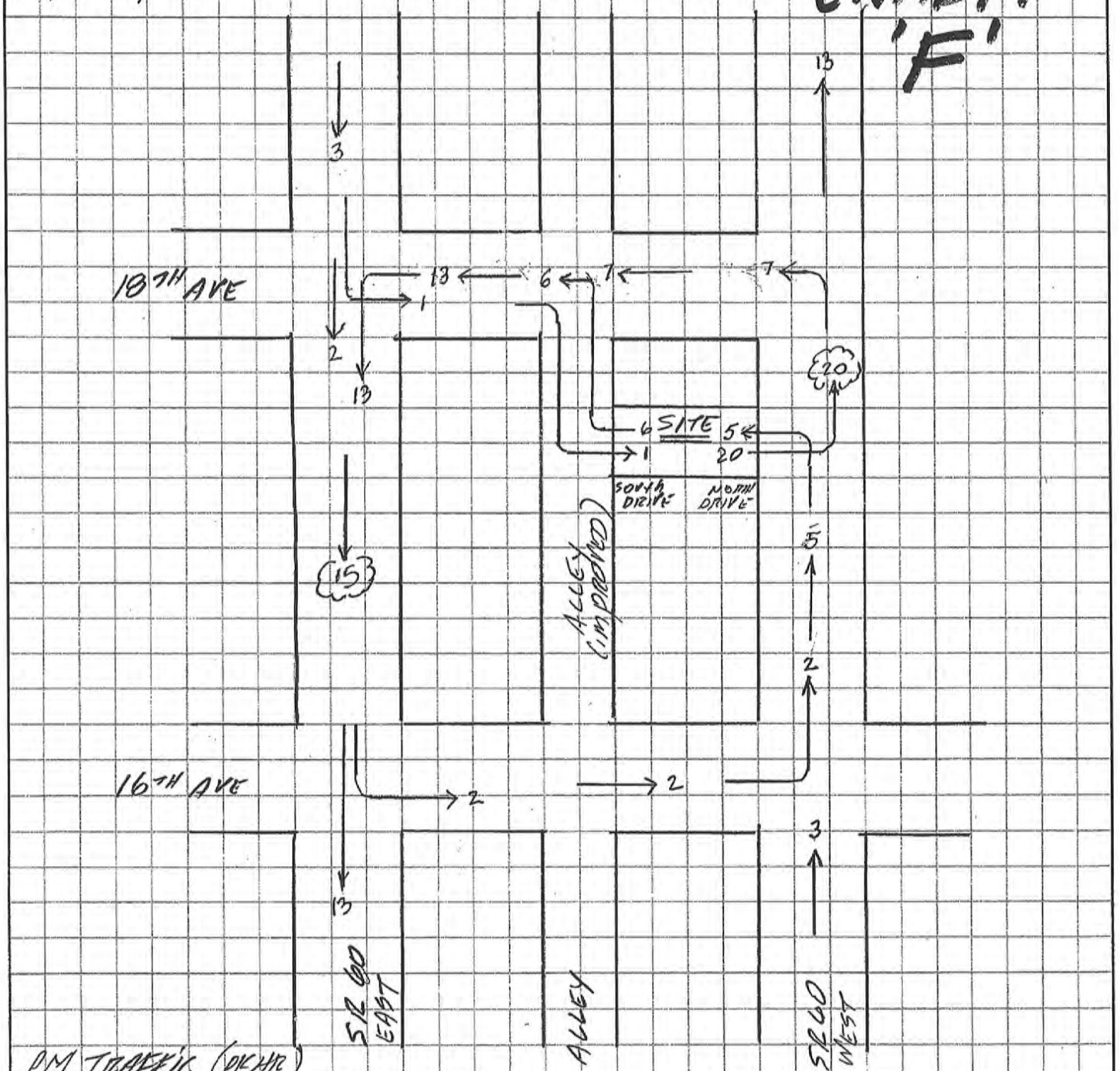
OPTION 2
ELEVATIONS
COMMERCIAL STRIP CENTER

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO: 00008668
TEL 772 / 770-9622
FAX 772 / 770-9496
EMAIL info@sbsengineers.com
www.sbsengineers.com
1717 INDIAN RIVER BLVD., SUITE 201
VERO BEACH, FLORIDA 32960

JOB 1745 SR60 LLC
SHEET NO. 1 OF 1
CALCULATED BY
DATE 11/11/15
CHECKED BY
DATE
SCALE NA

PM PEAK HR TRAFFIC DISTRIBUTION

EXHIBIT 'F'



PM TRAFFIC (PK HR)

32 pm PK HR
17% IN = 6
83% OUT = 26
1/2 WEST-BOUND
1/2 EAST-BOUND

DRIVEWAY DISTRIBUTION ASSUMPTIONS

EGRESS	INGRESS
(13) - 100% WESTB - NORTH DRIVE	(3) - 100% WESTB - NORTH DRIVE
(7) - 50% EASTB - NORTH DRIVE	(2) - 50% EASTB - NORTH DRIVE
(6) - 50% EASTB - SOUTH DRIVE	(1) - 50% EASTB - SOUTH DRIVE

School Impact Analysis Form
(For Residential Projects Only)

Instructions to Applicant: Submit one copy of completed application, location map, for each new residential project or building permit requiring a determination of school capacity to the applicable local government.

Type of Application Request:
[ ] Conditional School Capacity Availability Determination
[✓] School Capacity Availability Determination
[ ] Request for Exemption (i.e. age restricted community)

Project Information

Project Name: 1745 SR 60, LLC

Parcel ID#: (attach separate sheet for multiple parcels): 33390200001049000028.0

Location/Address of subject property: 1745 20th Street, Vero Beach, FL 32960
(Attach vicinity location map – with Closest Major Intersection)

Ownership/Contact Information

Owner/Contract Purchaser Name(s): 1745 SR 60, LLC

Agent/Contact Person: Joseph W. Schulke, P.E.
(If applicant is not the owner of record, a letter of authorization from the property owner(s) must be included with this form at time of application submittal)

Mailing address: 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960

Telephone#: 772-770-9622 Fax: 772-770-9496 E-Mail: jschulke@sbsengineers.com

Development Information

Current Land Use Designation	Commercial (C)	Proposed Land Use Designation	Mixed Use (MX)
Current Zoning	C-1B	Proposed Zoning	DTW
Proposed # Dwelling units by type*:			SF: MF: (rental) 6 Condo:

* Show only the # of units for this application not the total for the development

I hereby certify the statements and information contained in this application and attachments submitted herewith are true and correct to the best of my knowledge.

Owner or Agent Signature _____ Date 10/8/15

****

Date Planning Staff Sent to School Board: _____

****

For School District Use Only (Capacity Availability Determination)

School Capacity Available: ✓ **School Capacity Not Available:** ____ **Exempt:** ____

Michelle Simons
School District Facilities Specialist Signature

10/09/15
Date

Friday, October 9, 2015

Indian River County School District

School Concurrency Availability Determination

Project Name: 1745 SR 60, LLC

Date Received: 10/09/15

Case Number:

Builder Name:

Location: 1745 20th Street
Vero Beach, FL 32960
Parcel ID#'s 33390200001049000028.0

Project Unit Yield By Type of School

	Yield	Elem	Mid	High
Multi	0.037	0		
Multi	0.015		0	
Multi	0.014			0

Project Planned Units:

# Single Family	0	# Multi-Family:	6
# Townhomes:	0	# Apartments:	0

Additional Information:

Applicant: 1745 SR 60, LLC
Contact: Joseph W. Schulke, P.E.
1717 Indian River Blvd, Suite 201
Vero Beach, FL 32960
772-770-9622 – phone
772-770-9496 – Fax
jschulke@sbsengineers.com

School Service Area Boundary (SSAB)	Current Capacity	Programmed Capacity	Total Capacity	Current Enrollment	Vested Demand	Total Demand	Available Capacity	Project Demand
Vero Beach ES	796	0	796	701	0	701	95	0
Gifford MS	1022	0	1022	829	0	829	193	0
Vero Beach HS	2918	0	2918	2854	0	2854	64	0

This letter is in response to a Conditional School Capacity Availability Determination Request for the Project 1745 SR 60, LLC. This Project is located in SSAB for Vero Beach Elementary School, Gifford Middle School, and Vero Beach High School. The SSAB *does* have sufficient space available to accommodate the students projected to be generated from this project.

"Attachment 1"

Analysis – Land Use Amendment and Zoning District Change Compatibility with Land Use Element of the Comprehensive Plan

1.1 EXISTING LAND USE DATA

1. 1. 1. 2 Nonresidential Intensity: *"As the county seat and principal urban community in Indian River County, Vero Beach has a greater proportion of nonresidential land use than the county as a whole. For example, the county wide ratio of residential to commercial land use is 10:1; whereas it is 5:1 in the City".*

The proposed Land Use Amendment and Zoning Change from the "Commercial" land use designation / "C-1B" zoning to the "Mixed Use" land use designation / "Downtown" zoning will permit the development of the site at slightly greater commercial development intensities due to incentives that were purposely designed into the COVB land development regulations governing site development in the Downtown" district. The change would therefore facilitate the growth of the of the central business district. As the residential populations of the city and county grow, the growth of the central business district is necessary in order to maintain the city's current favorable residential to commercial land use ratio, which helps ensure the city remains the principal urban community for all county residents.

1.1.2.1 Downtown Development: *the plan acknowledges that the downtown area serves as the center for several land use activities including government, financial and professional functions, and ancillary retail facilities. It indicates that a community redevelopment district has been established to encourage the continuation and growth of the Central Business District.*

The proposed Land Use Amendment and Zoning Change from the "Commercial" land use designation / "C-1B" zoning to the "Mixed Use" land use designation / "Downtown" zoning will permit the development of the site at slightly greater commercial development intensities due to incentives that are purposely designed into the COVB land development regulations for the "Downtown" district, and it will facilitate the mix of uses that are desired and identified to be permitted in the Downtown area per Policy 1.9 of section 1.4.0.0 Land Use element of the Goals Objectives and Policies of the Comprehensive Plan, including: park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses/ commercial uses, and tourist oriented facilities

The addition of this site to expand the "Downtown" district will provide new opportunities to develop the site with the incentives designed into the districts development regulations, including the ability to develop a mix of uses, with relatively higher residential densities, greater commercial intensities and with other development incentives. This would facilitate the development of the site, and therefore facilitate the growth and development of the central business district.

1.2 LAND USE ANALYSIS

1.2.2.1 Commercial Land Needs: *the plan recognizes the need to supply additional commercial development to serve the needs of the population as it increases. It also recognizes that "much of the increases can be accommodated within the limits of existing commercial areas through redevelopment and infill".*

The proposed Land Use Amendment and Zoning Change from the "Commercial" land use designation / "C-1B" zoning to the "Mixed Use" land use designation / "Downtown" zoning will permit the development of the site at greater commercial intensities then permitted through the existing C-1B zoning district. The "Downtown" district is also designed with incentives to encourage development. The more favorable development regulations in the "Downtown" district will permit more efficient use of the site, which will promote and encourage the development of this infill parcel. Consequently, the development of this "infill" parcel can provide the additional commercial development to serve the needs of the population as it increases.

1.2.4.0 Redevelopment Area and 1.2.4.1 Underdeveloped Lands*: The City currently administers a "downtown redevelopment area", and has designated an area of the city as an "underdeveloped area". These areas are adjacent to / overlap each other within the vicinity of the site. Both areas have been targeted by the city for development and re-development to "organize and concentrate urban uses", which can "accommodate additional development through infill and redevelopment".*

The site is located on the border between these two city designated areas – lying just west of and adjacent to the designated "downtown redevelopment area", and on the eastern most edge of the designated "underdeveloped area". The proposed Land Use Amendment and Zoning Change from the "Commercial" land use designation / "C-1B" zoning to the "Mixed Use" land use designation / "Downtown" zoning will permit the development of the site at greater commercial intensities and with additional permitted potential uses. The change would encourage the redevelopment of this infill parcel, in accordance with the objectives of this section of the plan.

1.3 FUTURE LAND USE MAP

1. 3.0 Land Use Classification *- The Future Land Use Map (Figure 1. 5) for the City of Vero Beach illustrates the location of eleven land use classifications which are described in Table 1.8 of the Comprehensive Plan document.* ***This proposed Land Use Amendment includes changing the land use designation from "Commercial" to "Mixed Use".*** *Table 1.8 describes these two land use designations.*

*The "**Commercial Use**" designation is described as:*
1. Community business and shopping centers – including a wide range of retail and non-retail business, located near the center of several neighborhoods at high access points
2. Office development with compatible mix of housing, non-retail business and accessory retail activities; primarily located between residential and non-residential areas or uses in transition from single family residential to offices or multi family; located adjacent to arterial or collector streets.
3. Automobile oriented commercial reliant on visitor related shopping; located adjacent to arterials, concentrated at major street intersections when possible.

*The "**Mixed Use**" description includes:*
A compatible mixture of residential, supporting commercial and office uses, located near arterial or collector streets, and areas with existing mixed uses; further, 1.3.2.0 "Central Core" describes: "this "mixed use" designation indicates the desirability and suitability of establishing and maintaining an upgraded mix of residential, service, retail and governmental uses and facilities in the older core area of the City. The objective of mixed use designation is to create an environment within which various types of infill and redevelopment can occur which will upgrade and concentrate growth in the area."

It is clear that The site location and characteristics meet many of the characteristics of both the "Commercial Use" designation and the "Mixed use" designation, as described above. However, ***the sites location and characteristics are more consistent with the "Mixed Use" designation, and specifically the "Downtown" zoning, rather than the "Commercial" designation and the "C-1B" zoning.***

> ***<u>Consistent with Mixed use</u>: Apart from the fact that the "Commercial" and the "Mixed Use" land use designation boundary coincides with the sites east property line, the site's characteristics are very consistent with the "Mixed Use" designation/ "Downtown" district. The "Downtown" district is described in the COVB Zoning Ordinance as a district with a mix of commercial and residential uses, designed to expand development opportunities in the down town area, by encouraging infill development, discouraging strip commercial development, and through a variety of flexible standards, provide a place where people can live, work and have recreation opportunities.***

The site's characteristics include:
-it is located east of 20th Ave on 20th st. (SR 60), within walking distance of the core "downtown landmarks" including the county courthouse, public parking garage, 14th Ave business area, library, all which are all located on or right off of SR 60.
-the site is specifically in the vicinity of an existing mix of uses, within 200 ft. of retail, office, church and multi-family residential uses, and within 600 ft. of single family, restaurant and government uses, and within1/4 mile of a public school, public library, and within ½ mile of the COVB city Hall, COVB Police department, and IRC Administration Building. (see Graphic – Location Map / aerial with existing uses depicted – Exhibits C and D).
-the site is also located in a part of a general transitional area in the city - primarily from government, business and church uses to the east and north, to residential and church uses, and light commercial uses (POI) to the south and west.

<u>Inconsistent with General Commercial Trades and services"</u> While the site now lies within the most eastern edge of the "Commercial" land use/ "C-1B" zoning – this designation / zoning is not consistent with the sites characteristics. The C-1B district, (General commercial trades and services) is generally described in the COVB zoning ordinance as a district that is designed to provide adequate space in appropriate and highly accessible locations suitable for accommodating various levels of commercial development, including multiple-family residential structures and hotels or motels oriented to serving seasonal or transient residents. This district permits and facilitates the development of retail establishments/ shopping centers/ strip centers, restaurants (with drive thru), and similar high intensity uses; and it does not permit residential uses. Clearly this district is designed to facilitate uses that may be incompatible with the existing mix of uses in the vicinity of the site.

1.4 GOALS, OBJECTIVES AND POLICIES

1.4.0 Goal: *To continue to accommodate a distribution of land uses which will perpetuate the type of growth and land development in Vero Beach which is responsive to the social and economic needs of the community, protects natural resources and environmental assets, is consistent with the support capabilities of natural and manmade systems, and maintains the desired quality of life, individual identity and character of the community. This desired quality of life is reflected in the low rise and low density development currently existing in the City of Vero Beach.*

The proposed Land Use Amendment and Zoning Change from the "Commercial" land use designation / "C-1B" zoning to the "Mixed Use" land use designation / "Downtown" zoning is compatible with the goal of the Land Use Element of the Comprehensive Plan through "compliance" or because the change is "not applicable" with the following objectives and policies:

1.4.0.0 Land Uses

Objective 1:

The City shall regulate future development and redevelopment to maintain character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

1.9 Mixed Use (MX) land use designation: *The Mixed Use (MX) land use designation shall be applied to those areas that are suitable for urban scale development and intensities. Those areas shall be limited to lands near arterial or collector streets with adequate public facilities, access to multi-modal transportation alternatives, existing mixed use central locations, including the central core of the city and the downtown area.*

This land use category shall allow a mixture of residential and commercial uses, which may be located in the same building. Additional allowed uses include park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses, and tourist-oriented facilities.

The proposed Land Use Amendment and Zoning change of the site is consistent with paragraph 1.9. The subject site is located on the border between two city designated areas – lying just west of and adjacent to the designated "downtown redevelopment area", and on the western most edge of the designated "underdeveloped area". The site's characteristics include:

> ***-it is located east of 20th Ave on 20th St. (SR 60) – an arterial road, within walking distance of the core "downtown landmarks" including the county courthouse, public parking garage, and public library14th Ave business area, which are all located on or right off of SR 60.***

-the site is specifically in the vicinity of an existing mix of uses, within 200 ft. of retail, office, church and multi-family residential uses, and within 600 ft. of single family, restaurant and government uses, and within1/4 mile of a public school, public library, and within ½ mile of the COVB city Hall, COVB Police department, and IRC Administration Building. (see Graphic – Location Map / aerial with existing uses depicted – Exhibits C and D).

-the site is also located in a part of a general transitional area in the city - primarily from government, business and church uses to the east and north, to residential and church uses, and light commercial uses (POI) to the south and west.

-the site is within 300 ft, of public transit (bus stops at courthouse)
-the site is adequately served by public facilities, including:
- ***-county courthouse – 600 ft., located due east on SR 60.***
- ***-public library – 580 ft., located on 21st St. and 17th Ave***
- ***-police – ½ mile, located on SR 60 (eastbound)***
- ***-Fire department – 1 +- mile, located on Old Dixie Hwy.***
- ***-COVB water, sewer and electric service to the site – sewer in rear alley, water main at frontage***
- ***-public on-street parking – at alley and surrounding side streets***
- ***-public parking garage – 300 ft. due east on 16th / 17Th Ave, just north of SR 60.***

1.4.0.1 Growth Management/Urban Sprawl

Objective 2:

The City shall regulate and guide future development and redevelopment in an orderly and efficient manner and urban sprawl shall be discouraged by the provision of services necessary for development of unserved parcels within the designated urban service area.

The requested Zoning Map changes are compatible with the objective to control urban sprawl since the subject site is within the City's main urban development areas and complies with the following policies:

2.1 *The City shall continue to coordinate with the County for the provision of water supply and/or sewage collection utility systems…..*

Water distribution and sewage collection systems are in place and serving the present site uses.

2.2 Not applicable. There is no annexation proposed.

2.3 *Land use designations and regulations shall be used to limit future strip commercial development along roadway thoroughfares.*

The site fronts SR 60 (a thoroughfare roadway). The proposed Zoning (DTW - "Downtown" district) restricts certain commercial development and commercial uses (such as drive thru restaurants), and has site development controls in place such as parking placement – specifically requiring that all parking is located in the rear of buildings – this requirement limits the facilitation of commercial strip development.

2.4 *"Redevelopment programs and incentives shall be established to foster infill development and revitalization of older areas of the City"*

The proposed Land Use Amendment and Zoning Change from the "Commercial" land use designation / "C-1B" zoning to the "Mixed Use" land use designation / "Downtown" zoning would not restrict the City from implementing re-development programs and incentives. The "Downtown" district is subject to more redevelopment programs than most if not all other zoning districts in the city, and the applicant welcomes the opportunity to work with the city's redevelopment and revitalization programs that are unique to this zoning district.

The site is one of the last remaining undeveloped "infill" parcels in the central business core. The Downtown district regulations are designed to facilitate the redevelopment of infill parcels, and would help foster the redevelopment and revitalization of this site.

1.4.0.2 Land Development Regulations

<u>Objective 3:</u>

The City shall establish and maintain land use/development regulations that will reduce and prevent land uses that are inconsistent with community character and incompatible with adjacent development.

The requested Zoning Map change is consistent with the objective to prevent land uses that are inconsistent with community character and incompatible with adjacent development through compliance with the following policies;

3.1 *Residential neighborhoods shall be protected and/or buffered against encroachment from higher density residential uses and from commercial uses*

Additional residential neighborhood encroachment would not occur. Rather, the change would provide a more appropriate zoning district that is compatible with the adjacent properties and existing uses.

The site's characteristics are very consistent with the "Mixed Use" designation/ "Downtown" district. The "Downtown" district is described in the COVB Zoning Ordinance and in Policy 1.9 of Section 1.4 – "Goals, Objectives and Policies" of the comprehensive Plan as a district with a mix of commercial and residential uses, designed to expand development opportunities in the down town area, by encouraging infill development, discouraging strip commercial development, and through a variety of flexible standards, provide a place where people can live, work and have recreation opportunities. Allowed uses include park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses, and tourist oriented facilities.

The site's characteristics include:

-it is located east of 20th Ave on 20th St. (SR 60) – an arterial road, within walking distance of the core "downtown landmarks" including the county courthouse, public parking garage, and public library14th Ave business area, which are all located on or right off of SR 60.

-the site is specifically in the vicinity of an existing mix of uses, within 200 ft. of retail, office, church and multi-family residential uses, and within 600 ft. of single family, restaurant and government uses, and within1/4 mile of a public school, public library, and within ½ mile of the COVB city Hall, COVB Police department, and IRC Administration Building. (see Graphic – Location Map / aerial with existing uses depicted – Exhibits C and D).

-the site is also located in a part of a general transitional area in the city - primarily from government, business and church uses to the east and north, to residential and church uses, and light commercial uses (POI) to the south and west.

3.2 *Commercial uses shall be "clustered" and located near arterial road intersections, in the central core area of the City, or in planned commercial areas along arterial roadways. Proliferation of strip commercial development shall be discouraged.*

The requested Land use designation and zoning map change would facilitate compatibility of uses by making more properties along SR 60 within the existing central business core area of the city compatible and similar because these will now be subject to the same zoning district regulations pertaining to site development controls and permitted uses, facilitating consistent and compatible mixed uses in the vicinity.

The site is an undeveloped "infill" parcel, and would benefit from the past and current redevelopment and revitalization efforts made by the city for the central core business area.

3.3 *Higher density residential uses shall be located on sites highly accessible to arterial or collector streets and near employment centers and goods and services*

The requested Land use designation and zoning map change would promote the possibility for higher density residential uses. The site is located on SR 60 (an arterial/ thoroughfare roadway) located in the central core business area. The proposed "Downtown" zoning district permits a mix of uses, including residential development at up to 17 units per acre, as well as businesses that provide both goods and services and employment opportunities. Whereas the current zoning (C-1B) does NOT permit residential development or Mixed Use development.

3.4 *Industrial uses.....**Not applicable.***

3.5 *Development shall be planned and regulated in such manner to provide for an orderly transition from low intensity/density uses to higher intensity/density uses.*

The "Downtown" district is described in the COVB Zoning Ordinance as a district with a mix of commercial and residential uses, designed to expand development opportunities in the down town area, by encouraging infill development, discouraging strip commercial development, and through a variety of flexible standards, provide a place where people can live, work and have recreation opportunities. Allowed uses include park and recreation uses, public facilities, institutional uses, schools, cultural and civic uses, utilities, professional office uses, and tourist oriented facilities.

The site is located in a part of a general transitional area in the city - primarily from government, business and church uses to the east and north; to residential and church uses, and light commercial uses (POI) to the south and west. The location of the site, together with the proposed zoning to the "Downtown" district specifically meets the intent of this policy – that is, to provide for the orderly transition from lower intensity / density to higher intensity / densities.

3.6 *Code enforcement to eliminate substandard structures.....**Not applicable.***

3.7 *Land development regulations shall.....**Not applicable.***

3.8 *The following special provisions shall be incorporated in the land development regulations.....**Not applicable.***

3.9 *Land development regulations shall .....**Not applicable.***

1.4.0.3 Disaster Contingency Planning

Objective 4:

The City shall continue its established and ongoing programs for emergency preparedness, emergency evacuation, disaster relief and coastal construction practices and shall enhance those programs through periodic reviews.

The requested Zoning Map change is compatible with the City's objective for Disaster Contingency Planning by not conflicting with any of the policies of this objective. Policies 4.1-4.5 are not applicable to this request.

1.4.0.4 Adequate Public Facilities

Objective 5:

The City shall not permit land development and/or redevelopment which cannot be supported by public facilities at adopted levels of service or which could adversely impact the minimum levels of service in other areas of the City.

The requested Zoning Map change is compatible with the City's objective for Adequate Public Facilities by being consistent with the following policies;

5.1 *Sites and rights -of-way for public facilities needed to serve the community shall be identified in the Comprehensive Plan.....*

The subject site and adjacent rights-of-way have not been identified in the Comprehensive Plan for acquisition by the City.

5.2 / 5.3 *A concurrency management system shall be adopted and administered.....minimum levels of service ...shall be maintained.....**Not applicable.***

5.4.1 *No development shall be approved unless it is consistent with the Concurrency Management System in the Capital Improvements Element, and the levels of service established in this element and other elements of the Comprehensive Plan*

The potential demand on the City facilities will not be affected by this request. The uses permitted within the proposed "Downtown" District create demands similar to that in the existing C-1B"General Commercial Trades and Services" district. The subject site is located in an area deemed suitable for urban scale development and all necessary facilities are in place. A detailed analysis of the availability of and demand on each facility, including sanitary sewer, potable water, solid waste, stormwater drainage, recreation, transportation, and police/ emergency services is provided with the application within the document titled "Future Land Use Map (FLUM) and Zoning change justification statement".

The City will also apply this policy during any future site development review and any identified mitigation will be addressed on the basis of the proposed, specific, use.

5.5 *The city shall review proposed developments, assess their impact on services and facilities, and make determinations of adequacy or inadequacy of public facilities and services using the established Concurrency Management System*

The proposed uses permitted in the "Downtown" District will not substantially increase demand on public facilities or services. A detailed analysis of the availability of and demand on each facility, including sanitary sewer, potable water, solid waste, stormwater drainage, recreation, transportation, and police/ emergency services is provided with the application within the document titled "Future Land Use Map (FLUM) and Zoning change justification statement".

During any future site development review, an analysis will be required as part of the Site Plan review procedure. Any identified impacts to services and facilities will be will be addressed and mitigated on the basis of the proposed, specific, use

1.4.0.5 Resource Conservation and Management

Objective 6:

The City shall act to protect and preserve environmentally sensitive areas and resources in the community and promote responsible site development through new land development regulations and standards.

This objective is not applicable to the proposed Land Use Amendment and Zoning Change. The subject site is an infill parcel, and there are no environmentally sensitive areas or community resources that exist on the site.

1.4.0.6 Redevelopment

Objective 7:

The City shall facilitate urban infill and redevelopment regulations and implement a long range strategy for revitalizing its Downtown commercial core and older residential areas.

The "Downtown" district regulations are designed to provide development incentives which will hasten the potential development of this "infill" site because it will enable it to be developed as a traditional urban "downtown" project, with the potential for residential, commercial, institutional / government, and professional office uses, primarily due to incentives that are purposely included in the Mixed Use/ Downtown district regulations including: permit and encourage the mix of uses, allow higher intensity or density, reduce parking requirements, increase building heights, and lower open space;

..and the downtown central commercial core area benefits from past and current revitalization and redevelopment programs – which provide opportunities that will facilitate the development of the site.

Changing the land use designation and zoning district of this site will immediately facilitate the revitalization of the Downtown commercial core, by adding this undeveloped "infill" parcel to the "Downtown" district. This change will facilitate the revitalization and redevelopment of the area by facilitating the consistent and compatible development of this "infill" parcel with adjacent parcels within the central core.

1.4.0.7 Historic and Archeological Resources

Objective 8:

The City shall protect, preserve or where appropriate promote adaptive re-use of the historic and/or archeological resources in the City.

The proposed Land Use Amendment and Zoning Change is compatible with the City's Historical and Archeological Resources objective since the subject site is an undeveloped "infill" parcel which has no historic or archeological resources to protect.

1.4.0.8 School Siting Policies

Objective 9:

Future needs for public schools sites will be accommodated on land that is proximate to urban residential areas.

This objective is not applicable to the proposed Land Use Amendment and Zoning Change. The subject site is a small undeveloped "infill" parcel, unsuitable as a school development site.

1.4.0.9 Co-Location of Schools

Objective 10:

The co-location of schools with other public facilities including parks, libraries and community centers shall be encouraged.

This objective is not applicable to the proposed Land Use Amendment and Zoning Change. The subject site is a small undeveloped "infill" parcel located in the city's downtown central core business area, which is unsuitable as a school development site.

City of Vero Beach
17 17th Street
Post Office Box 1389
Vero Beach, Florida 32961
(772) 978-5220 Fax: (772) 978-5215

Office of the Director
Water and Sewer Dept.

October 14, 2015

1745 SR60, LLC
c/o Joseph W. Schulke, P.E.
1717 Indian River Blvd., Suite 201
Vero Beach, FL 32960

Re: 1745 20th Street, Vero Beach
Water & Sewer Estimated Demand 1,645 GPD

Dear Mr. Schulke:

The City of Vero Beach Water & Sewer Department has the capacity to provide both water and sewer service for the mixed-use retail/office/medical building to be located in the City of Vero Beach at 1745 20th Street.

Should you have any questions, please feel free to contact me at 978-5220.

Sincerely,

Robert J. Bolton, P.E.
Director

RJB/da
Enc.