



## City Council Agenda Item Meeting of June 7, 2016

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**TO:** The Honorable Mayor and Members of the City Council

**FROM:** James R. O'Connor, City Manager 

**DATE:** May 31, 2016

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**SUBJECT:** City Council Consideration to Approve Site Plan – Application #MA16-000018; Proposed Parking Improvements for the Vero Beach Dog Park

**REQUESTED BY:** City Manager/Planning and Development Director

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The following is requested as it relates to the above-referenced agenda item:

- Request Council review and approval based on the attached supporting documentation.
  - No action required. (Information only)
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## DEPARTMENTAL CORRESPONDENCE

TO: James O'Connor  
City Manager

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

DATE: May 24, 2016

SUBJECT: **City Council Consideration to Approve Site Plan  
Application #MA16-000018; Proposed Parking Improvements  
for the Vero Beach Dog Park**

### Overview

The Planning and Development Department requests that the above Site Plan Application (attached) for the proposed construction of 2 handicapped parking spaces, driveway access from Indian River Drive East, a kiosk, and associated landscaping be placed on the City Council's June 7, 2016, meeting agenda for consideration of approval. The above referenced site plan was approved by the Planning Director on May 10, 2016, subject to approval by the City Council.

The lease agreement between the City of Vero Beach and the Friends of the Vero Beach Dog Park Exercise Area, Inc., requires that any site improvements within the leasehold area be approved by the City Council.

### Background

In July 2014, the City Council approved the site plan for construction of the dog exercise area at Bob Summers Park. A condition of the site plan approval was the construction of 10 on-site parking spaces on the southern portion of the leasehold area within one year of the site approval. This parking was required to meet City's parking regulations.

Unfortunately, the Friends of the Vero Beach Dog Park Exercise Area, Inc. was unable to move forward with construction of the required parking due to the lack of funding. The City Council has authorized time extensions to this parking condition over the last couple of years.

Over this time, it has become evident that with the success of the dog park, much of the parking by users of this facility is occurring on the grass area on the east side of the property along Indian River Drive East. This parking is tearing up the sod surface. The access to the dog park from the east side is further encouraging traffic to drive over the sidewalk along Indian River Drive East to park along the dog park fence.

In recognition of the above problems and the need to fulfill its obligation to provide on-site parking, the Friends of the Vero Beach Dog Park Exercise Area, Inc., submitted a site plan

application to the Planning and Development Department in April for construction of parking outside the dog park fence along the eastern portion of leasehold area bordering Indian River Drive East.

Although the parking location and layout significantly differ from the site plan approved in 2014, it is the opinion of the staffs of the Public Works and Planning and Development Department that this location would better address the parking needs of the dog park. Very importantly, it would begin to address the problems with the parking in the grass area along Indian River Drive East.

### **Project Description**

The submitted site and landscaping plans in the application (attached) are for Phase One of a proposed two-phased project. The boundaries of Phase One of the project to be approved in this site plan application are highlighted on the attached site and landscape plans.

The first phase involves the construction of two-handicapped parking spaces, driveway and entrance, landscaping and a plaza with an information kiosk. Pervious pavers will be used for the project's parking spaces and driveway.

Additionally, the applicant is proposing to install and maintain two "rain gardens" in the right-of-way fronting the proposed dog park parking lot. These rain gardens not only will provide aesthetic and storm drainage functions, but will help steer vehicles to access the parking area through the new driveway rather than to cross over the existing sidewalk.

Phase Two of the project, which is not subject of the current site plan application approval, would involve the construction of 22 standard parking spaces and the installation of the remainder of the landscaping buffer between the parking spaces and right-of-way. A separate site plan application will be required to be submitted.

### **Site Plan Analysis**

The Planning and Development Department staff finds that the proposed site plan meets all City Code requirements pursuant to Section 64.10, except the requirement for 10 off-street parking spaces will not be met until Phase II of the project is completed. To address this deficiency, the site plan approved by the Planning Director includes as a condition of site plan approval that the applicant submit a completed major site plan application to the Planning and Development Department for Phase Two within six months of the effective date of the site plan.

The installation and maintenance of the proposed rain gardens in the City right-of-way was also a condition of site plan approval by the Planning Director. This condition is intended to ensure that users of the parking area will utilize the new driveway access rather than taking shortcuts and going over the sidewalk to the parking area. The parking and landscaping improvements proposed in Phase II will eventually totally eliminate this problem.

## Findings and Recommendations

Based on the above findings, the Planning and Development Department recommends approval of the site plan by the City Council subject to the following conditions:

1. No surface water runoff shall be directed to adjacent private properties and all surface water runoff shall be routed to the approved drainage facilities or retained on the site during construction and after final grading. All runoff from the site, both during and after construction, shall be free of pollutants, including sediment, prior to discharge.
2. The site shall be graded in conformance with Sections 73.13 and 73.25 of the City of Vero Beach Code and the approved drainage plan and shall be subject to random inspections for compliance with Section 73.33.
3. A right-of-way permit shall be required for driveway access to the Indian River Drive East and for the proposed “rain garden” in the right-of-way.
4. The installation and maintenance of the “rain gardens” in the City right-of-way along Indian River Drive East is a condition of site plan approval and shall require a license agreement with the City prior to the Public Works Department issuing final inspection approval of work permitted in the right-of-way.
5. A copy of the Notice of Commencement shall be provided to the Public Works Department.
6. Details on the proposed pervious paver system shall be submitted to the Public Works Department for review and approval prior to the pavers being installed.
7. The applicant shall submit within six months of the effective date of this site plan a complete major site plan application to the Planning and Development Department for Phase Two of the project for construction of the remaining 22 parking spaces and associated landscaping.
8. The approval of this site plan shall be contingent upon approval by the Vero Beach City Council pursuant to the applicant’s lease agreement and City Land Development Regulations.
9. The effective date of this site plan shall be the date of City Council approval.

TJM/tf  
Attachments



**PLANNING AND DEVELOPMENT DEPARTMENT**  
**CITY OF VERO BEACH, FLORIDA**  
1053 20<sup>TH</sup> PLACE  
VERO BEACH, FLORIDA 32960

In the Matter of:  
Vero Beach Dog Park Parking Improvements

Minor Site Plan:  
Application # MA16-000018

Property Owner:  
City of Vero Beach

Applicant:  
Jill Jones, Director  
Vero Beach Dog Park

**ORDER GRANTING APPROVAL OF A MINOR SITE PLAN**

The above referenced application for a Minor Site Plan has been reviewed by the City of Vero Beach Planning and Development and Public Works Departments for leasehold property located at 3449 Indian River Drive East, Vero Beach, FL 32963, more fully described as::

Parcel I.D. Number: 32403100000002000001.4  
Zoning District: P-2, Park District

The purpose of this site plan is to construct two handicapped parking spaces, an access driveway, and associated landscaping as Phase One of a two-phased project to construct a total of 24 parking spaces along the west side of Indian River Drive East. Phase One includes a paved plaza and an information kiosk.

The Staff has reviewed the proposed project and the comments of the City Public Works Department and determined that it meets the requirements of Section 64.10 – Site Plan Review Standards and Conditions of the City of Vero Beach Code (Site Plan documents attached), subject to the following conditions:

1. No surface water runoff shall be directed to adjacent private properties and all surface water runoff shall be routed to the approved drainage facilities or retained on the site during construction and after final grading. All runoff from the site, both during and after construction, shall be free of pollutants, including sediment, prior to discharge.
2. The site shall be graded in conformance with Sections 73.13 and 73.25 of the City of Vero Beach Code and the approved drainage plan and shall be subject to random inspections for compliance with Section 73.33..
3. A right-of-way permit shall be required for driveway access to the Indian River Drive East and for the proposed "rain garden" in the right-of-way.
4. The installation and maintenance of the "rain gardens" in the City right-of-way along Indian River Drive East is a condition of site plan approval and shall require a license agreement with the City prior to the Public Works Department issuing final inspection approval of work permitted in the right-of-way.
5. A copy of the Notice of Commencement shall be provided to the Public Works Department.
6. Details on the proposed pervious paver system shall be submitted to the Public Works Department for review and approval prior to the pavers being installed.

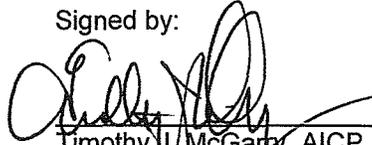
Minor Site Plan Application  
3449 Indian River Drive  
Vero Beach, FL 32963

7. The applicant shall submit within six months of the effective date of this site plan a complete major site plan application to the Planning and Development Department for Phase Two of the project for construction of the remaining 22 parking spaces and associated landscaping.
8. The approval of this site plan shall be contingent upon approval by the Vero Beach City Council pursuant to the applicant's lease agreement and City Land Development Regulations.
9. The effective date of this site plan shall be the date of City Council approval.

Applications for building permits shall be made within 6 months of the effective date of the site plan and all final inspections shall be obtained within 2 years of the effective date of the site plan or the approved site plan shall become null and void unless an extension has been approved by the Planning and Development Director.

**DONE AND ORDERED** at Vero Beach, Indian River County, Florida, this 10th day of May, 2016.

Signed by:



Timothy V. McGarry, AICP  
Planning & Development Director

**Note:** Approval of this site plan is for only those approved improvements described in this approved minor site plan and depicted on the approved plan documents.

atts

XC: Charlotte Bowling, Bldg Dept (email)  
Monte Falls, Public Works  
Kelly McKinley, IRC Community Dev (email)  
File

**SITE PLAN APPLICATION (MINOR)**  
**Multifamily Residential or Nonresidential**  
 City of Vero Beach Planning & Development Department  
 1053 20<sup>th</sup> Place – P.O. Box 1389  
 Vero Beach, Florida 32961-1389  
 Phone (772) 978-4550 / Fax (772) 778-3856

Multifamily Residential       Nonresidential       Minor Amendment to Major Site Plan

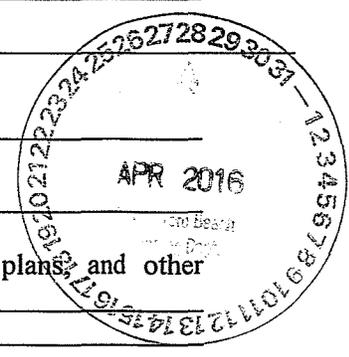
APPLICANT: JILL JONES, DIRECTOR  
VERO BEACH DOG PARK      Application #: MA16-000018  
 Telephone: 562-0080  
 Fax or Email: jill@jonesandjonesinc.com  
 MAILING ADDRESS: 505 BEACHLAND BLVD., SUITE 1-124, VB 32963  
 PROPERTY OWNER: CITY OF VB  
 OWNER ADDRESS: \_\_\_\_\_  
 SITE ADDRESS: 3449 INDIAN RIVER DRIVE, VB 32963  
 PARCEL I.D. NUMBER: 32403/0000 0002 000001.4  
 ZONING DISTRICT: S-H P-2 FLOOD ZONE: AE-6

Floor Area Square Footage:      Existing \_\_\_\_\_      Proposed \_\_\_\_\_

Multifamily - Number of Units:      Existing \_\_\_\_\_      Proposed \_\_\_\_\_

Provide a brief description of specific modifications, as shown on the attached plans, and other development approval(s) being requested as part of this application:

PERVIOUS PARKING, LANDSCAPING (PHASE I)



This application is limited only to the specifically requested development approval. No permanent structure shall be located on City easements. In separate sheets, plans or documents attached to this application, provide the specific information required by Pages 2 through 4 of this application, as applicable.

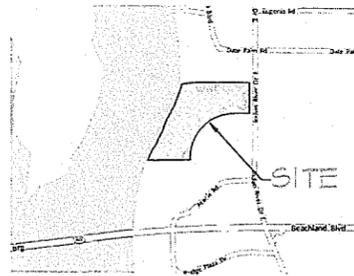
Any false statement, concealment, or misrepresentation in this application or plans, intentional or unintentional, shall be grounds for revocation of approval.

Jill Jones      4/28/16  
 Applicant Signature      Date  
JILL JONES  
 Applicant Name (Print)

James R. O'Connor      4/28/16  
 \*Property Owner Signature      Date  
James R. O'Connor  
 Property Owner (Print)

\* A letter of authorization may be provided in lieu of the property owner's signature.

Application Fee: \$ 350.00



LOCATION MAP



**PROPERTY DESCRIPTION**

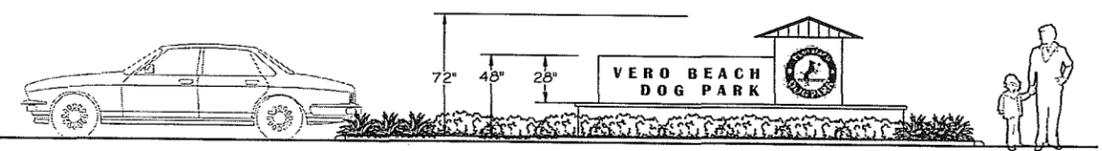
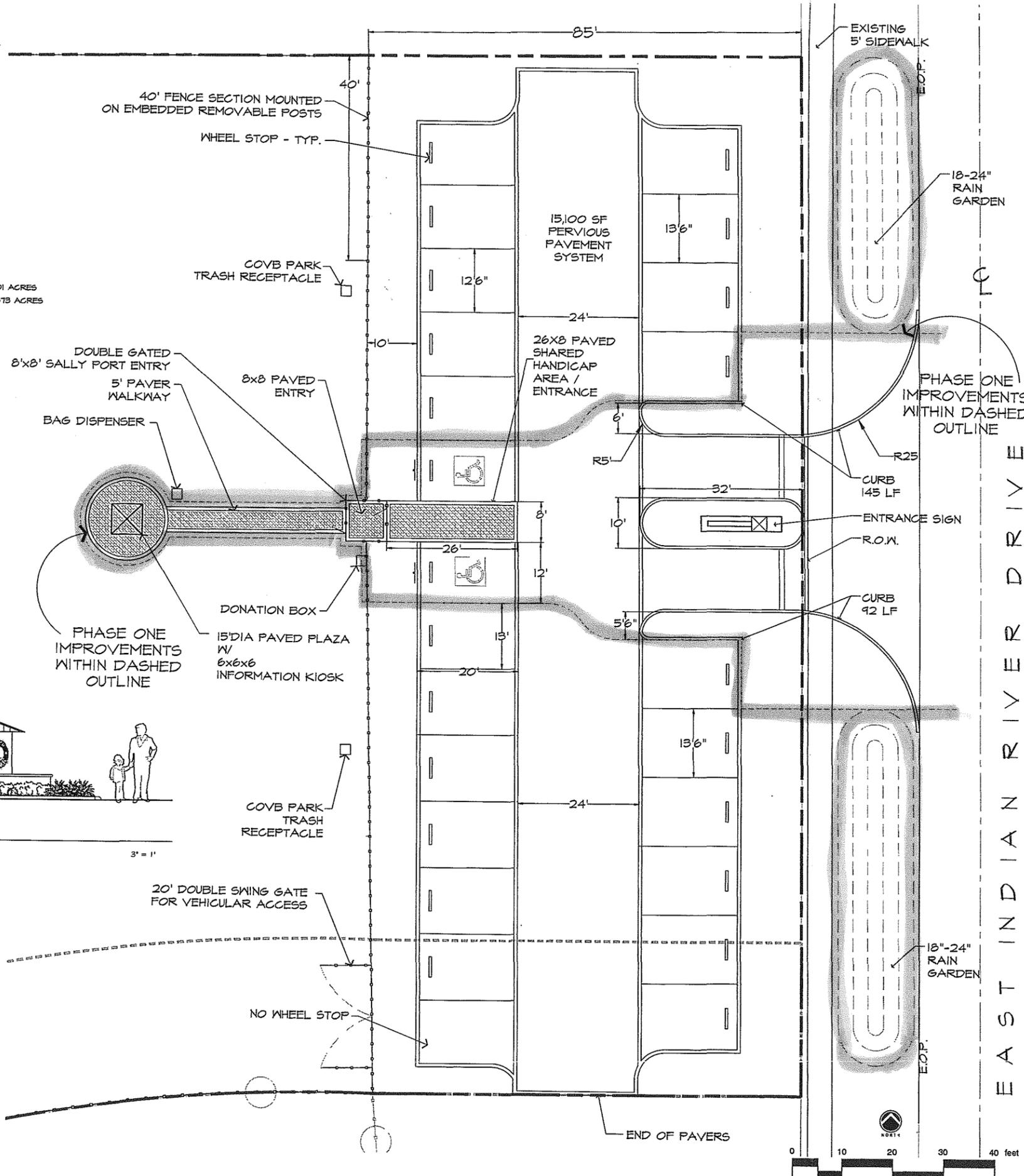
PARCEL # 32-40-31-00000-0020-00001.0  
 SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, AND BEING A PART OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 32 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:  
 THAT PART OF THE NORTH 684 FEET OF GOVERNMENT LOT 2, SECTION 31-32-40 LYING WEST OF INDIAN RIVER DRIVE EAST AND EAST OF THE TOP OF BANK OF THE INDIAN RIVER;  
 LESS:  
 THAT PORTION OF SAID NORTH 684 FEET OF GOVERNMENT LOT 2 DESIGNATED AS BOB SUMMERS PARK BY CITY RESOLUTION 1488, DATED 10-3-1967.  
 CONTAINING 5.8 ACRES MORE OR LESS.

**AREA CALCULATIONS**

TOTAL PARCEL AREA +/- 217,845 S.F./5.001 ACRES  
 TOTAL PARCEL AREA LESS EASEMENTS +/- 168,725 S.F./3.873 ACRES

**PARCEL DATA:**

PARCEL # 32-40-31-00000-0020-00001.0  
 ZONING: P-2, PARK DISTRICT



**ENTRANCE SIGNAGE**

Section

**PARKING REQUIREMENTS**

USE: PARK  
 SEC. 63.04: Public parks and outdoor recreation uses  
 2 spaces per gross acre of land generating user parking demand  
 REQUIRED PARKING: 2 X 5.0 AC = 10 SPACES  
 HANDICAPPED 1 SPACE  
 STANDARD 9 SPACES  
 TOTAL SPACES 10 SPACES\

PROPOSED PARKING - NORTH ENTRANCE:  
 HANDICAPPED 2 SPACES  
 12' X 20'  
 12.5' X 20' 5 SPACES  
 13' X 20' 7 SPACES  
 13.5' X 20' 10 SPACES  
 TOTAL PROPOSED 24 SPACES

**surlaterre**  
 LANDSCAPE ARCHITECTURE, LLC  
 P.O. BOX 1991, VERO BEACH, FLORIDA 32961  
 772.913.4148  
 ROBIN PELENSKY, PLA  
 rpeleensky@surlaterre.com  
 LA6667100

STATE OF FLORIDA  
 LICENSED LANDSCAPE ARCHITECT  
 LICENSE NO. \_\_\_\_\_  
 EXPIRES \_\_\_\_\_  
 DATE \_\_\_\_\_

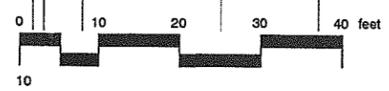
SITE PLAN - NORTH ENTRANCE IMPROVEMENTS  
 VERO BEACH DOG PARK  
 VERO BEACH, FLORIDA

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 The following drawings are instruments of service to the Landscape Architect. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for me on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 13001  
 Drawn By RP  
 Checked By RP  
 Approved By \_\_\_\_\_  
 Submittal Dates 3-30-16

Revision Dates \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

LI



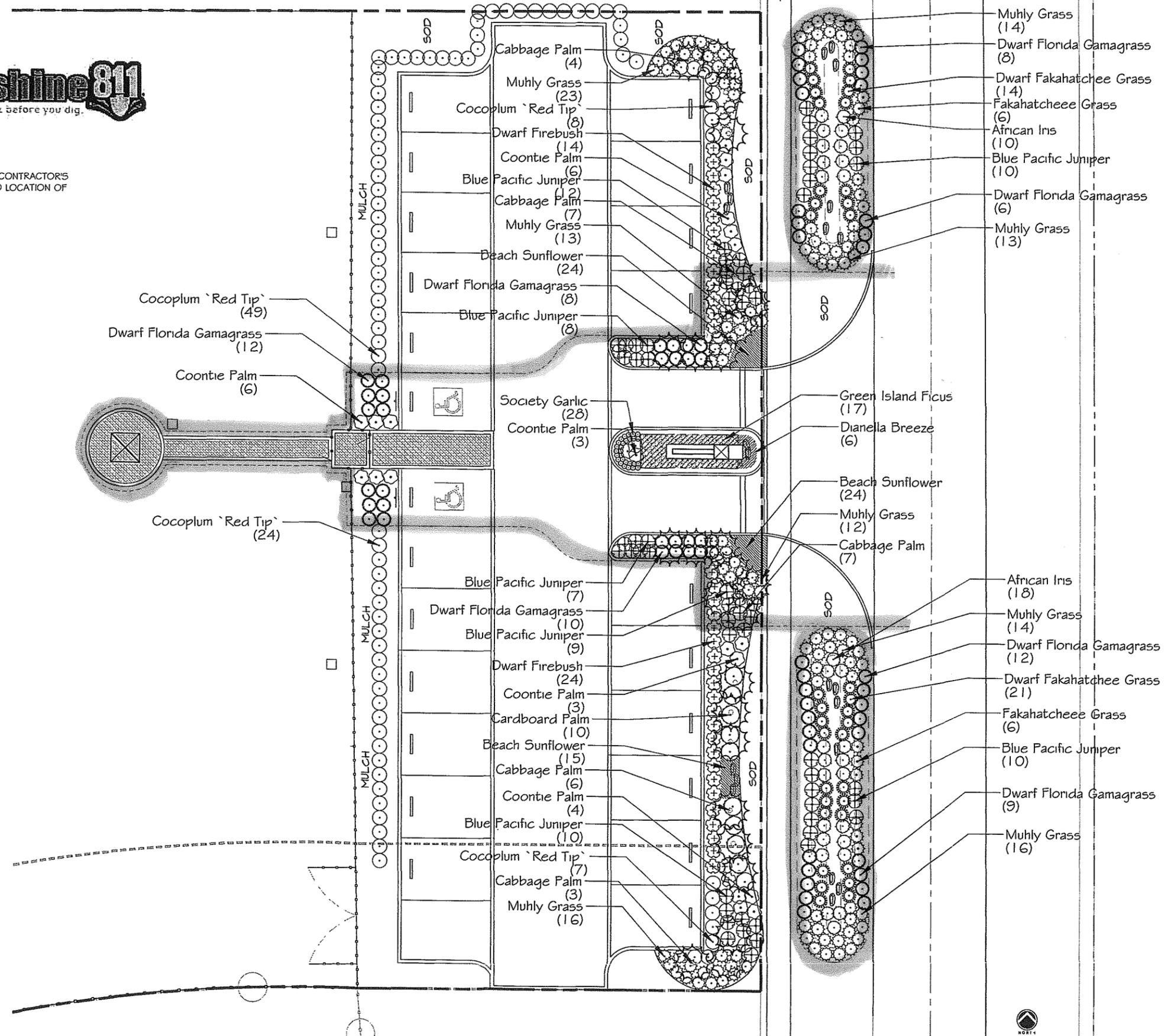
**NOTE TO CONTRACTOR:**

NOTE ALL UNDERGROUND UTILITIES AND DRAINAGE PIPES WHEN PLANTING.



**CONTRACTOR'S NOTE:**

THE PLAN IS INTENDED FOR DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXACT QUANTITIES AND LOCATION OF PROPOSED IMPROVEMENTS AND EXISTING FEATURES.



**surlatterre**  
 LANDSCAPE ARCHITECTURE, LLC  
 P.O. BOX 1991 - VERO BEACH, FLORIDA 32961  
 772.913.4148  
 ROBIN PELENSKY, PLA  
 rpeleensky@surlatterre.com  
 LA6667100

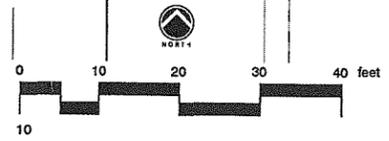
STATE OF FLORIDA  
 LICENSED LANDSCAPE ARCHITECT  
 LICENSE NO. \_\_\_\_\_  
 EXPIRES \_\_\_\_\_  
 DATE \_\_\_\_\_

LANDSCAPE PLAN - NORTH ENTRANCE IMPROVEMENTS  
 VERO BEACH DOG PARK  
 VERO BEACH, FLORIDA

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 The following drawings are instruments of service to the Landscape Architect. All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of the designer, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

Job No. 13001  
 Drawn By RP  
 Checked By RP  
 Approved By \_\_\_\_\_  
 Submittal Dates 3-30-16

Revision Dates \_\_\_\_\_



L3