

AGENDA
REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, DECEMBER 1, 2016, AT 1:30 PM
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA

I. PRELIMINARY MATTERS

Agenda Additions and/or Deletions

II. APPROVAL OF MINUTES

Regular/Workshop Meeting – November 17, 2016

III. PUBLIC COMMENT

IV. PUBLIC HEARING

[Quasi-judicial]

Site Plan Application Submitted by Royal Palm Investors, LLC, for the Construction of a 2,575 Square Foot, Covered Two-Story Tiki-Hut Deck Addition to the Existing Restaurant Located at 41 Royal Palm Pointe (#SP16-000011)

V. PLANNING DEPARTMENT MATTERS

VI. BOARD MEMBERS' MATTERS

VII. ADJOURNMENT

ANY PERSON AGGRIEVED BY A DECISION OF THE PLANNING AND ZONING BOARD RELATIVE TO SITE PLAN APPROVAL MAY WITHIN TEN DAYS AND IN ACCORDANCE WITH SECTION 64.08(j) FILE AN APPEAL WITH THE PLANNING DIRECTOR OF THE CITY OF VERO BEACH. ANYONE WHO MAY WISH TO APPEAL ANY DECISION THAT MAY BE MADE AT THIS HEARING WOULD NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL WILL BE BASED.

ANYONE IN NEED OF SPECIAL ACCOMMODATIONS FOR THIS MEETING MAY CONTACT THE CITY'S AMERICANS WITH DISABILITIES ACT (ADA) COORDINATOR AT 978-4920 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

PUBLIC INVITED TO ATTEND

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, NOVEMBER 17, 2016 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, Lawrence Lauffer; Members: Don Croteau, Linda Hillman, Alternate Member #1, Richard Cahoy and Alternate Member #2, Ken Daige **Also Present:** Planning and Development Director, Tim McGarry; Assistant City Attorney, Kira Honse and Deputy City Clerk, Sherri Philo

Excused Absences: Honey Minuse and Norman Wells

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

B) Regular Meeting – November 3, 2016

Mr. Croteau made a motion to approve the minutes of the November 3, 2016 Planning and Zoning Board meeting. Mr. Daige seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. WORKSHOP

A) Discussion of Draft Goal, Objectives and Policies (GOPs) for the Infrastructure Element of the Comprehensive Plan

Mr. Tim McGarry, Planning and Development Director, reported that once they have gone through all the Elements of the Comprehensive Plan, he would bring before the Board a clean copy of the entire document with all the graphics and without all the strikethroughs at a workshop meeting prior to it going to public hearing.

Mr. McGarry gave a brief overview of the proposed changes to *Chapter 6 – Infrastructure Element Goals, Objectives, and Policies* with the Board members showing during the overview maps of *Future Drainage Projects, Septic Tank Effluent Pump (STEP) System Program, and Soils and Recharge Areas* (attached to the original minutes).

Mr. Croteau referred to page 6-6, Objective 4 – Capital Improvements, *Section 4.3*. He suggested that they add “and maintenance” to the end of the statement so it would read, “*The City shall seek federal, state, Indian River Lagoon National Estuary Program and other governmental and non-governmental grants or low interest loans as appropriate to help fund stormwater system improvements and maintenance.*” Mr. McGarry said that he would make that change.

Mr. McGarry pointed out that the note in red after Section 4.5, the statement should read “*A stormwater utility does “not” use ad valorem taxes for its revenues.*”

Mr. Daige referred to page 6-18, Objective 1 – Potable Water Service Concurrent with Development, *Section 1.9*. He referred to a situation where out west there were possibly some big industries on line who wanted to go down and get into the aquifer, pull up the water and possibly send down certain chemicals. He asked if they should have something in the policies where the City going forward keeps an eye on it because that is where they would be getting a lot of their drinking water.

Mr. McGarry explained that St. John’s River Water Management (SJRWM) does groundwater monitoring, model estimates on what is available, etc.

Mr. Daige said that he was not looking for details, but something for people to be aware of.

Mr. McGarry said that he would add a general policy.

Mr. Croteau noted that on pages 6-19 and 6-20, *Objective 3 - Capital Improvements*, the Policy Section numbers needed to be changed from “4” to “3.” He noted that under Section 3.1 the word *County* should be *City*.

V. DISCUSSION OF ANNUAL REPORT

Mr. McGarry said historically he would prepare a draft Annual Report and have the Chairman look at it before bringing it before the Board for their approval. He suggested that they do the same this year. The Board members agreed.

VI. PLANNING DEPARTMENT MATTERS

None

VII. BOARD MEMBERS’ MATTERS

Mr. Daige referred to the Ordinance the Board approved on the land development regulation regarding medical marijuana dispensaries. He said it was his understanding that they strengthened the Code with some of the State language and the things currently in the Code did not change.

Mr. McGarry said that is correct. He noted that he did report to the Board that the State preempted the City’s ability to regulate cultivation and processing. He reported that there are at least two (2) parties interested. He said they were worried that if they didn’t put their foot in the door someone else would come in ahead of them. Therefore, staff agreed to allow them to submit, but they won’t be allowed to move forward without a complete application.

Ms. Kira Honse noted that those that can operate a dispensary are also those that are growing it. Therefore, not anyone can come in and operate a dispensary.

VIII. ADJOURNMENT

Today’s meeting adjourned at 2:41 p.m.

/sp

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Larry Lauffer and Planning and
Zoning Board Members

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

DATE: November 23, 2016

SUBJECT: **Site Plan Application #SP16-000011-
Tradewinds Restaurant; 41 Royal Palm Pointe**

OVERVIEW

The applicant is requesting approval of a 2,575 outdoor two-story tiki deck addition to an existing 4,325 square foot restaurant along with substantial renovations to the existing restaurant building and major improvements to the parking and landscaping areas. Approximately 800 square feet of outdoor dining space will be removed for the two-story covered tiki deck. The applicant has submitted a partially executed shared parking agreement with the owner and tenants of 49 Royal Palm Pointe that must be approved by the Planning Director to be in effect.

Attached to the staff report are the following:

- Attachment A is a project description and fact sheet including general background and site information and details on development specifications.
- Attachment B is a detailed description and explanation of how the application complies with off-street parking requirements.
- Attachment C is the site plan application and pertinent supporting materials.

SITE PLAN EVALUATION

Section 64.10 of the Code requires that all approved site plans and amendments to site plans meet certain pertinent general review, performance, and development standards. The staff finds that the proposed site plan meets all these standards except as noted in the following sections.

In particular, the two most relevant to this project are the project's compliance with all pertinent provisions of the Land Development Regulations and performance standards for the proposed use and layout of the development. The staff's specific analysis and findings regarding these two standards are discussed below:

Compliance with Land Development Regulations (Sec. 64.10(a)(6))

The site plan's compliance with all development regulations was reviewed by the Planning and Development Department, Public Works Department, Water and Sewer Department, Electric Transmission and Distribution, Health Department, Department of Health, and Indian River County Fire and Life Safety Bureau. Attachment A provides information on how the site plan application meets development standards. The following items warrant specific analysis or further explanation related to approval of the site plan:

- *Parking.*

Analysis. Pursuant to the off-street parking regulations, the proposed 2,575 square foot outdoor two-story tiki deck creates the need for 26 additional off-street parking spaces. The applicant intends to meet the additional parking needs created by the tiki addition and the reduction of existing on-site parking spaces through a shared parking agreement with the owner and tenants of the abutting property located at 49 Royal Palm Pointe. In utilizing the Shared Parking Calculation Matrix in combination with the restrictions on business hours for tenants of 49 Royal Palm Pointe, as specified in the shared parking agreement, it was determined that a total 69 off-street parking spaces are required (see Attachment B) during the peak time, weekdays after 6:00 p.m. This figure matches the total of 69 available parking spaces located on the 41 and 49 Royal Palm Pointe properties.

The applicant did not designate on the site plan the location of 3 bicycle racks as required by Section 63.02(e). A condition should be placed on approval of the site plan to provide for these facilities.

Allowing one-for-one credit to meet off-street parking requirements using the ten boat slips was approved in a previous site plan (#93-MC-008) dated January 29, 1993. The site plan had specific conditions on the use of the slips. It would be desirable to reaffirm these conditions in this site plan as the ten slips are needed to meet off-street parking requirements for the restaurant.

Finding. The staff finds that the site plan is compliant with the City's off-street parking regulations subject to the approval of the shared parking agreement by the Planning Director, a revision to the site plan to add the bicycle spaces, and placement of conditions on the use of the boat slips.

- *Open Space.*

Analysis. The applicant proposes to increase the amount of open space from 18.25 percent to 22.3 percent. Although 25 percent open space is required, the applicant is not increasing the non-conformity, but actually reducing the non-conformity. Open space is to be increased by eliminating parking space and other impervious areas and increasing the landscaped areas.

Finding. The staff finds that the site plan complies with the City's open space regulations as it does not increase the non-conformity, but decreases the nonconformity.

- *Landscaping.*

Analysis. The Landscaping Specifications in Attachment A show that the existing landscaping is noncompliant with current regulations. However, the applicant is proposing significant landscape improvements including trees and hedges to bring the property more in compliance with existing code requirements.

The applicant intends to relocate 23 palms and removed two dead palms. A tree removal/relocation permit (#TR16-000146) was submitted by the applicant that should be added as a condition of site plan approval.

Finding. The staff finds that the site plan is compliant with the City's open space regulations and brings the landscaping into closer conformity with the landscaping regulations.

- *Floodplain Regulations.*

Analysis. The applicant intends to make substantial improvements (more than 50 percent of market value) to the existing building. To meet floodplain requirements, the applicant proposes to floodproof the existing building. The building is located in the AE-6 special flood hazard zone and has an existing finished first floor of 5.17 feet NAVD. As a Category 3 building, the existing restaurant building must be floodproofed to a minimum elevation of 7 feet NAVD (Base Flood Elevation plus one foot). The applicant has indicated on the site plan that floodgates or similar devices will be installed.

Conditions should be added to site plan approval related to the installation of the floodproofing and other provisions that must be met to comply with FEMA requirements.

Finding. The staff finds the proposed floodproofing of the building complies with floodplain regulations, but specific conditions should be added to the site plan to ensure compliance with FEMA requirements for below base flood elevation improvements.

- *Traffic Impacts.*

Analysis. The applicant submitted a traffic report approved by staff that showed the overall number of new vehicle trips generated per day would only be 81 per day or 7 vehicular trips during the P.M. peak hour. This analysis took into account the existing outdoor dining area of approximately 800 square feet that

will be removed. This level of traffic is not considered to have any impact on the road system and concurrency.

Finding. The staff finds the proposed project meets concurrency requirements of the City's Land Development Regulations.

Site Design Performance Standards (Sec. 64.10(b))

Four specific performance design standards are listed in the Land Development Regulations. Of these standards, only (3) and (4) are relevant to this site plan as the subject property:

- (3) *The proposed arrangement of buildings, parking and unloading/loading areas, landscaping and site activities will not result in unreasonable and disruptive impacts on adjacent properties, in terms of noise, odor, traffic, debris and trash, the hours of operation, changes in traffic circulation patterns, or other relevant disruptive factors.*

Analysis. The staff is concerned that the off-site parking being provided through the shared parking agreement will not be fully utilized by customers of the restaurant if they are unaware of its availability. Customers may look elsewhere off-site rather using the spaces available at 49 Royal Palm Pointe. Parking on the 49 Royal Palm Pointe property is shielded from view of customers using the restaurant's parking lot by the existing two-story medical/office building on the adjacent property. As a condition of approval, the staff recommends that a "Overflow Parking" directional sign be placed on the site at an appropriate location directing customers to the shared parking area at 49 Royal Palm Pointe.

Finding. The staff finds that the site plan would more fully comply with the above referenced standard by adding a condition to site plan approval that an "Overflow Parking" sign be installed on the restaurant property.

- (4) *The proposed arrangement of buildings, parking and unloading/loading areas, and outdoor uses and activities will not result in noticeable and direct adverse impacts on the safety, stability, and habitability of residential neighborhoods in the immediate vicinity of the project.*

Analysis. The proposed two-story deck with outdoor dining and bar services is bounded on the south side across a 150 foot canal by single family residences. Any noise from the proposed two-story tiki deck will be directed at the Vero Isle residential neighborhood. The staff is concerned that the proximity of the two-deck bar and dining area will have a potentially significant disruptive impact on the Vero Isles residential neighborhood, especially as water is an excellent carrier and amplifier of sound. Therefore, the staff recommends that a condition be added to the site plan approval that prohibits the use of any device, instrument, or

electronic equipment for producing or amplifying sound outside on the two-story tiki deck.

Even with this condition, the staff is still concerned that the noise from the bar area may still create problems for the neighborhood. The situation needs to be carefully monitored once the tiki deck area is in operation.

Finding. The staff finds the proposed site plan compliant with the performance standards of Section 64.10(b) subject to a condition being placed on the site plan approval that prohibits the use of any device, instrument, or electronic equipment for producing or amplifying sound outside on the two-story tiki deck.

FINDINGS AND RECOMMENDATIONS

Based on the above analysis and findings, the staff finds the proposed site plan application meets the provisions for site plan approval and recommends approval of the site plan 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. The site shall be subject to random inspections for compliance with Section 73.33 of the Code.
2. A copy of the Notice of Commencement shall be provided to the Public Works Department.
3. No devices, electronic equipment or instruments for the producing or amplifying of sound shall be operated outdoors in the two-story tiki deck.
4. The following conditions ensure the property meets floodplain regulations and FEMA guidance on construction within an AE zone shall be met:
 - a. Floodgates or similar devices shall be installed for all door openings in the existing building to a minimum height of 7' NAVD.
 - b. Upon installation of the floodgates or similar devices and prior to the issuance of a Certificate of Occupancy, the applicant shall submit to the Planning and Development Department a completed Floodproofing Certificate for Non-Residential Structures (FEMA Form 086-0-034), as amended, that certifies the construction, the design and methods of construction are in accordance with FEMA requirements.

- c. Unless specifically authorized in writing by the Planning Director, all mechanical, plumbing, appliances, equipment, and electrical systems in the tiki deck shall be located at an elevation of 6' NAVD or higher, except that minimum electric service required to address life safety and electric code requirements is permitted below this base flood elevation provided it conforms to the provision of the electrical part of the building code for wet locations.
 - d. The applicant shall coordinate with the Water and Sewer Department to ensure drainage for the bar and sinks are properly connected to the City sanitary sewer system and so designed to prevent the infiltration of floodwaters into the sanitary sewer system.
 - e. No walls, panels, roll-down shutters or other obstructions to temporary or permanently enclose the two-story tiki deck shall be constructed or installed without prior written approval of the Planning Director.
5. The following restrictions shall be placed on the ten dock slips:
 - a. No utilities shall be made available to the piers;
 - b. No restaurant patron shall be served in their vessels;
 - c. Docking slips shall only be occupied during the normal operations of the restaurant;
 - d. Boat slips shall only be used as patron "parking" spaces; and
 - e. Renting of the dock slips is prohibited.
6. The Planning Director shall approve the shared parking agreement between Royal Palm Point Investors, LLC, Sea Turtle Properties, LLC, et al. for use of the 26 parking spaces located at 49 Royal Palm Pointe prior to issuance of the approved site plan.
7. The applicant shall install an "Overflow Parking" or similar directional sign on 41 Royale Palm Pointe subject to approval by the Planning Director prior to issuance of the Certificate of Occupancy.
8. The applicant shall submit a revised site plan to the Planning and Development Department showing the location of the three required bicycle spaces prior to issuance of the site plan.
9. No trees shall be relocated or removed without the issuance of tree relocation/removal permit #TR16-000146. All trees authorized for relocation pursuant to #TR16-000146 shall be installed by the applicant and approved by the

Planning and Development Department prior to the issuance of the Certificate of Occupancy.

TJM/tf
Attachments

**ATTACHMENT A
TRADEWINDS RESTAURANT
TWO-STORY TIKI DECK ADDITION
PROJECT DESCRIPTION AND FACT SHEET**

GENERAL INFORMATION

PROJECT DESCRIPTION: Construction of a 2,575 square foot, covered two-story tiki-hut deck addition to the existing 4,325 square foot restaurant.

LOCATION: 41 Royal Palme Pointe; Vero Beach, FL 32960

OWNER: Royal Palm Pointe Investors, LLC

APPLICANT: Timothy Girard

ARCHITECT: Donadio and Associates, Architects, P.A.

ENGINEER: MBV Engineering, Inc.

TAX ID NUMBER: 32-40-31-00001-0010-00015.0

SITE INFORMATION

ZONING: C-1B

EXISTING USE: A 4,325 square foot restaurant with an 800 square foot outdoor seating area formerly known as "Dockside."

SITE AREA: 25,487 square feet

FLOOD ZONE: AE-6

SURROUNDING ZONING AND EXISTING LAND USES:

North - C-1B	Restaurants across vegetated median
East - C-1B	Professional Services –One Story
South - R-1A	Vero Isles Residences Across Canal
West - C-1B	Medical Office and Business Offices – Two Story

DEVELOPMENT SPECIFICATIONS

Specifications/ Code Citation	Required/ Allowed	Proposed	Existing	Comments
Floor Area (s.f.) [Sec. 62.38]	12,744	4,325	4,325	1.
Building Height (ft) [Sec. 62.38]				
a. Existing Building(ft)	35	N/A	<35	
b. Tiki Bar	35	23	N/A	2.
Overall Bldg Height [Sec.60.15]				
Tiki Bar Only	50	~35	NA	
Floor Area Ratio [Sec. 62.38]	.50	.34	.34	
Floor Area under Roof				
Tiki Bar (ft.)	N/A	2,575	N/A	

Specifications/ Code Citation	Required/ Allowed	Proposed	Existing	Comments
Setbacks				
Front yard (ft) [Sec. 62.38]	10	13.9	13.9	
Rear yard (ft) [Sec. 62.38]	0	1.3	19	3.
Side yard (ft) [Sec. 62.38]	0	4.4	4.4	
% Min. Open area [Sec. 62.38]	25	22.3	18.25	
Parking [Sec. 63.04]				4.
Required	69	69	52	
Standard	N/A	30	37	
Handicap	3	2	2	
Compact	N/A	1	3	
Boat Slips	N/A	10	10	5.
Shared Parking Agreement	N/A	26	0	6.
Unloading/loading [Sec.63.02]	NR	0	0	7.
Bike Spaces [Sec. 63.02]	3	3	0	
Flood Zone (AE-5)-1988 NAVD				
Finished floor elevation (ft)	6	5.17	5.17	8.

Comments:

1. The unenclosed two-story tiki deck containing 2,575 square feet is not defined as floor area under the Land Development Regulations.
2. The height of the eaves for the roof over the tiki structure is approximately 23 feet.
3. The property is separated from the residentially zoned district by a 150 canal R.O.W. eliminates the requirement for the rear setback to be the same as the "abutting" residential district.
4. The attached Shared Parking Calculations Matrix (Attachment B) details how the application complies with on-street parking regulations.
5. In a previous site plan approval (#93-MC-008) dated January 29, 1993, and subsequent development approvals, the City approved crediting the 10 boat slips abutting the property to meet on-site parking requirements with the understanding these slips were to be used for restaurant customers only.
6. The proposed shared parking agreement is between the owner and tenants of 49 Royal Palm Pointe and the applicant. The tenants are restricted from operating of any of their businesses after 5:00 p.m. on weekdays and on all day on weekends.
7. N/R means not required.
8. The existing building is proposed to undergo substantial improvements that will require mechanical floodproofing gates to a minimum height of 7 feet NAVD to be installed at all openings of the restaurant building.

LANDSCAPING SPECIFICATIONS

Specifications/ Code Citation	Required	Proposed	Existing	Comments
<u>Perimeter Landscape Buffers</u>				
[Sec. 72.12 (b)&(c)]				
Landscape strip north	10'	3.25'	3.25'	1.
Landscape strip west	5	4.16	4.16	1.
Landscape strip south	10	1'-10'	0	1. & 2.
Trees (1/40 feet)	9	9	0	
Hedge (continuous)]	yes	yes	no	
<u>Off-Street Interior [Sec. 72.12(d)]</u>				
Trees	9	9	0	
<u>Total Site</u>				
Max. Number of trees replaced by Palms [Sec. 72.13 (b)]	4	3	24	3.

Large canopy trees [Sec. 72.13 (b)] 6 14 0

COMMENTS:

1. The landscape strips widths are existing non-conformities.
2. A segment of the southern landscape strip is only one foot for approximately 8 linear feet to accommodate an additional required parking space. The remaining portion of the southern landscape strip is 10 feet.
3. The total number of trees proposed on the site exceeds the number required, thus allowing the additional palms to replace .

**ATTACHMENT B
REQUIRED OFF-STREET PARKING CALCULATIONS
TRADEWINDS RESTAURANT**

1. Parking Calculations Pursuant to Section 63.04. Parking Spaces:

41 Royal Palm Pointe

Restaurant at 1 space/100 square feet= 6,900 x 1/100=69 spaces

49 Royal Palm Pointe

Business/Offices at 1 space/300 square feet= 3,500 x 1/300= 11.6 spaces

Medical Office at 1 space/175 square feet= 2,890 x 1/175= 16.5 spaces

Special Exception: SE 92-20 (6 spaces)= - 6 spaces

Total Spaces Required: 23 spaces

2. Parking Spaces Provided:

41 Royal Palm Pointe: 43 spaces

49 Royal Palm Pointe: 26 spaces

Total Spaces Available: 69 spaces

3. Shared Parking Matrix Calculations Pursuant to Section 63.05. Shared Parking Options:

Use	Night ¹	Weekday Day ²	Weekday Evening ³	Weekend Day ⁴	Weekend Night ⁵
Restaurant	6.9(10%)	34.5(50%)	69(100%)	34.5(50%)	69(100%)
Business & Professional Office ⁶	1.15(5%)	23 (100%)	2.3(10%)	2.3(10%)	1.15(5%)
Total Spaces Required	9	58	72	37	71

Notes:

1. Midnight to 6:00 a.m.
2. 9:00 a.m. to 4:00 p.m.
3. 6:00 p.m. to midnight
4. 9:00 a.m. to 4:00 p.m.
5. 6:00 p.m. to midnight.
6. Medical offices and clinics are under this use category for purposes of the matrix.

4. Application of the Shared Parking Agreement:

The Shared Parking Agreement with 49 Royal Palm Pointe provides the 26 additional parking spaces needed to meet the off-street parking requirements for the restaurant. The Agreement states that the medical and business offices at 49 Royal Palm Pointe are to be closed from 5:00 p.m. to 6:00 a.m. Monday through Friday, all day on Saturday and Sunday, and any legal holiday. Therefore, the 3 spaces (rounded-up from 2.3) calculated for uses at 49 Royal Palm Pointe on weekday evenings in the Shared Parking

Matrix Calculation are made moot by the restriction on business hours in the shared parking agreement. Therefore, the number of off-street parking spaces required during the peak weekday evening hours is 69.

**ATTACHMENT C
TRADEWINDS SITE PLAN APPLICATION
AND SUPPORTING MATERIALS**

SITE PLAN APPLICATION (MAJOR)

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

Application # SP16-000011

APPLICANT: Tradewinds Restaurant- Mr. Tim Girard Telephone: 772-925-6218
Fax or Email: dford@girardequip.com

MAILING ADDRESS: 4360 Old Dixie Hwy; Vero Beach, FL 32967

PROPERTY OWNER: Royal Palm Pointe Investors, LLC

OWNER ADDRESS: 4360 Old Dixie Hwy; Vero Beach, FL 32967

SITE ADDRESS: 41 Royal Palm Pointe; Vero Beach, FL 32960

PARCEL I.D. NUMBER: 32-40-31-00001-0010-00015.0

ZONING DISTRICT: C-1B

FLOOD ZONE: AE

CONDITIONAL USE ?

PLANNED DEVELOPMENT?

Floor Area Square Footage: Existing 4,325 Proposed 2,575 Additional

Number of Dwelling Units: Existing Proposed

Number of Hotel/Motel 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: Addition of 2,575 sf of a covered, 2-story tiki deck to the existing building. Project will also enter into a shared parking agreement with 49 Royal Palm Pointe which together with existing parcel, will provide the required parking per section 63.05.

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.

Timothy Girard 9/29/16
Applicant Signature Date

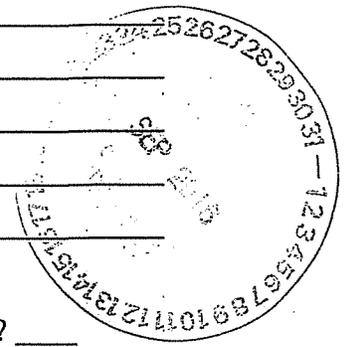
Timothy Girard 9/29/16
*Property Owner Signature Date

Timothy Girard
Applicant Name (Print)

Tim Girard
Property Owner (Print)

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

Application Fee: \$1080.00





PROPOSED LANDSCAPE FOR AN EXISTING COMMERCIAL SITE TRADEWINDS RESTAURANT

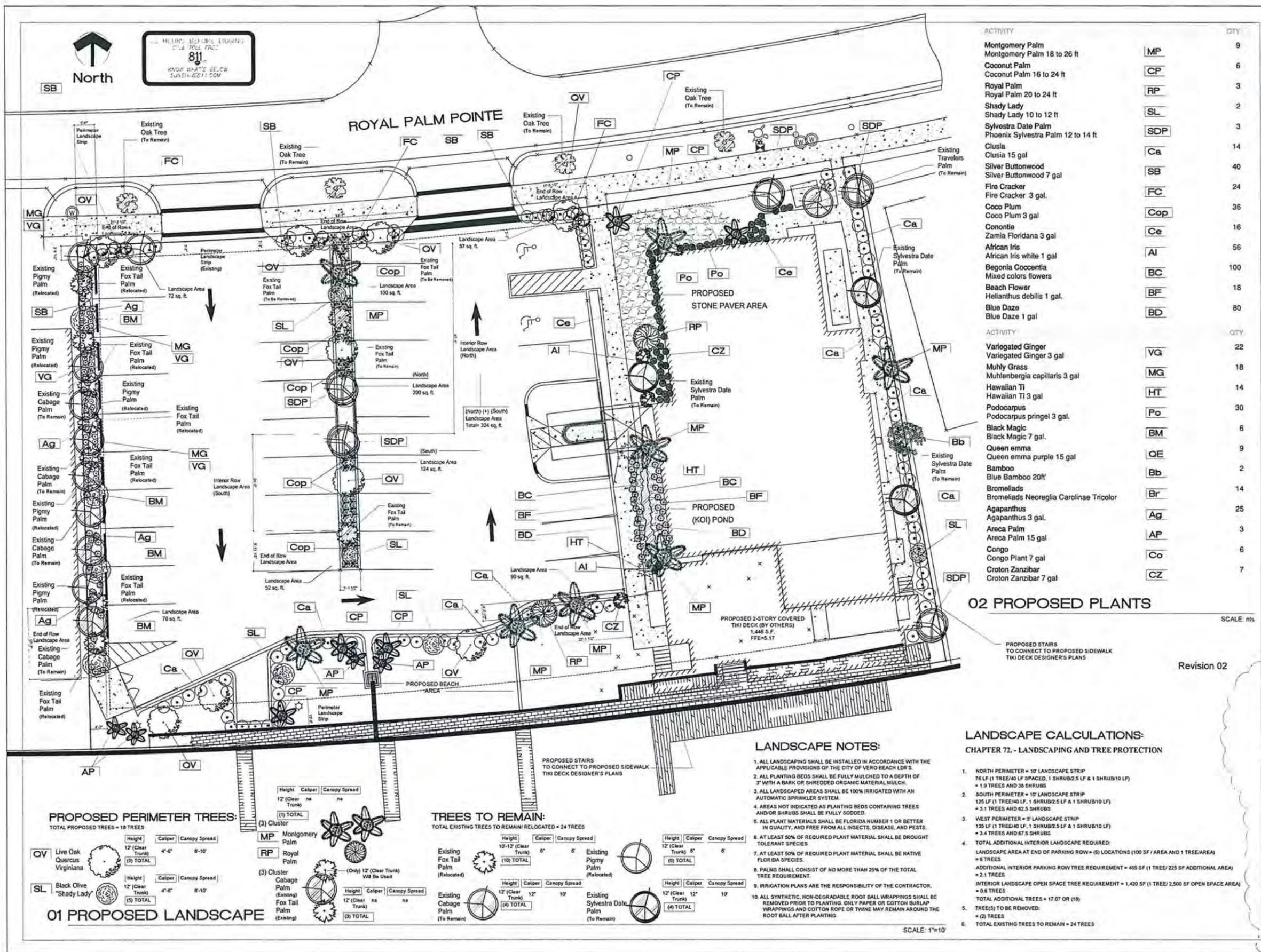
41 Royal Palm Pointe
Vero Beach,
INDIAN RIVER COUNTY,
FLORIDA, 32960

NO.	DATE	DESCRIPTION
01	October 25, 2014	(CIVIL) Landscape Review Comments RSP-16-000011
02	November 07, 2016	(CIVIL) Landscape Review Comments RSP-16-000011

DATE: September 26, 2016
DRAWING BY: elk
CHECKED BY: bh/elk
DRAWING FILE

SHEET
Proposed Site Landscape LS.10

All Sub-contractors are responsible for verifying all changes to these plans prior to starting their phase of construction.



ACTIVITY	QTY
Montgomery Palm	9
Montgomery Palm 18 to 26 ft	MP
Coconut Palm	6
Coconut Palm 16 to 24 ft	CP
Royal Palm	3
Royal Palm 20 to 24 ft	RP
Shady Lady	2
Shady Lady 10 to 12 ft	SL
Sylvestra Date Palm	3
Phoenix Sylvestra Palm 12 to 14 ft	SDP
Clusia	14
Clusia 15 gal	Ca
Silver Buttonwood	40
Silver Buttonwood 7 gal	SB
Fire Cracker	24
Fire Cracker 3 gal.	FC
Coco Plum	36
Coco Plum 3 gal	Cop
Conontia	16
Zamia Florida 3 gal	Ce
African Iris	56
African Iris white 1 gal	AI
Begonia Coccotia	100
Mixed colors flowers	BC
Beach Flower	18
Helianthus debilis 1 gal.	BF
Blue Daze	80
Blue Daze 1 gal	BD

ACTIVITY	QTY
Variegated Ginger	22
Variegated Ginger 3 gal	VG
Muhly Grass	18
Muhlenbergia capillaris 3 gal	MG
Hawaiian Ti	14
Hawaiian Ti 3 gal	HT
Podocarpus	30
Podocarpus pringel 3 gal.	Po
Black Magic	6
Black Magic 7 gal.	BM
Queen emma	9
Queen emma purple 15 gal	QE
Bamboo	2
Blue Bamboo 20ft	Bb
Bromeliads	14
Bromeliads Neoreglia Carolinae Tricolor	Br
Agapanthus	25
Agapanthus 3 gal.	Ag
Areca Palm	3
Areca Palm 15 gal	AP
Congo	6
Congo Plant 7 gal	Co
Croton Zanzibar	7
Croton Zanzibar 7 gal	CZ

02 PROPOSED PLANTS SCALE: nts

Revision 02

LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF VERO BEACH LDR'S.
- ALL PLANTING BEDS SHALL BE FULLY MULCHED TO A DEPTH OF 3" WITH A BARK OR SHREDDED ORGANIC MATERIAL MULCH.
- ALL LANDSCAPED AREAS SHALL BE 100% IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM.
- AREAS NOT INDICATED AS PLANTING BEDS CONTAINING TREES AND/OR SHRUBS SHALL BE FULLY SODDED.
- ALL PLANT MATERIALS SHALL BE FLORIDA NUMBER 1 OR BETTER IN QUALITY, AND FREE FROM ALL INSECTS, DISEASE, AND PESTS.
- AT LEAST 50% OF REQUIRED PLANT MATERIAL SHALL BE DROUGHT TOLERANT SPECIES.
- AT LEAST 50% OF REQUIRED PLANT MATERIAL SHALL BE NATIVE FLORIDA SPECIES.
- PALMS SHALL CONSIST OF NO MORE THAN 25% OF THE TOTAL TREE REQUIREMENT.
- IRRIGATION PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SYNTHETIC, NON-DEGRADABLE ROOT BALL WRAPPINGS SHALL BE REMOVED PRIOR TO PLANTING. ONLY PAPER OR COTTON BURLAP WRAPPINGS AND COTTON ROPE OR TWINE MAY REMAIN AROUND THE ROOT BALL AFTER PLANTING.

LANDSCAPE CALCULATIONS:
CHAPTER 72. - LANDSCAPING AND TREE PROTECTION

- NORTH PERIMETER = 10' LANDSCAPE STRIP
76 LF (1 TREE/40 LF SPACED, 1 SHRUB/2.5 LF & 1 SHRUB/10 LF)
= 1.9 TREES AND 36 SHRUBS
- SOUTH PERIMETER = 10' LANDSCAPE STRIP
125 LF (1 TREE/40 LF, 1 SHRUB/2.5 LF & 1 SHRUB/10 LF)
= 3.1 TREES AND 62.5 SHRUBS
- WEST PERIMETER = 5' LANDSCAPE STRIP
135 LF (1 TREE/40 LF, 1 SHRUB/2.5 LF & 1 SHRUB/10 LF)
= 3.4 TREES AND 67.5 SHRUBS
- TOTAL ADDITIONAL INTERIOR LANDSCAPE REQUIRED:
LANDSCAPE AREA AT END OF PARKING ROW = (6) LOCATIONS (100 SF / AREA AND 1 TREE/AREA)
= 6 TREES
ADDITIONAL INTERIOR PARKING ROW TREE REQUIREMENT = 405 SF (1 TREE/ 225 SF ADDITIONAL AREA)
= 2.1 TREES
INTERIOR LANDSCAPE OPEN SPACE TREE REQUIREMENT = 1,420 SF (1 TREE/ 2,500 SF OPEN SPACE AREA)
= 0.6 TREES
TOTAL ADDITIONAL TREES = 17.07 OR (18)
- TREES TO BE REMOVED:
= (2) TREES
- TOTAL EXISTING TREES TO REMAIN = 24 TREES

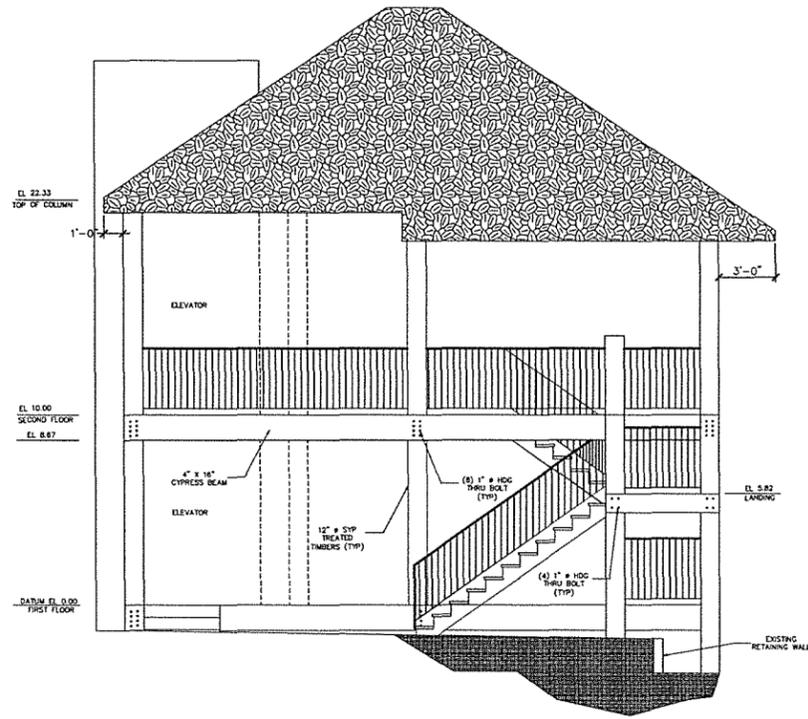
PROPOSED PERIMETER TREES:
TOTAL PROPOSED TREES = 18 TREES

Code	Tree Name	Height	Caliper	Canopy Spread
OV	Live Oak Quercus Virginiana	12' (Clear Trunk)	4"-6"	8'-10'
(5) TOTAL				
SL	Black Olive "Shady Lady"	12' (Clear Trunk)	4"-6"	8'-10'
(3) TOTAL				

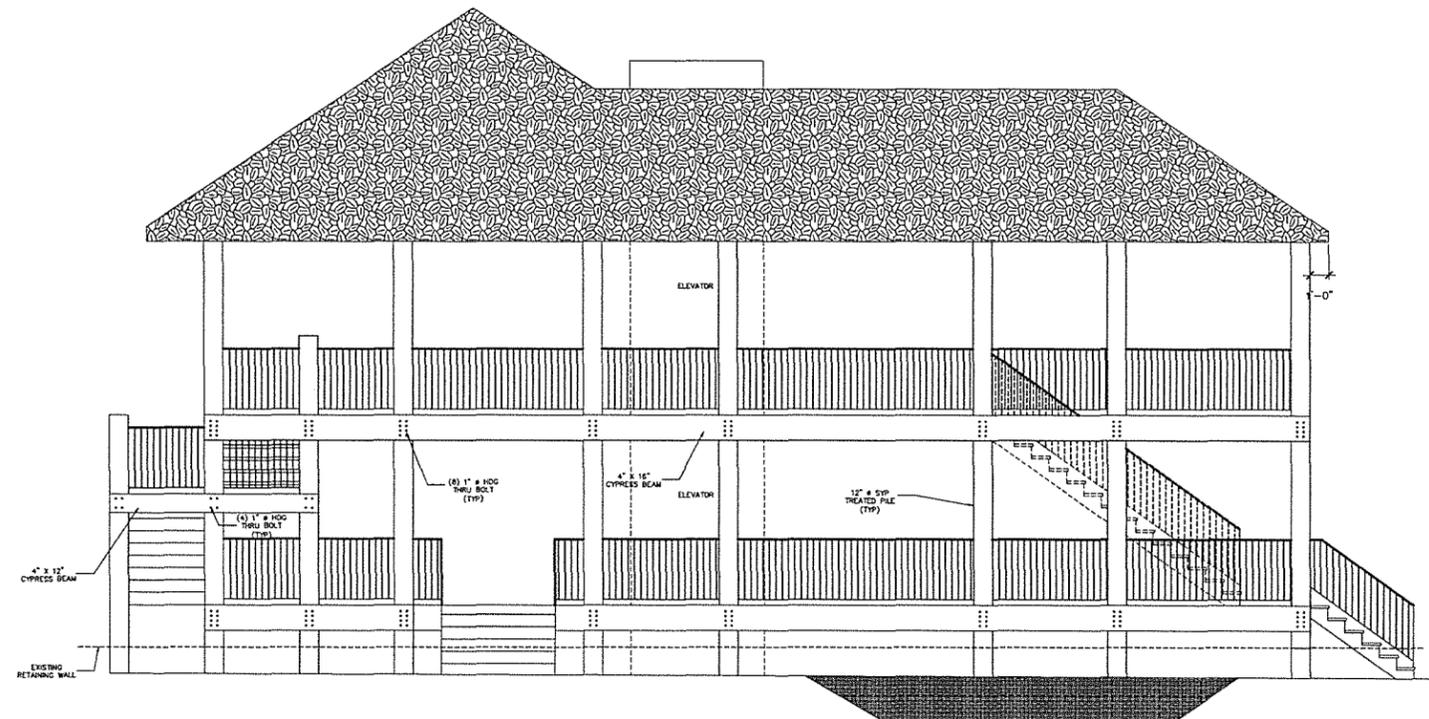
TREES TO REMAIN:
TOTAL EXISTING TREES TO REMAIN/RELOCATED = 24 TREES

Code	Tree Name	Height	Caliper	Canopy Spread
MP	Montgomery Palm	10'-12' (Clear Trunk)	8"	8'
(10) TOTAL				
RP	Royal Palm	12' (Clear Trunk)	na	na
(3) TOTAL				
FC	Existing Fox Tail Palm (Relocated)	12' (Clear Trunk)	na	na
(4) TOTAL				
SDP	Existing Sylvestra Date Palm (To Remain)	12' (Clear Trunk)	12"	10'
(4) TOTAL				

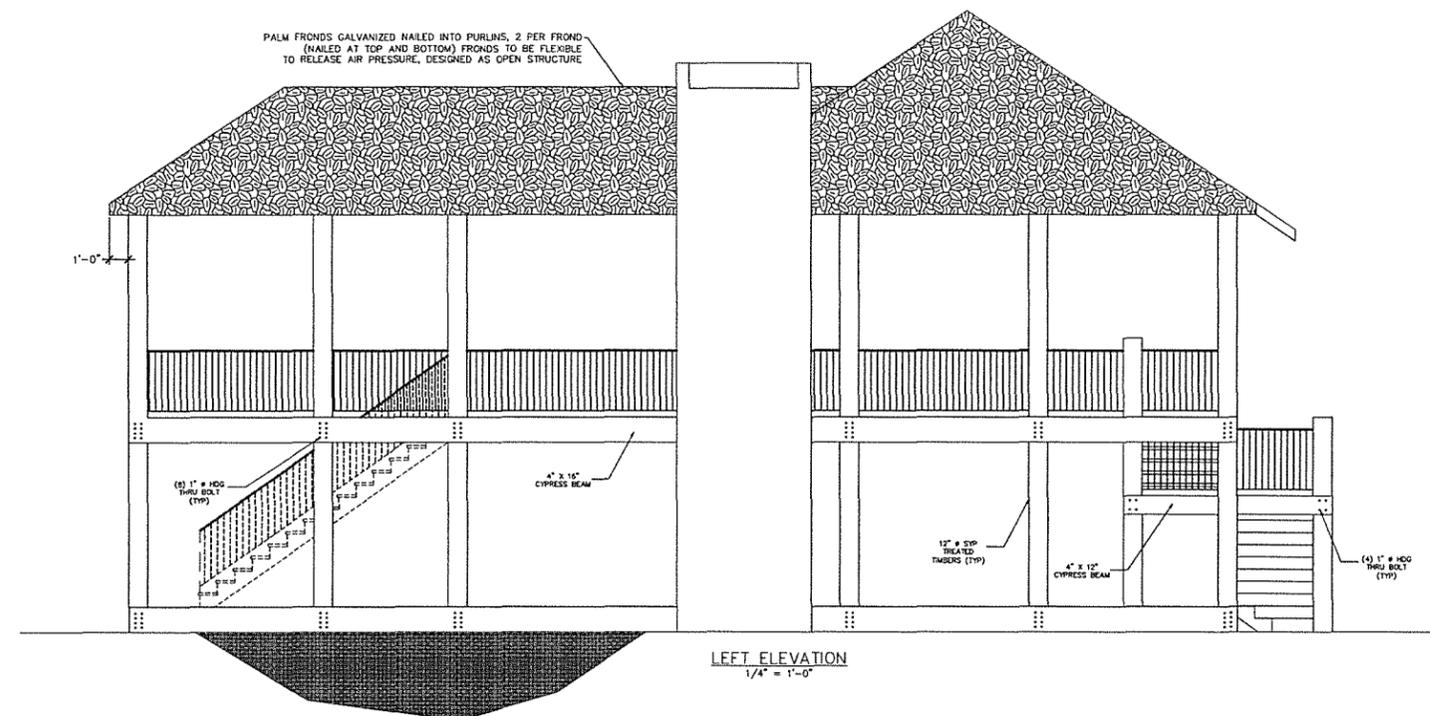
SCALE: 1"=10'



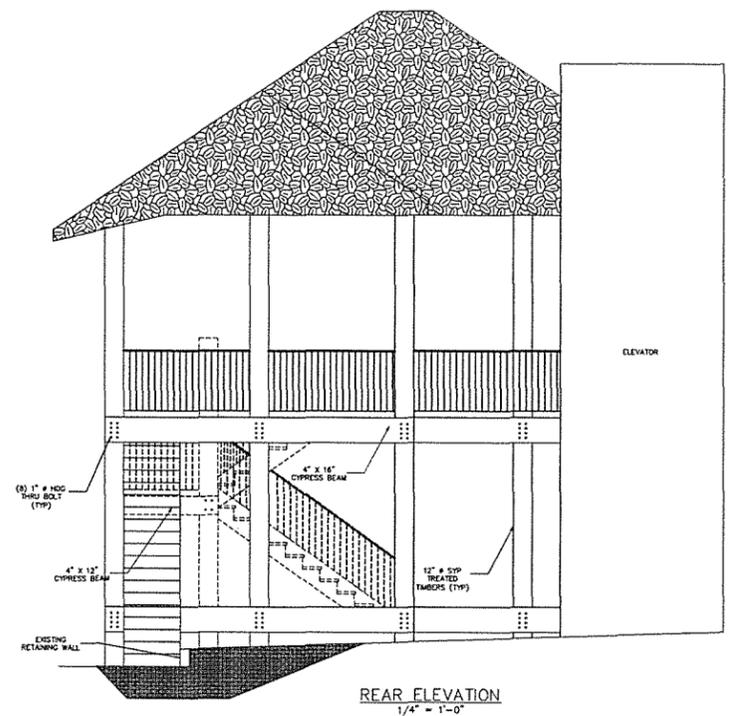
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

PALM FRONDS GALVANIZED NAILED INTO PURLINS, 2 PER FROND (NAILED AT TOP AND BOTTOM) FRONDS TO BE FLEXIBLE TO RELEASE AIR PRESSURE, DESIGNED AS OPEN STRUCTURE

I HEREBY CERTIFY: THAT THE CONSTRUCTION PLANS SHOWN HEREON ARE IN COMPLIANCE WITH CHAPTER 16, SECTION 1609 OF THE 2014 FLORIDA BUILDING CODE FOR 170 M.P.H. ULTIMATE DESIGN WIND SPEED (RISK CATEGORY II) ALONG WITH THE ENTIRE 2014 FLORIDA BUILDING CODE.

ISSUE #	DISCRPTION	DATE
1	11/04/16 RE-BID SET	11/4/16
CONTRACTOR:		
ENGINEER OF RECORD:		
4-D ENGINEERING LLC 3240 N GALLOWAY RD LAKELAND, FL 33810 PHONE: (386) 937-1949 FL CERTIFICATE OF AUTHORIZATION # 31557 CAREY L. WILKINSON, P.E. - FL # 80472		
PROJECT:		
TRADEWINDS 41 Royal Palm Pt. Vero Beach, FL		
DATE: 11-4-16		
JOB #		
SCALE: AS NOTED		
SHEET		
S8		