AGENDA
REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, MARCH 17, 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 Meeting – March 3, 2016

III. PUBLIC COMMENT

IV. PUBLIC HEARING

[Quasi-Judicial]

A. Site Plan Application Submitted by 1745 SR 60, LLC, to Construct a 14,115 Square Foot Four Story Commercial Building at 1745 20th Street (#SP15-000021).

[Quasi-Judicial]

B. Site Plan Application Submitted by Lee Heaton to Construct a 1,82 Square Foot Outdoor Tiki Bar at 3500 Ocean Drive – Vero Beach Hotel and Spa (#SP15-000013).

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, MARCH 3, 2016 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA

PRESENT: Chairman, Lawrence Lauffer; Vice Chairman, Honey Minuse; Members: Linda Hillman, Norman Wells, Don Croteau, Alternate Member #1, Richard Cahoy and Alternate Member #2, Ken Daige **Also Present:** Planning and Development Director, Tim McGarry; Project Manager, Cheri Fitzgerald and Deputy City Clerk, Sherri Philo

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Regular Meeting – February 18, 2016

Mr. Wells made a motion to approve the minutes of the February 18, 2016 Planning and Zoning Board meeting. Mr. Croteau seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Quasi-Judicial]
Conditional Use and Site Plan Application Submitted by Promised Land Anglican Church, Inc., to Construct a 27,200 Square Feet Place of Worship with a 350 Seat Sanctuary and Accessory Uses at 665 20th Street (#SP15-000019)

The Chairman read Conditional Use and Site Plan Application #SP15-000019 for the property located at 665 20th Street by title only.

Mrs. Minuse noted for the record that she is very familiar with the site.

Mrs. Hillman said that she also is very familiar with the site.

Mr. Lauffer reported that he is a member of the Promised Land Anglican Church.

The Deputy City Clerk swore in staff and all witnesses testifying for today's public hearing en masse.

Mrs. Cheri Fitzgerald, Project Manager, went over staff's report with the Board members (attached to the original minutes). Staff finds that the proposed site plan application meets the provisions for site plan approval and recommends approval of the site plan subject to the conditions listed in staff's report.

Mr. Croteau asked in the future, if they chose to expand into the 4.73 acres that they own, would they have to come back for a conditional use.

Mrs. Fitzgerald said they would be required to come back.

Mr. Daige referred to item (6) of the provisions regulating all conditional uses where it states, *"The owner of the abutting property shall have the option to select a solid, six-foot-high concrete block wall in place of the six-foot-high landscape screen."* He asked has that owner been notified of this option.

Mrs. Fitzgerald said the owner's representative is aware of it. She said that she did receive a telephone call from an adjacent property owner who mentioned that she, along with a few other neighbors, did not want walls and would prefer a hedge.

Mr. Tim McGarry, Planning and Development Director, said that he would not enforce that section of the Code. He noted that since he has been employed with the City they have not enforced it as that is one thing that needs to be changed in the Code. He felt that the screening would take care of the "intent" of the Code.

Mr. Daige said then they should take out the term "*the owner*."

Mr. McGarry said that entire section of the Code needs to be rewritten.

Mr. Daige asked how long before it is removed from the Code.

Mr. McGarry explained that staff is currently working on the Comprehensive Plan, which has to be done first.

Mr. Daige asked with the way it stands now, do they have to have a six-foot high landscaped buffer.

Mrs. Fitzgerald answered yes.

Mr. Lauffer said when property is set this far back from the street it is much more of a Park like setting without having a hedge along the street. He said sometimes the Code is in conflict with what might be best in the public interest.

Mr. Daige asked what type of activities would be taking place on this site.

Mrs. Fitzgerald said they would have adult, child, and teen classrooms, as well as a fellowship hall.

Mr. Daige asked what is the height in the R-1 Zoning.

Mrs. Fitzgerald said for single-family and duplexes the height is 35-feet and non-residential is 35-feet and 15-feet, for a total of 50-feet.

Mr. Daige asked is it 50-feet to the top of the cross.

Mrs. Fitzgerald said that is considered a lightning rod.

Mr. Daige asked if he was correct that if they wanted to add another 30-feet on top of the cross they could.

Mrs. Fitzgerald said theoretically they could because they don't have restrictions on the size of a

lightning rod.

Mr. Daige asked can they fill in the retention areas to extend their parking lot or add additional buildings in the future.

Mrs. Fitzgerald said they do have future potential expansions, which is only because they wanted to design the drainage for full capacity.

Mr. Daige referred to the Christ Church Vero Beach Neighborhood Meeting Minutes (attached to the original minutes) where it states "*Keep stormwater on-site: We are proposing to provide onsite drainage, except when there is heavy rain it will drain to lakes and into ditches and down into the river off site.*" He asked what ditches are they talking about and where is the outlet to the river.

Mr. McGarry said typically they don't build storm drainage to meet the most extensive rainfalls. He said it is to retain it and then release it into the drainage system. He said they can discuss this with the applicant.

Mr. Cahoy said there is an existing chain link fence that runs east/west along the south property line. He asked is there also a fence that runs north/south along the west property line.

Mrs. Fitzgerald answered yes.

Mr. Cahoy said then there is a complete buffer to be landscaped along with the existing chain link fence.

Mr. McGarry said that is correct.

Mr. Cahoy asked would the sidewalks on Route 60 and 6th Avenue be modified.

Mrs. Fitzgerald thought the sidewalks would remain the same.

Mr. Cahoy asked are there any future plans for a rectory and/or residential unit on site.

Mrs. Fitzgerald said not that they are aware of.

Mr. Cahoy referred to item 9 of staff's findings and recommendations where it states *"The applicant shall comply with the tree removal application requirements (#TR15-000130) prior to the issuance of a certificate of occupancy"* and the neighborhood meeting minutes where it states under questions received *"Keep all oak trees, if possible: We will attempt to save as many oak trees as possible but if we have to remove any we can pay to a program where they plant a new one somewhere else."* He asked are they taking down any trees.

Mrs. Fitzgerald said they would be removing 59 trees and preserving 80 trees.

Mr. Cahoy said his concern was with the Hardwood trees.

Mrs. Fitzgerald said they would be removing some Hardwood trees.

Mr. Cahoy asked how many and could the trees be relocated.

Mrs. Fitzgerald said the applicant would be mitigating the trees being removed. She said there are

some trees they need to remove for construction. She said the ones being removed were all in the construction zone.

Mr. Cahoy said the beauty of that site is its Park like appearance. He assumed there would be trees taken down not only for construction of the site, but for the retention ponds as well.

Mrs. Fitzgerald said there were approximately 175 trees on site, which about 80 trees of them would be preserved.

Mr. Joe Schulke, of Schulke, Bittle and Stoddard, LLC, said staff did a great job with their analysis. He reported that there were seven (7) or eight (8) people who attended the neighborhood meeting and they all liked the project. He submitted into the record a colored rendering of the project (attached to the original minutes). He then went over some of the questions brought up by the Board members. He reported that they were going to lose some trees, but they also made a lot of effort in their design to go around trees as well. He noted that they would be mitigating for the trees they would be losing. He reported that they are proposing a six-foot hedge, but as they go through construction they might request that they be permitted to lower it. He reported that all the water is directed into the stormwater ponds, which are very large and will hold a lot of capacity. He explained that the two ponds would have a high level overflow into the drainage ditch, which would go through the pipe on 18th Street that is culverted and go past the Lutheran Church and then it turns into an open ditch that goes down Indian River Boulevard where it goes through a pollutant removal structure and then it crosses and goes into the river. He noted that it would first go into their pond system and very rarely would they have an actual discharge that would go down that path into the river.

Mr. Daige questioned the pollutant removal structure.

Mr. Schulke said it is the City's baffle box.

Mr. Daige asked is the baffle box adequate to handle the pollutants.

Mr. Schulke said by the design of this project they would be relieving that baffle box of some of its need. He explained that as the property is currently, 100% of the site would be draining and after they are developed they would be holding almost all the water on site and so it would not reach the baffle box. He reported that their stormwater system doesn't just hold the water, but it is designed to remove nitrogen and phosphorous at about 87%. He said it is almost at 100% efficiency when it comes to total suspended solids, as well as floating cans and plastic bottles. Therefore, they would actually be helping that baffle box work better for the rest of the City's drainage system.

Mrs. Hillman asked is there a possibility that the City Parks Department might want some of the trees that are being removed. She asked was that a consideration.

Mr. Schulke said that has not been a consideration of theirs.

Mr. McGarry said there are costs involved, but they can ask the Public Works Department.

Mrs. Hillman asked is there going to be one (1) point of contact for the neighbors to call if they have questions or concerns during construction.

Mr. Schulke answered yes, but he didn't know who that would be at this point.

Mr. Croteau asked how they calculated the seating capacity. He asked would they have individual

seats or pews.

Mr. Schulke did not know.

Mr. Croteau said that they are proposing more parking than what is required.

Mr. Schulke referred to the question asked earlier regarding the sidewalk. He said the sidewalk along Route 60 would remain, they would be removing the curb-cuts and putting in a regular curb, and they would be adding a sidewalk along 6th Avenue.

Mr. Cahoy said that he would like the fencing along the property lines to remain.

Mr. Schulke said currently there are no plans to remove the fencing.

Mr. Cahoy said that he was concerned about the security because of the residential exposure. He would like to see a condition that the fence is retained.

Mr. Daige said for the protection of the neighborhood that fence should stay.

Mrs. Hillman said it could be protection from children wandering into the retention area.

Mr. Daige said that he is concerned about that as well because children could wander into the retention area or into the parking lot.

Mr. Croteau said the fence is there because there was a school on the property. He didn't know of any church that was required to fence their property and he would not support it.

Mr. McGarry said they are going to have a thick hedge, which would make it difficult for people to walk through.

Mr. Schulke noted that the fence is on the plans and he doesn't see anything showing that they would be removing it. He said that he would recommend to the church that they keep the fence, especially along the retention area.

Mr. Daige suggested that if there becomes a problem along 6th Avenue with people coming and going from the church that they contact the County and request that they reduce the speed limit.

Mr. Cahoy asked Mr. Schulke why he couldn't accept a requirement that the Hardwood trees are to be root pruned, pre-irrigated, moved, and retained on site.

Mr. Schulke said it costs around $10,000 to $15,000 to move one large Hardwood tree. If they multiply that by 10 to 15 trees that is a very large expense. He noted that they are going to mitigate, which means that they would provide new trees either on site or within the City itself. He felt that they did a good job in trying to save as many trees as they could.

Mr. Cahoy said that he was most concerned about the property line that abuts residential on the west and south side.

Mr. Schulke said those trees were staying.

Mr. Cahoy questioned the trees along the perimeters of the retention ponds.

Mr. Schulke said they designed the ponds to go around a lot of the trees.

Mr. Cahoy was concerned about taking down mature trees and replacing them with trees that would take years to mature. He said that he was interested in the buffer, as well as the trees.

Mr. Schulke said the ponds are outside the buffer and they were not taking down any of the trees within the buffer.

Mr. Daige asked how many light fixtures would be in the parking area.

Mr. Schulke said that he was not sure.

Mr. Daige asked would the lights be on all night, seven days a week.

Mr. Schulke did not think so. He said there would probably be security lighting or some type of lighting associated with the building.

Mr. Daige agreed with Mrs. Hillman that there should be one point of contact during construction. He said that information should be listed on site or at City Hall. He felt that should be a condition.

Mr. Schulke said there would be and he would be happy to be the interim point of contact until one is defined.

The Chairman opened the public hearing at 3:01 p.m.

Mr. Michael Murphy said that he was sworn in. He said his main concern was about the traffic along 6th Avenue, because even though there is less traffic than there was when a school was located there, traffic is increasing. He was also concerned about the ingress and egress onto 19th Place because it is already a congested area and he was worried about safety. He said that his concerns were answered today and the safety issue has been resolved.

Ms. Connie Boyter said that she was sworn in. She agreed with Mr. Murphy that moving the engress and egress further south was the solution to the problem that he described. The consensus of the neighbors that she knows is they prefer a Park like setting and a hedge along 6th Avenue was not necessary.

The Chairman closed public hearing at 3:04 p.m., with no one else wishing to be heard.

Mr. Croteau made a motion that the Board approves Conditional Use and Site Plan Application #SP15-000019 with conditions listed by staff. Mrs. Minuse seconded the motion and it passed 4-1 with Mr. Wells voting yes, Mrs. Hillman yes, Mr. Croteau yes, Mrs. Minuse yes and Mr. Lauffer abstaining.

Mrs. Peggy Lyon, Assistant City Attorney, explained that Mr. Lauffer can abstain from voting under the new changes to the Opportunity to be Heard Statute. She noted that he doesn't have to file any paperwork for abstaining under this provision.

V. PLANNING DEPARTMENT MATTERS

Mr. McGarry reported that staff has been working hard on the Comprehensive Plan and he would try

to get the Land Use Element policies before the Board in April.

VI. BOARD MEMBERS' MATTERS

Mrs. Minuse asked for an update on the old Diesel Plant and the Cultural Arts Village.

Mr. McGarry reported that the City Council directed staff to enter into negotiations with Integra, who is proposing a microbrewery and beer garden at the old Diesel Plant. He reported that the Cultural Arts Village will be providing a final draft charette report to the City Council at their March 15, 2016 City Council meeting. He said there is a Resolution for support of the Cultural Arts Village concept and staff would assist with the implantation, with one thing being the Overlay District.

Mrs. Minuse asked are there any restrictions on Board members volunteering or attending the Cultural Arts Village meetings.

Mrs. Lyon said it is okay as long as they comply with the Sunshine Law. She asked that they remember the appearance of impropriety and that they not discuss matters that could foreseeably come before the Planning and Zoning Board. She noted that some groups are put in separate tables in a charette style for discussions. She instructed the Board members not to sit at the same table as another Board member because of the appearance of impropriety.

VII. ADJOURNMENT

Today's meeting adjourned at 3:16 p.m.

/sp

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Larry Lauffer and Planning and Zoning Board Members

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

FROM: Cheri B. Fitzgerald, AICP
Project Manager

DATE: March 9, 2016

SUBJECT: Site Plan Application (Major) (#SP15-000021) – 1745 SR 60, LLC - to Construct a Four Story, 14,115 square feet, Commercial Building – Planning and Zoning Board meeting of March 17, 2016

OVERVIEW

Project Description

The proposed site plan application includes the construction of a four story, 14,115 square feet, commercial building with a mix of retail, general and medical office uses. Attached is a project description and fact sheet including general background and site information with details on project development specifications.

BACKGROUND

The project site is designated MX, Mixed Use, on the Comprehensive Plan Future Land Use Map and the Zoning classification is DTW, Downtown District. The property owners applied for amendments to the land use and zoning designations for the subject property. Both amendments were recently approved.

The subject property address is 1745 SR 60/20th Street which is located east of 18th Avenue and abutting the south side of SR60/20th Street (west bound). The site is currently vacant.

The project meets the definition of a major site plan and requires Planning and Zoning Board review and consideration.

SITE PLAN EVALUATION

Section 64.10 of the Code requires that all approved site plans meet certain pertinent general review, performance, and development standards. The staff finds that the proposed site plan meets these standards.

In particular, the most relevant standards for review of this project and staff's specific analysis and findings regarding these standards are discussed below:

- *Compliance with Land Development Regulations (Sec. 64.10(a)(2))*

  Analysis. The site plan's compliance with all development regulations was reviewed by the Planning and Development, Public Works and other applicable departments. The attached project description and fact sheet provides information on how the project meets development regulations. The proposed site plan meets all open space, stormwater management, parking, landscaping and other regulations.

  The proposed project site plan includes an analysis of parking requirements that include options for potential uses such as a combination of retail, general and medical office uses. The parking requirements are unique in the Downtown zoning district as exemptions are provided for in the City Code and well as parking is required to be located in the rear of buildings.

  Finding. The staff finds that the site plan is compliant with all pertinent provisions of the Land Development Regulations.

- *Site design performance standards (Sec. 64.10(b))*

  (1) The proposed design and layout of driveways, parking and loading areas, and pedestrian travel paths will create no hazardous conditions or conflicts for the parking of vehicles, unloading/loading of passenger and service vehicles, and internal movements of vehicles, pedestrians and bicycles.

  Analysis. The proposed design and layout of internal driveways, parking and internal movements of vehicles and pedestrians meet the land development code requirements and have been reviewed by Public Works/Engineering/Solid Waste and the County Fire Safety & Prevention Bureau and are not expected to create hazardous conditions or conflicts.

(2)The proposed location and design of the site's ingress and egress points will not result in off-site traffic congestion or hazards in the immediate vicinity of the project.

Analysis. The project includes a driveway connection along west bound SR60/20th Street and access via the alley to the south of the property. The appropriate Florida Department of Transportation driveway permits are required. The driveway connections are typical and are similar to others in the vicinity.

Finding. The staff finds that the proposed site plan is compliant with the site design performance standards stated above.

(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. To the north and across SR 60/20th Street is an existing church and the zoning is C-1B, Commercial District. To the east and west there are existing office and commercial uses. To the south are vacant parcels zoned POI (Professional, Office, & Institutional) District. The subject property is surrounded by existing commercial and office/institutional zoning and associated uses.

The proposed project site abuts the south side of SR 60/20th Street (west bound), a state road and principal arterial roadway. According to the Indian River County 2014 Traffic Volume Report the average annual daily traffic volume along SR 60/20th Street (20th Avenue and Old Dixie Highway) is 19,587 trips.

The proposed commercial project is anticipated to generate an additional projected 322 annual daily trips (36 pm peak hour trips-see attached traffic impact statement). According to Indian River County Traffic Engineering data records there is available capacity on SR60/20th Street to accommodate the increase in traffic generated by the proposed project.

Finding. The staff finds that the proposed site plan is compliant with the site design performance standard stated above.

- *Development standards (Sec. 64.10(c))*

  (1) Mechanical and utility equipment shall be located or screened so as not to be visible from public right-of-way.

  (2) Refuse and waste removal and recycling areas shall be screened from adjacent properties and public right-of-way by a minimum of a 5-foot high fence, wall, hedge, or other opaque barrier.

  (3) Exterior lighting shall be arranged as to shield or deflect the light from adjoining properties and public streets and cutoff lighting shall be used for any non-residential parking lot.

  Analysis. The proposed outdoor mechanical and utility equipment will be located and or screened from the public right-of-way. The dumpster will be screened and has been approved by the Solid Waste Department. The plan notes the lighting requirements.

  Finding. The staff finds that the proposed site plan is compliant with the above referenced development standards.

FINDINGS AND RECOMMENDATIONS

Based on the above analysis and findings, the staff finds that 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. During construction and after final grading, no surface water runoff may be directed to adjacent properties, and all surface water runoff must be routed to approved drainage facilities or retained on site. All runoff from the site, both during and after construction, must be free of pollutants, including sediment, prior to discharge.

2. The applicant shall provide the Department of Public Works with a copy of Notice of Commencement and shall be subject to random inspections for compliance with Section 73.33 (Erosion and Sediment Control).

3. The applicant shall coordinate with the Water and Sewer Department regarding submittal of testing and compliance certification documents and other required documents including utility easements prior to the request for issuance of a certificate of occupancy.

4. The applicant shall acquire all applicable state permits prior to commencement of construction.

5. The applicant shall comply with the tree removal application requirements (#TR15-000142) prior to the issuance of a certificate of occupancy.

/cbf
Attachments

PROJECT DESCRIPTION AND FACT SHEET
FOR PROPOSED COMMERCIAL BUILDING

PROJECT DESCRIPTION

A proposed four story, 14,115 square feet, commercial building with a mix of retail, general and medical office uses.

GENERAL INFORMATION

Application No.:	#SP 15-000021
Location:	1745 SR60/20th Street (east of 18th Avenue; abuts SR 60/20thStreet south side)
Owner:	1745 SR 60, LLC
Applicant:	Same
Parcel ID #:	33300200001049000028.0

SITE INFORMATION

Zoning/Future Land Use:	DTW, Downtown/MX, Mixed Use
Existing Use:	Vacant
Area of Development:	0.34 acres (14,683 sq. ft.)

Surrounding Zoning:

North:	C-1B, Commercial (across SR 60/20th St.)
East:	DTW, Downtown
South:	POI, Professional Office Institutional
West:	C-1B, Commercial

Surrounding Existing Land Uses:

North:	Place of Worship (Methodist Church)
East:	Office/Retail
South:	Vacant
West:	Commercial Retail (The Flower Box)

DEVELOPMENT SPECIFICATIONS

Specifications/ Code Citations [Sec.62.300]	Allowed/ Required	Proposed
Building height (ft)	50	50
Overall Bldg. Height	65	57
Building Floor Area (sq. ft.)	29,300	14,115
Floor Area Ratio	2.00	0.90
Minimum Lot Size (sq. ft.)	n/a	14,683
Setbacks (ft)		
Front yard - north	10	10
Rear/Side yards	0	5-73
Open area (%)	10	14
Parking [Sec. 62.310; 63.04]		
Standard (retail/med./office)	14[1]	16
Handicap	1	1
Compact	0	8
Total	15	25
Flood Zone	X	
Finished Floor Elevation (ft)	18.09	17.50

LANDSCAPE REQUIREMENTS

Requirements/ Code Citations [Sec. 72.12]	Required	Proposed
Perimeter Landscape Buffers		
Landscape strip (width) (ft) (north)	n/a	n/a
Landscape strip (width) (ft) (east)	5	5
Trees (1/40 ft) (100 ft)	3	3
Hedge (44 shrubs)	yes	yes
Landscape strip (width) (ft) (west)	5	5
Trees (1/40 ft) (45 ft)	2	2
Hedge (21 shrubs)	yes	yes
Landscape strip (width) (ft) (south)	10	10
Trees (1/40 ft) (80 ft)	2	2
Hedge (35 shrubs)	yes	yes
Off-Street Parking Interior		
Minimum Size (100sf/4 island)	400sf	400sf
End of Row Trees (1/4)	4	4
Landscape Area (15sf *15 sp)	225sf	225sf
Parking Area Trees (1/225sf)	1	1
Open Space Areas		
Trees (1/2,500sf) 378sf	1	1
Total Trees	13	13/15

Tree Removal (#TR15-000142) (2 laurel oaks/5palms)

Note: [1]Parking is required to be located in the rear of building. The first 30 spaces are exempt and the remainder of the required parking is reduced by 50%.

TRAFFIC IMPACT STATEMENT

FOR

1745 20th Street

February 2016

Schulke, Bittle & Stoddard, L.L.C.
1717 Indian River Blvd., Suite 201
Vero Beach, FL 32960
(772) 770-9622

2/25/16

Joseph W. Schulke, P.E.
Fl. Reg. No. 47048

Traffic Impact Analysis – 1745 SR60 LLC *Feb. 8, 2016*

Project Description

The proposed site development plan is a multi-use commercial building located at 1745 20th Street (SR 60) within the COVB for the 1745 SR60 LLC Building (COVB site plan SP15-000021). The site lies within the "Downtown" Zoning District. Within the "Downtown" district, the permitted commercial and retail 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 suggest the site may be occupied as a multi-story Mixed Use (primarily professional office) type development.

A site plan has been developed depicting a typical Mixed Use project for this parcel, including 14,115 sf of gross building area on 4 floors. The uses assumed on the parcel are:

Total Floor Area: 14,115 sf multi-story building

Use:	Gross floor area
Retail:	1905*
medical:	4070*
office:	8140*

*note: *this represents the gross floor area, including the elevator and two set of stairs, which are shared by all users. Elevators are only at one floor at a time, and the actual floor area of the stair at each floor is less than the gross area of the stair. The leasable area is 1476 sf, 3641 sf, and 7282 sf for the above uses. The TIA results are overestimated, and based on gross area.*

It is anticipated that the building will be marketed for and developed at 100% office. However, the TIA assumes the mixed uses as its basis – providing a conservative analysis, but one that easily supports the probable development at 100% office.

IRC Traffic Engineering reviewed and approved a TIA for this property (for a rezoning request) for the COVB in October/ November last year. The assumptions are nearly the same. The intensity of use has increased only a minor amount. The approved traffic assignment indicated that the traffic generated is only significant on SR 60 for a portion of one link, and insignificant thereafter. The traffic from the previously approved TIA increased from 32 to 36 PM peak hour trips, and the resulting impact on the IRC road network does not materially change. Consequently, the Link assignment sheet from the previous report (on file) has been revised and is attached. (Old pm distribution struck out and new no's in red).

Traffic Generation:

The traffic generation estimated by the development of the site is estimated to be 32 PM peak hour trips, and 3xx ADT.

Daily Traffic generation estimate:

Mixed use:

-1,905 SF retail (826)	
1,905 SF x 44.32/1,000 =	322 ADT
-4,070 SF medical (720)	
4,070 SF x 36.13/1,000 =	147 ADT
-8,140 SF office (710)	
8,140 SF x 11.03/1,000 =	90 ADT
TOTAL:	**322 ADT**

PM Peak Hour Traffic generation estimate:

Mixed Use:

-1905 sf retail	
1905 sf x 4.84 pk hr / 1000 sf =	9.2 pk. hr trips
-4070 sf medical	
4070 sf x 3.57 pk hr / 1000 sf =	14.5 pk. hr trips
-8140 sf office	
8140 sf x 1.49 pk hr / 1000 sf =	12.1 pk. hr trips
TOTAL:	**36.0 pk. hr trips**

Traffic Distribution:

Per Indian River County Code – study area for traffic impacts includes 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.) – link 1945. Traffic Impacts from this proposed Mixed Use development (36 pm peak hour trips), when distributed onto the adjacent roadway link(s), will only be significant on a portion of the SR 60 Link (1945) adjacent to the site, and falls below the diminimus threshold for all other links. 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 (14th Ave, 16th Ave, 18 Ave, and 20th Ave) reduce the traffic assigned to the links east and west of the adjacent SR 60 link (1945) to below 15 PM peak hour trip threshold. Consequently, further analysis is not necessary or warranted for the minimal contribution of traffic this project generates on the IRC roadway network.

Supporting calculations:

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

**The percent new of office rates is 92% Retail is different, but the office rates provide a more conservative result. Note that this is NOT applied to the attached link assignment sheet (Exhibit F). The assignment of percent new is not needed, as the trips are at 15 or lower at the boundary of the only significant link (1945), and will therefore fall below 15 on the next link by application of percent new, and/ or by assignment of one or more trips onto 20th Ave or Old Dixie Hwy (the link boundaries). Therefore percent new trip rate is not applied to any of the traffic estimates depicted on the trip assignment sheet.*

See attached Graphic (labeled as Exhibit F) for link assignment.

Trip assignment to and from SR 60:
-Accessing the site: **(6) trips (17%);**
- **-(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: **(30) trips (83%);**
- **-(15) going east on SR 60 eastbound** (east of 18th Ave)
- **-(15) going west on SR 60 westbound** (west of 18th Ave)

Maximum Cumulative Trip distribution onto SR 60

Westbound:
- **-(3) coming from east on SR 60 westbound** (east of 18th Ave)
- **-(23) going west on SR 60 westbound** (adjacent to site)
- **-(15) going west on SR 60 westbound** (west of 18th Ave)

Eastbound:
- **-(3) coming from west on SR 60 east bound** (west of 18th Ave)
- **-(17) going east on SR 60 eastbound** (east of 18th Ave)
- **-(15) going east on SR 60 eastbound** (east of 16th Ave)

Traffic - Conclusion

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

The PM peak hour of traffic that may be added to any roadway link from this Mixed Use project falls below measureable thresholds established by Indian River County and is considered deminimus on all links except the adjacent link no. 1945.

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

From IRC Links Detail Report – 6/20/11

Link No.	Description	Capacity	Project	Available*
1945 E	SR 60 - 20th Ave to Old Dixie HWY	3396	17	2350
1945 W	SR 60 - 20th Ave to Old Dixie HWY	3396	23	2276

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

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 # SP15-000021

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

Fax or Email: jschulke@sbsengineers.com

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

PROPERTY OWNER: 1745 SR 60, LLC

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

SITE ADDRESS: 1745 20th Street, Vero Beach, FL 32960

PARCEL I.D. NUMBER: 33390200001049000028.0

ZONING DISTRICT: DTW FLOOD ZONE: X

CONDITIONAL USE ? No PLANNED DEVELOPMENT? No

Floor Area Square Footage: Existing 0 Proposed 14,115

Number of Dwelling Units: Existing 0 Proposed 0

Number of Hotel/Motel Units: Existing 0 Proposed 0

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: 14,115 SF 4 story mixed use commercial condominium building

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.

12/14/15 — Applicant Signature — Date

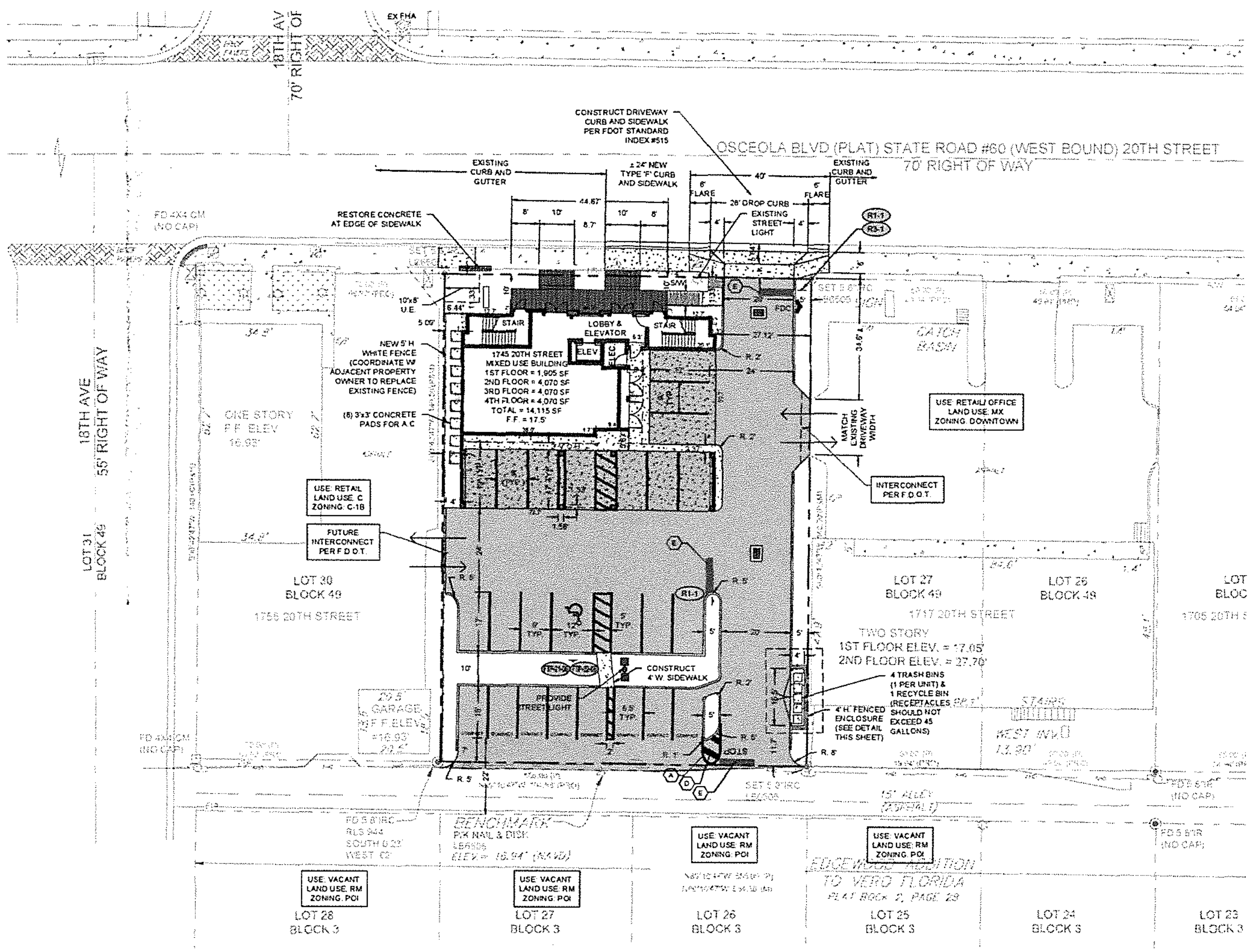
Joseph W. Schulke, P.E., Managing Member
1745 SR 60, LLC
Applicant Name (Print)

12/14/15 — *Property Owner Signature — Date

Joseph W. Schulke, P.E., Managing Member
1745 SR 60, LLC
Property Owner (Print)

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

Application Fee: $1,620.00 ✓



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED CONCRETE PAVING (SEE DETAIL ON SHEET C-502)
- PROPOSED ASPHALT PAVING (SEE DETAIL ON SHEET C-502)
- PROPOSED BRICK PAVER (SEE DETAIL ON SHEET C-502)

SIGN LEGEND

- FTP-21-06 HANDICAPPED PARKING SIGN
- FTP-22-06 HANDICAPPED PARKING SIGN
- R1-1 30" STOP SIGN
- R3-1 NO RIGHT TURN SIGN

DEVELOPMENT SUMMARY

	REQUIRED (DTW)	PROPOSED MIXED USE
MIN. LOT SIZE	N/A	14,683 SF 0.34 AC
MIN. LOT WIDTH	N/A	104.8'
OPEN SPACE	10 % MIN	14.71%
IMPERVIOUS	N/A	85.29%

SITE DATA

	REQUIRED (DTW)	PROPOSED MIXED USE
SETBACKS:		
FRONT (SR 60)	10.0'	10.0'
SIDE (WEST)	0.0'	5.0'
SIDE (EAST)	0.0'	27.1'
REAR (SOUTH)	0.0'	73.0'
BUILDING HEIGHT	50.0'	49'-4"
FLOOR AREA RATIO (MAX.)	2.0 *	0.87

*** FLOOR RATIO AREA NOTE:** THE ZONING DISTRICT (DTW) DOES NOT INLCUDE A SPECIFIC FLOOR AREA RATIO. THEREFORE, THE COMPREHENSIVE PLAN MAXIMUM FLOOR AREA RATION FO THE MX FUTURE LAND USE APPLIES IN THIS CASE (2.0).

	EXISTING ACRES	SF	%	PROPOSED ACRES	SF	%
IMPERVIOUS AREA	0.0			0.29 AC	(12,455 SF)	85.29%
BUILDING	0.0			0.04 AC	(1,905 SF)	11.76%
PAVEMENT	0.0			0.22 AC	(9,448 SF)	64.71%
CONCRETE	0.0			0.02 AC	(706 SF)	5.88%
PAVERS	0.0			0.01 AC	(396 SF)	2.94%
OPEN SPACE	0.34 AC	(14,683 SF)	100.0%	0.05 AC	(2,228 SF)	14.71%

PARKING CALCULATIONS

A. PURSUANT TO SECTION 62.310(D) - NEW NONRESIDENTIAL CONSTRUCTION OR REDEVELOPMENT THAT INCREASE FLOOR AREA IS EXEMPT FROM PROVIDING PARKING FOR THE FIRST 30 SPACES THAT WOULD BE REQUIRED BY CHAPTER 63 OF THIS TITLE. PARKING SHALL BE PROVIDED AT ONE-HALF THE REQUIRED APPLICABLE PARKING RATIO IN CHAPTER 63 OF THIS TITLE FOR PROJECTS EXCEEDING THE 30 SPACE EXEMPTION.

B. FLOOR AREA FOR PARKING
1ST: 1,905 SF GROSS - (LEASEABLE, ELEVATORS, STAIRS)
2ND/3RD/4TH 4,070 SF NET - (LEASEABLE AREA - EXCLUDES ELEVATORS AND STAIRS)

1. MIXED USE

FLOOR	USE	AREA	RATIO	SPACES
1ST	RETAIL	1,905 SF	1/250 SF	7.6
2ND	MEDICAL	4,070 SF	1/175 SF	23.3
3RD	OFFICE	4,070 SF	1/300 SF	13.6
4TH	OFFICE	4,070 SF	1/300 SF	13.6
TOTAL =				58.1

2. 100% OFFICE USE

FLOOR	USE	AREA	RATIO	SPACES
1ST	OFFICE	1,905 SF	1/300 SF	6.4
2ND	OFFICE	4,070 SF	1/300 SF	13.6
3RD	OFFICE	4,070 SF	1/300 SF	13.6
4TH	OFFICE	4,070 SF	1/300 SF	13.6
TOTAL =				47.2

C. REQUIRED PARKING:
1. MIXED USE
(58.1 SPACES - 30 EXEMPT) / 2 = 14.1 OR 15 PARKING SPACES REQUIRED

2. 100% OFFICE USE
(47.2 SPACES - 30 EXEMPT) / 2 = 8.6 OR 9 PARKING SPACES REQUIRED

D. PROVIDED PARKING:

	REQUIRED TO MEET CODE	NOT REQUIRED (ADDITIONAL)	
STANDARD SPACES	14	2	
HANDICAPPED SPACES	1	0	
COMPACT SPACES	0	8	
TOTAL =	15	10	= 25 PARKING SPACES PROVIDED

NOTES:
1. ALL UTILITIES MUST BE PLACED UNDERGROUND PURSUANT TO THE CITY OF VERO BEACH LAND DEVELOPMENT REGULATION (LDR)
2. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. THE PROJECT SITE DOES NOT APPEAR TO CONTAIN ANY JURISDICTIONAL WETLANDS OR ARCHAEOLOGICAL RESOURCES
4. EASEMENTS AS REQUIRED SHALL BE RECORDED AS SEPARATE INSTRUMENTS.
5. PROPOSED CITY OF VERO BEACH PUBLIC WATER.
6. PROPOSED CITY OF VERO BEACH PUBLIC SEWER.
7. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF VERO BEACH STANDARDS AND SPECIFICATIONS.
8. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER C.O.V.B. UTILITY STANDARDS AND SPECIFICATIONS.
9. ALL TRAFFIC SIGNS SHALL MEET THE STANDARDS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' LATEST EDITION.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND S.J.R REGULATIONS.
12. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
13. CONTRACTOR SHALL PROVIDE TEMPORARY WORK ZONE PAINTED PAVEMENT MARKINGS FOR MAINTENANCE OF TRAFFIC IN CONSTRUCTION AREAS IN CLOSE CONFORMITY WITH THE LINES AND DETAILS SHOWN ON THE PLANS AND REFERENCED STANDARDS. APPLY WORK ZONE PAVEMENT MARKINGS, INCLUDING ARROWS AND MESSAGES, BEFORE THE END OF THE DAY IF THE ROAD IS TO BE OPEN TO TRAFFIC. THE WORK ZONE PAVEMENT MARKINGS SHALL BE MAINTAINED AND RE-STRIPED AS NEEDED UNTIL FINAL PAVEMENT MARKINGS ARE APPLIED.
14. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
15. ALL STRIPES AND PAVEMENT MARKING AREAS IN PARKING AREAS AND DRIVEWAYS SHALL BE PAINTED, EXCEPT AT THE INTERSECTION WITH A PRIVATE DRIVE TO A PUBLIC ROAD. THE STOP BAR, CROSSWALK STRIPES, ARROWS AND C.L. STRIPE (MIN. 40 FT) ON DRIVEWAYS SHALL ALSO BE THERMOPLASTIC.
16. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY GRADE.
17. PROPOSED BUILDING SHALL POST A MINIMUM 6" NUMERICAL ADDRESS.

PROJECT INFORMATION

APPLICANT:
1745 SR 60, LLC
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
TEL: 772-770-9622

ENGINEER:
SCHULKE, BITTLE & STODDARD, LLC.
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
TEL: 772-770-9622
FAX: 772-770-9496

ARCHITECT:
C.E. BLOCK, ARCHITECT, INC
2655 49TH STREET, UNIT # 8
VERO BEACH, FLORIDA 32967
772-569-3799

SURVEYOR:
MERIDIAN LAND SURVEYORS, INC LB#6505
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
TEL: 772-794-1213

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE DEVELOPMENT OF ± 0.34 AC PARCEL WITH AN ± 14,115 SF 4 STORY MIXED USE COMMERCIAL CONDOMINIUM BUILDING
IT IS LIKELY THAT THE BUILDING WILL BE DEVELOPED ENTIRELY AS AN OFFICE USE (14,115 SF). HOWEVER, THIS SITE PLAN ADDRESSES REQUIREMENTS FOR OTHER USES IN THE EVENT THAT RETAIL OR MEDICAL USES OCCUPY THE BUILDING IN THE FUTURE.

PROPOSED USES:

FLOOR	USES	GROSS AREA	NET LEASEABLE AREA
1ST FLOOR	RETAIL OR OFFICE	1,905 SF	1,229 SF
2ND FLOOR	MEDICAL OR OFFICE	4,070 SF	3,641 SF
3RD FLOOR	OFFICE	4,070 SF	3,641 SF
4TH FLOOR	OFFICE	4,070 SF	3,641 SF
TOTAL =		14,115 SF	12,152 SF

PROPOSED LAND USE

THIS PROJECT HAS A COMPREHENSIVE LAND USE DESIGNATION OF MX, AND A ZONING DESIGNATION OF DTW

UTILITY PROVIDERS

THIS PROJECT WILL BE SERVICED BY:

WATER/SEWER	CITY OF VERO BEACH
ELECTRIC	CITY OF VERO BEACH T & D
CABLE TV	COMCAST
TELEPHONE	AT&T

FLOOD ELEVATION

THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12061C0244 H, DATED DECEMBER 12, 2012

PROJECT PHASING

THIS PROJECT IS PROPOSED TO BE COMPLETED IN ONE PHASE

STREET LIGHTING

LOW LEVEL, LOW INTENSITY LANDSCAPE AND STREET LIGHTING WILL BE DESIGNED AND PROVIDED AT INTERSECTIONS AND WHERE APPROPRIATE.

PERMITS REQUIRED

FDOT	DRIVEWAY
	DRAINAGE CONNECTION
	UTILITY
COVB	SITE PLAN
	TREE REMOVAL
	RIGHT-OF-WAY
	UTILITY
	INITIAL/ FINAL CONCURRENCY
SJRWMD	STORMWATER
FDEP	NOTICE OF INTENT (SWPPP)
	DRINKING WATER

HEIGHT REQUIREMENTS

- CITY OF VERO BEACH HEIGHT CERTIFICATION SHALL BE COMPLETED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

SOLID WASTE COLLECTION

THE COVB SHALL PROVIDE WASTE COLLECTION. WASTE SHALL BE STORED IN GARBAGE CANS WITHIN A FENCED ENCLOSURE. RECEPTACLES SHALL NOT EXCEED 45 GALLONS.

TRAFFIC GENERATION

THE DAILY TRAFFIC GENERATION IS ESTIMATED TO BE:

1. MIXED USE:
1,905 SF RETAIL (826)
1,905 SF x 44.32/1,000 = 65

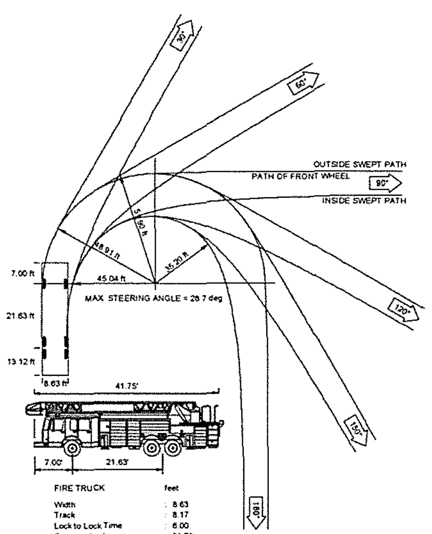
4,070 SF MEDICAL (720)
4,070 SF x 36.13/1,000 = 147

8,140 SF OFFICE (710)
8,140 SF x 11.03/1,000 = 90
322 ADT (TOTAL)

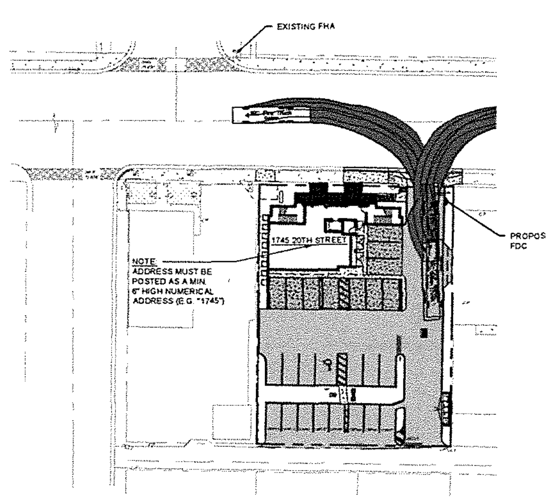
2. 100% OFFICE USE:
14,115 SF OFFICE (710)
14,115 AF x 11.03/1,000 = 156 ADT (TOTAL)

LEGAL DESCRIPTION

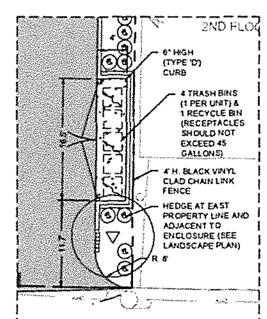
LOTS 28 AND 29, BLOCK 49, MAP OF THE TOWN OF INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND NOW LYING AND BEING IN THE CITY OF VERO BEACH, INDIAN RIVER COUNTY, FLORIDA



IRCFD TRUCK DETAILS
SCALE: NTS



IRCFD TRUCK ACCESS PLAN
SCALE: 1" = 40'-0"



TRASH ENCLOSURE DETAIL
SCALE: 1" = 10'-0"

STRIPING KEY

A = 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
G = 6" SKIP WHITE TYP (6'-10')
H = 6" SKIP WHITE TYP (2'-4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'-30')
M = 6" SKIP YELLOW TYP (6'-10')
N = 6" SKIP YELLOW TYP (2'-4')
P = RPM MONO-DIRECTIONAL WHITE/MONO
Q = RPM BI-DIRECTIONAL AMBER/AMBER
R = FDP WHITE
S = FDP YELLOW
T = RPM BI-DIREC. WHITE/RED

NOTE: FDP DENOTES FLEXIBLE DELINEATOR POST.

MARK	REVISION	DATE
1	PER IRCFD COMMENTS	01-08-2016
2	PER COVB COMMENTS	02-02-2016
3	PER COVB COMMENTS	02-18-2016

DESIGNED: JWS
DRAWN: KB
CHECKED: JWS
SCALE: AS NOTED
DATE: 11-06-2015

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

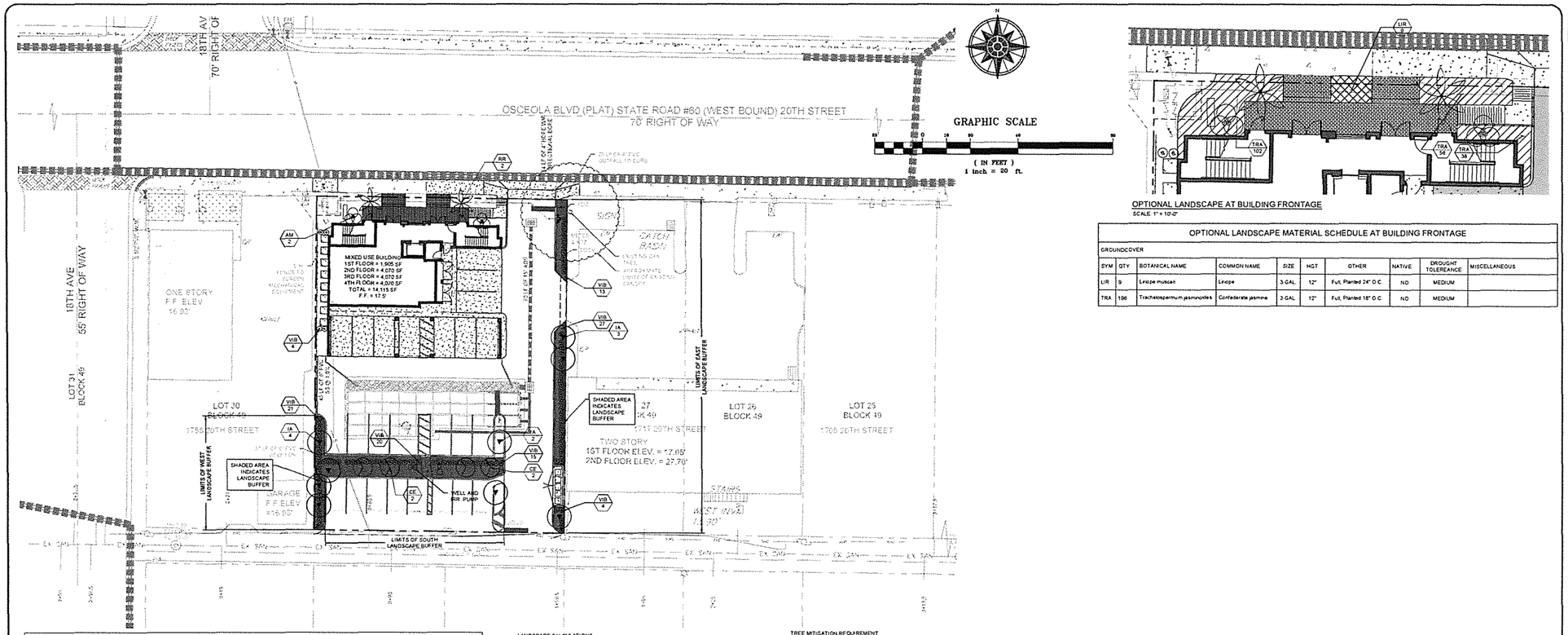
SITE PLAN

1745 SR 60 LLC
1745 20TH STREET
VERO BEACH, FLORIDA
CITY OF VERO BEACH

ENGINEER CERTIFICATION
DATE:

SHEET
C-400

PROJECT NO.
15-064



OPTIONAL LANDSCAPE AT BUILDING FRONTAGE
SCALE: 1" = 10'-0"

OPTIONAL LANDSCAPE MATERIAL SCHEDULE AT BUILDING FRONTAGE

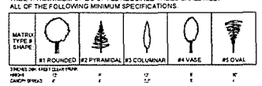
GROUNDCOVER									
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE	DROUGHT TOLERANCE	MISCELLANEOUS
LIR	9	Liriope muscari	Liriope	3 GAL	12"	Full, Planted 24" O.C.	NO	MEDIUM	
TRA	196	Trachelospermum jasminoides	Confederate jasmine	3 GAL	12"	Full, Planted 18" O.C.	NO	MEDIUM	

LANDSCAPE MATERIAL SCHEDULE

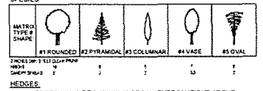
TREES									
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE	DROUGHT TOLERANCE	MISCELLANEOUS
IA	9	Ilex cassine	Dahoon Holly	3" DBH	12'-0"	6' SPREAD, 4" C.T.	YES	HIGH	SPEC. 1
CE	4	Conocarpus erectus	Buttonwood	3" DBH	12'-0"	6' SPREAD, 4" C.T.	YES	HIGH	SPEC. 1
PALMS									
RR	2	Roystonea regia	Royal Palm	-	12'-0"	10' C.T., 6' SPREAD	YES	HIGH	
ACCENT PALMS									
AM	2	Adonidia merrillii	Christmas Palm	-	4'-0"	4' O.A. TRIPLE	NO	-	
SHRUBS									
VIB	104	Viburnum obovatum	Walter's Viburnum	3 GAL	-	24"-36" x 24"-36", FULL	YES	HIGH	
GROUNDCOVER									
MULCH	TBD	'FLORIMULCH'	-	-	-	Shredded, Grade B	-	-	
SOD	TBD	St. Augustine 'Floratam'	-	-	-	100% Insect/Disease Free	-	-	

LANDSCAPE MATERIAL STANDARDS & NOTES

TREE SPECS:
TREE 1: A MINIMUM OF 2/3 OF ALL REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING MINIMUM SPECIFICATIONS



TREE 2: ALL OTHER REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING MINIMUM SPECIFICATIONS BASED ON THE NATURAL TREE SHAPE FOR THE SPECIES



HEDGES:
1. HEDGES SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING
2. HEDGES SHALL BE PLANTED A MAXIMUM OF 30 INCHES ON CENTER

GROUND COVERS:
ALL GROUND COVERS SHALL BE PLANTED IN SUCH A MANNER AS TO ACHIEVE 100 PERCENT COVERAGE WITHIN 180 DAYS

GENERALLY:
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO 1 OR BETTER IN QUALITY AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AND SHALL BE FREE FROM DISEASE, INSECTS, AND OTHER PESTS
2. THE "FLORIDA-FRIENDLY PLANT DATABASE" PUBLISHED BY THE UNIVERSITY OF FLORIDA AT HTTP://WWW.FLORIDAYARDS.ORG IS HEREBY ADOPTED AND SHALL PROVIDE THE STANDARDS FOR ACCEPTABLE NATIVE, DROUGHT TOLERANT, AND SALT TOLERANT TREE, PALM, SHRUB, AND OTHER PLANT SPECIES
3. AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE DROUGHT-TOLERANT SPECIES
4. AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE NATIVE FLORIDA SPECIES
5. AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL ON ORCHID ISLAND SHALL BE HIGH SALT TOLERANT SPECIES
6. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED IN A SOUND AND WORKMANLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES
7. AN AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE AREAS FOR IRRIGATION DURING ESTABLISHMENT AND SELECTIVELY DURING TIMES OF DROUGHT. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL EMPLOY THE MOST CURRENT WATER SAVING DEVICES, INCLUDING, BUT NOT LIMITED TO, MOISTURE SENSORS AND DRIP IRRIGATION WHERE APPROPRIATE TO CONSERVE WATER
8. ALL PLANT MATERIAL SHALL BE COMPATIBLE WITH THE LOCAL CLIMATE, PROPOSED PHYSICAL SITE IMPROVEMENTS, EXISTING AND PROPOSED PUBLIC AND PRIVATE IMPROVEMENTS, AND THE PROPOSED STORMWATER MANAGEMENT PLAN FOR THE SITE
9. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT
10. 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 OF TREES OR PALMS AFTER PLANTING.

LANDSCAPE CALCULATIONS
LANDSCAPE CALCULATIONS BASED ON C.O.V.B. SPECIFICATIONS AND REQUIREMENTS

1. PERIMETER LANDSCAPE BUFFER
A. NORTH PROPERTY LINE: NO LANDSCAPE REQUIRED DUE TO BUILDING LOCATION AND NO PARKING

B. EAST PROPERTY LINE (5' BUFFER) = 100 LF
TREES REQUIRED = (1 TREE/40 LF)(100 LF) = 2.5 TREES REQ., 3 PROPOSED (3 TREES)
SHRUBS REQUIRED = CONTINUOUS HEDGE (44 SHRUBS PROVIDED)

C. WEST PROPERTY LINE (5' BUFFER) = 45 LF
TREES REQUIRED = (1 TREE/40 LF)(45 LF) = 1.1 TREES REQ., 2 PROPOSED (2 TREES)
SHRUBS REQUIRED = CONTINUOUS HEDGE (21 SHRUBS PROVIDED)

D. SOUTH PROPERTY LINE (10' BUFFER) = 80 LF
TREES REQUIRED = (1 TREE/40 LF)(80LF) = 2 TREES REQ., 2 PROPOSED (2 TREES)
SHRUBS REQUIRED = CONTINUOUS HEDGE (35 SHRUBS PROVIDED)

SECTION 1 SUBTOTAL: 7 TREES REQUIRED, 7 PROPOSED (7 TREES)
CONTINUOUS SHRUBS REQUIRED; 100 SHRUBS PROVIDED

2. OFF-STREET PARKING INTERIOR LANDSCAPING
A. REQUIRED END OF ROW PARKING (MIN. 100 SF ISLAND WITH 1 TREE)
TREES REQUIRED: 4 ISLANDS = 4 TREES REQ., 4 PROPOSED (4 TREES)
LANDSCAPE AREA REQUIRED: 400 SF
LANDSCAPE AREA PROVIDED: 400 SF

B. REQUIRED PARKING SPACE AREA
LANDSCAPE AREA REQUIRED = (15 SF * 15 SPACES) = 225 SF
TREES REQUIRED = (1 TREE/225 SF)(225 SF) = 1 TREE REQ., 1 PROPOSED (1 TREES)

NOTE: GROUND COVER SHALL BE PROVIDED FOR THE REMAINDER OF THE AREA

SECTION 2 SUBTOTAL: 5 TREES REQUIRED, 5 PROPOSED (5 TREES)
0 SHRUBS REQUIRED

3. LANDSCAPING FOR ALL OPEN SPACE AREAS
LIMITS OF LANDSCAPE DEVELOPMENT: 406,095 ± SF (9.32 AC)

A.	OPEN SPACE	=	2,525 SF
	LESS PERIMETER BUFFERS	=	1,525 SF
	LESS END OF ROW PARKING	=	400 SF
	LESS REQ PARKING SPACE AREA	=	225 SF
	TOTAL	=	375 SF

TOTAL LANDSCAPE OPEN AREA = 375 SF
TREES REQUIRED = (1 TREE/2,500 SF)(375 SF) = 0.15 TREES REQ., 1 PROPOSED (1 TREE)
NOTE: GROUND COVER SHALL BE PROVIDED FOR THE REMAINDER OF THE AREA

SECTION 3 SUBTOTAL: 1 TREES REQUIRED, 1 PROPOSED (1 TREE)
0 SHRUBS REQUIRED

4. TOTAL LANDSCAPE REQUIREMENTS
REQUIRED: TREES = (7 + 5 + 1) = 13
PROPOSED

1.	TREES	=	13
2.	PALMS	=	2
3.	ACCENT PALMS	=	2
TOTAL =			17

TREE MITIGATION REQUIREMENT

1. SPECIMEN TREES
A. REPLACEMENT TREES SHALL BE A MINIMUM OF 3 INCHES DBH
B. REPLACEMENT TREES SHALL BE A MINIMUM OVERALL PLANTED HEIGHT OF 12 FEET AT THE TIME OF PLANTING
C. REPLACEMENT TREES SHALL BE FLORIDA GRADE No. 1 OR BETTER IN QUALITY PER FLORIDA DEPT. OF AGRICULTURE & CONSUMER SERVICES
D. MITIGATION REQUIREMENT IS 1:1 RATIO
E. TREES TO BE REMOVED:
(1) LAUREL OAK 36"
(1) LAUREL OAK 36"
F. MITIGATION CALCULATION: 62" x 1:1 x 0.05 = 4*

2. PROTECTED TREES AND PALMS
A. REPLACEMENT TREES SHALL BE A MINIMUM OF 3 INCHES DBH
B. REPLACEMENT TREES SHALL BE A MINIMUM OVERALL PLANTED HEIGHT OF 12 FEET AT THE TIME OF PLANTING.
C. REPLACEMENT PALMS SHALL BE A MINIMUM OVERALL PLANTED HEIGHT OF 10 FEET AT THE TIME OF PLANTING.
D. REPLACEMENT TREES SHALL BE FLORIDA GRADE No. 1 OR BETTER IN QUALITY PER FLORIDA DEPT. OF AGRICULTURE & CONSUMER SERVICES.
E. MITIGATION REQUIREMENT IS 1:1 RATIO
F. TREES/PALMS TO BE REMOVED:
(1) 12" SABAL PALM
(4) 14" SABAL PALMS
G. MITIGATION CALCULATION: 66 x 1:1 x 0.05 = 3*

3. MITIGATION PROVIDED
IN LIEU OF MITIGATION PLANTING THE OWNER IS TO MAKE A PAYMENT TO THE CITY OF VERO BEACH'S TREE REPLACEMENT FUND.

MARK	REVISION	DATE
1	PER INCFD COMMENTS	01-02-2018
2	PER CO/B COMMENTS	02-02-2018
3	PER CO/B COMMENTS	03-16-2018

THIS DRAWING IS THE PROPERTY OF SCHULKE, BITTLE & STODDARD, L.L.C. AND MAY NOT BE REPRODUCED OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF SCHULKE, BITTLE & STODDARD, L.L.C.

DRAWN BY: JWS
CHK'D BY: KB
CHK'D BY: JWS
SCALE: AS NOTED
DATE: 11-06-2014

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO. 00006868
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL: 772/770-9622 FAX: 772/770-9495 EMAIL: info@sbsengineers.com

LANDSCAPE PLAN

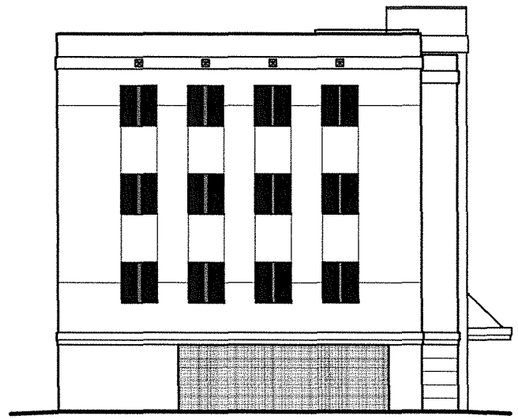
1745 SR 60 LLC
1745 20TH STREET
VERO BEACH, FLORIDA
CITY OF VERO BEACH

ENGINEER CERTIFICATION
☐ JOSEPH A. SCHULKE FL REG. NO. 17341
☐ JOHN R. BITTLE FL REG. NO. 31381
☐ WILLIAM F. STODDARD FL REG. NO. 17985

DATE

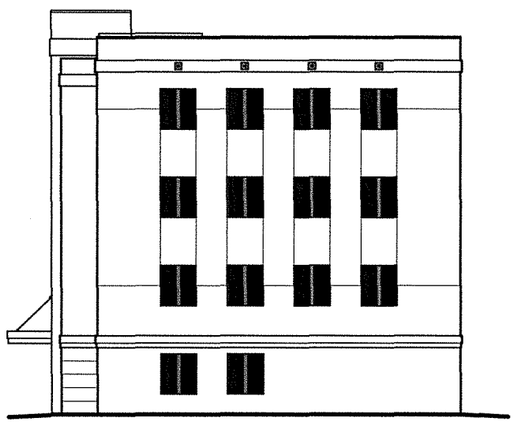
SHEET
C-600

PROJECT NO.
15-064

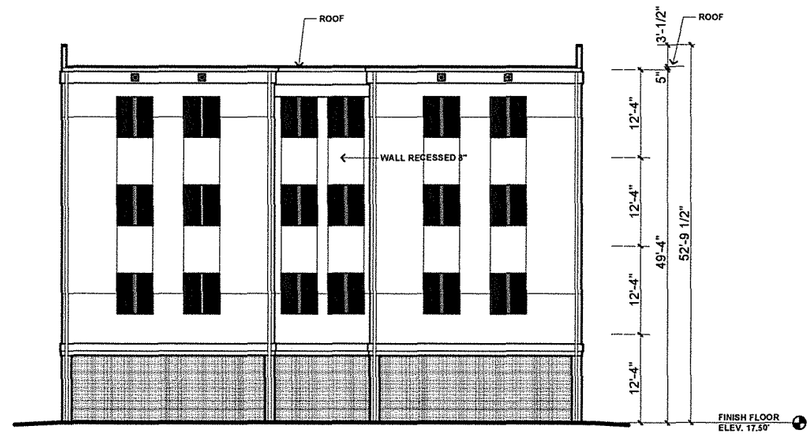


EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

0' 1' 3' 6' 10' 15'
SCALE: 1/8" = 1'

REVISIONS:

c.e. block architect, inc.
AAC000362
2855 49th street, unit 8
vero beach, fl 32967
p(772) 563-3287
f(772) 563-3795
reception@ceblock.com

THE 1745 BUILDING
1745 20TH STREET
VERO BEACH, FLORIDA

ARCHITECT SEAL

CHARLES E. BLOCK
AR 0007010

DATE: 2-3-16
PROJECT NO:
SCALE: 1/8" = 1'
SHEET NO:
A-2
OF 4 SHEETS

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SCHULKE, BITTLE & STODDARD, L.L.C.
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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Larry Lauffer and Planning and Zoning Board Members

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

DATE: March 10, 2016

SUBJECT: **Site Plan Application (#SP15-000013), Lee Heaton (Vero Beach Hotel and Spa) to Construct a Covered 1,820 Square Foot Outdoor Tiki Bar Located at 3500 Ocean Drive**

OVERVIEW

The site plan application proposes to construct a covered 1,820 square foot outdoor Tiki Bar and a wood frame dune crossover. Attached is Exhibit 1, a project description and fact sheet including general background and site information with details on project development specifications. The project will also involve removing of an existing gazebo and other minor structures and replacement of existing pavers with sand set shell stone pavers. Tall landscaping is proposed along the south lot line between the proposed Tiki Bar and the adjacent property. The proposed improvements have received FDEP permit approval.

It should be noted that the applicant submitted in the initial application plans to expand the existing kitchen and relocate the bathroom facilities for the Heaton's Reef restaurant. However, due to issues related to expansion of floor area, the applicant has dropped this proposed scope of work from his site plan application.

In addition to Exhibit 1, the following materials are attached to this staff report:

- Site Plan Application Cover Sheet
- Two Letters from Hotel Management Addressing Valet and Employee Parking
- Proposed Overall Site Plan (Sheet A101)
- Enlarged Site Plan of Tiki Bar Area (Sheet A111)
- Valet Parking Plan Layout (VP 1 Sheet)
- Elevation Drawings of Proposed Tiki Bar (Sheets A301 and 302)

SITE PLAN EVALUATION

The site plan requires Planning and Zoning Board approval as it is proposing a structure that involves outdoor dining that occupies more than 1,000 square feet of area. Section 64.10 of the Code requires that all approved site plans meet pertinent general review, performance, and development standards. In particular the most relevant standards for review of this project and the staff's analysis and findings regarding compliance with these standards are discussed below:

Compliance with Land Development Regulations (Sec. 64.10(a)(2)

The site plan's compliance with all development regulations was reviewed by the Planning and Development and Public Works Department. The staff finds that the proposed site plan meets the land development standards; however, the staff's analysis and findings on certain development standards are provided below:

- *Parking Standards*

  Analysis. As shown in Exhibit 1, the 148 parking spaces to be provided exceed the required number of parking spaces by 3 spaces. No parking of vehicles by individuals is permitted on site. The parking is all valet parking, 24/7. Valet parking service is available free to all customers to the hotel and restaurants, bars, and salon services, not just overnight hotel guests.

  All valet parking is conducted on site. However, the staff believes it would advisable to add a condition that any valet parking off-site would require the prior written approval of the Planning Director.

  It should be noted that the area proposed for the Tiki Bar is already occupied by tables and chairs and used as an outdoor dining and beverage area. The Tiki Bar will not materially add more dining and service area, but will require more parking to be met that is not required for uncovered outdoor dining areas.

  The use of valet parking for the entire site allows for more efficient use of available parking areas (see letter from the hotel's general management dated January 18, 2016). The valet parking plan and layout is provided in the application submittal attached to this report.

  Parallel parking spaces identified as 145 through 148 and 113 don't meet length requirements. The required length for these spaces is 23 feet. The length shown is 18 feet.

  In addition, parking vehicles in spaces 145 through 147 reduces the usable aisle width for spaces identified as 95 through 104. The aisle width is shown at 16 feet; the City's regulations require 24 feet.

  A modification to the specific dimensional requirements was approved by the Planning Director in consultation with the Assistant City Engineer as authorized by Section 63.09(d) of the Code. This modification was deemed acceptable due to the fact that all parking is done by valet. In particular, if the aisle width can't accommodate the parking of a vehicle or moving the vehicle out of one or more of the parking spaces identified as 95 through 104, vehicles in 145 through 147 spaces can be moved by a valet to accommodate this vehicle movement.

Although not required by the City's parking regulations, in recognition of the concerns regarding general parking issues in the Ocean Drive/Cardinal Drive commercial district, the staff requested that the applicant explain the hotel's policy regarding parking of employees. As detailed in a January 25, 2016, letter to the Planning Director, it is the hotel's policy that all employees must park off-site. Hotel management does not allow employees to use company time to move vehicles in on-street parking spaces.

Employees during the AM shift and during the day departing prior to 6 p.m. are required to use the GoLine shuttle service or face potential termination. The hotel provided $40,000 to help fund this service.

The applicant has agreed to language to be placed on the site plan approval that should the shuttle be terminated, it will work with City staff in exploring other parking options for its employees.

Finding. The staff finds that the site plan is compliant with the City's parking regulations subject to the condition to limit valet parking on site..

- *Loading Spaces*

Analysis. In Site Plan #03-SP-1075C, the Vero Beach Hotel and Spa was approved by the Planning and Zoning Board for 7 loading spaces. However, in doing so the Board approved counting the loading spaces as parking spaces to meet on-site parking requirements. The staff doesn't understand how loading and parking can be interchanged as the code is fairly explicit about how these requirements are met; however, this action by the former Board is clear governmental action approving the use of loading spaces as parking spaces.

The valet parking plan shows which parking spaces are used for both loading and parking. As all parking is by valet, the issue of needing to move vehicles to provide space for loading and unloading can be accommodated without any disruption or off-site impacts.

Finding. The staff finds that the site plan is compliant with the City's parking regulations.

- *Road Concurrency.*

Analysis. The proposed Tiki Bar and seating would replace existing bar and restaurant services that already occupy the area proposed for the Tiki Bar. The transportation planning firm of Kimley–Horn prepared a traffic impact assessment for the proposed Tiki Bar showed little or no increase in traffic generated. This report was reviewed by staff and found to be acceptable.

Finding. The staff finds that the site plan would meet concurrency requirement and that sufficient capacity exists to accommodate any increase in traffic anticipated by the project.

- *Floodplain Regulations.*

Analysis. The proposed Tiki Bar will have a roof but not perimeter walls enclosing the use. Therefore, the proposed structure is not required to be elevated. The base flood elevation is 17.5' NAVD, including a freeboard of 1.5'. The ground floor of the Tiki Bar is proposed for an elevation of 15.67', which is the existing grade elevation.

To meet the City's floodplain regulations and FEMA guidance, the staff recommends conditions be place on site plan's approval to prevent damage to property from flood waters and debris from the structure causing damage to nearby buildings and structures as listed under Findings and Recommendations.

Finding. The staff finds that the site plan is compliant with floodplain regulations contingent upon meeting the above cited conditions.

- *Turtle Lighting*

Analysis. The applicant proposes three turtle compliant fixtures on the Tiki Bar. The Indian River Building Department will review and approve these fixtures.

Findings. The staff finds that the site plan is compliant with turtle lighting regulations subject to approval by the Building Department.

Compliance with Performance Design Standards (Sec. 64.10(b))

Four specific performance design standards are listed in the Land Development Regulations. Of these standard, only (1) and (3) are relevant to this site plan as the subject property.

- *(1) The proposed design and layout of driveways, parking and loading areas, and pedestrian travel paths will create no hazardous conditions or conflicts for the parking of vehicles, unloading/loading of passenger and service vehicles, and internal movements of vehicles, pedestrians and bicycles.*

Analysis. Vehicle traffic is limited on site as all parking movements are done by the valet services of the hotel staff. Unloading/loading of passenger and service vehicles is relegated to the circular driveway in the center of the 'v' shaped building configuration. Most pedestrian movements would not conflict with vehicle movements as passengers would debark or embark at the entrance to the hotel either to be picked up/dropped off by private vehicle or to drop off or pickup their vehicle from the valet.

Finding. The staff finds that the site plan complies with this performance standard.

- *(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 circulations patterns, or other relevant disruptive patterns.*

Analysis. A concern of the staff in review of the initial site plan application was the potential for adverse noise impacts on the abutting Reef Ocean Resort property. An existing two-story building on this property would be less than 25 feet from the proposed Tiki Bar. Music and noise from the bar area extending into the late hours past 10 p.m., could well impact the enjoyment and sleep of guests at the Reef Ocean Resort.

In consideration of potential noise, a significant consideration in this situation is that the Ocean Reef Resort property is zoned commercial. The use of the property is considered non-residential as it is zoned and used for transient residential use in a time-share format. Owners of this property should have no expectations that their property would be as protected from noise and other disruptions normally associated in a commercial district as would homeowners in a residential neighborhood.

To address the potential noise issue, the applicant has stated that no outside music will be allowed after 10:00 p.m. The applicant explained that outdoor music has been provided for years in the location of the proposed Tiki Bar during the daytime.

Section 38.62(2) restricts any production or amplifying of sound between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to disturb the peace, quiet, and comfort of neighboring residents. However, by adding the condition, proffered by the applicant, that no outside music will be produced after 10:00 p.m., establishes upfront the ground rule for hotel management to avoid potential problems from neighboring properties.

To further provide some sound attenuation, the applicant proposes a ~65 linear strip of "tall landscaping" along the southern common property line. The specifications of this landscaping need to be either spelled out as a condition of the site plan and the landscaping and materials must be approved by the Planning Director as a condition of the site plan approval.

The staff recommends that such landscaping should be at least a 6 foot high hedge that is both salt and wind tolerant. Plants used for this sound attenuation should have a dense branching structure with thick leathery leaves to better refract and absorb sound.

Finding. The staff finds that this site plan meets this performance contingent with the conditions recommended by staff and the condition proffered by the applicant.

Compliance with Development Standards (Sec. 64.10 (c)

None of the development standards in this section are relevant to the site plan application.

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. The following conditions ensure the property meets floodplain regulations and FEMA guidance on construction within the V zone shall be met:

    a. The Tiki Bar structure shall be anchored to prevent flotation during conditions of flooding;

    b. Unless specifically authorized in writing by the Planning Director, all mechanical, plumbing, appliances, equipment, and electrical systems shall be located at an elevation of 17.5' 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.

    c. 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.

d. No walls, panels, roll-down shutters or other obstructions to enclose the Tiki Bar shall be constructed or installed without prior written approval of the Planning Director.

e. An inspection by the Water and Sewer Department and the Planning and Development Department to ensure compliance with the above conditions shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

4. The approximately 65 linear feet landscaping shown in the Site Plan along the south property line between the Tiki Bar area and adjacent property to provide sound attenuations shall be subject to the following conditions:

a. The shrub/hedge material shall be at least 6 feet in height at installation as measured from the finished grade of 15.67' NAVD.

b. The plant material shall substantially obscure the view of the Tiki Bar from the adjacent property as viewed by a person of at 6 feet in height standing on the existing grade of the abutting property on the south.

c. The specifications for the plant materials to be used shall be approved by the Planning Director prior to installation.

d. An inspection by the Planning and Development Department of the installed landscaping buffer shall be conducted prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

5. The applicant shall meet with the Planning and Development Department to discuss appropriate options for accommodating parking of employees within 60 calendar days of the termination of the GoLine.

6. No devices or instruments for the producing or amplifying of sound shall be operated outdoors on the property including the Tiki Bar between 10:00 p.m. and 7:00 a.m.

7. All valet parking shall be done on-site. Any valet parking off-site shall require the prior written approval of the Planning Director.

TJM/tf
Attachments

EXHIBIT 1
VERO BEACH HOTEL AND SPA
PROJECT DESCRIPTION AND FACT SHEET

GENERAL INFORMATION

PROJECT DESCRIPTION:	Construction of Outdoor 1,820 s.f. Tiki Bar of 28' in Height
APPLICATION NO:	SP 15-000013
LOCATION:	3500 Ocean Drive Vero Beach, FL 32963
OWNER:	Vero Beach Hotel & Club, LLC
APPLICANT:	Lee Heaton
ARCHITECT:	Randall E. Stofft, AIA
TAX ID NUMBER:	32-40-32-00006-0200-00002.1

SITE INFORMATION

ZONING:	C-1A (Tourist Commercial) – Ocean Drive/Cardinal Drive Commercial Overlay District
EXISTING USES:	91-Unit Condo Hotel with Restaurants, Bars, and Health Spa
AREA OF SITE:	136,343 Square Feet
FLOOD ZONE:	VE-16 (Tiki Bar Area Only)

SURROUNDING ZONING AND EXISTING LAND USES

North – C-1A: Spires-High Rise Condo
West – RM 10/12: Non-conforming Business and Professional Offices
East – Atlantic Ocean
South: C-1A: The Reef Ocean Resort

DEVELOPMENT SPECIFICATIONS RELEVANT TO PROPOSED IMPROVEMENTS

Development Specs./ Code Citation	Required/ Allowed	Existing	Proposed	Comments
Max. Density (units)[Sec. 62.38]	93	91	91	
%Min. Open Space [Sec. 62.38]	25	47	47	
Maximum FAR [Sec. 62.38]	0.50	0.79	0.79	1.
Setback (ft) [Secs. 62.38 and 62.44]				
South Property Line (Tiki Bar)	1.5	3.5	5	2.
Building Height (ft) [Sec. 62.38]				
(Tiki Bar)	35	--	28	

Development Specs./ Code Citation	Required/ Allowed	Existing	Proposed	Comments
Parking [Sec.'s 63.03 and 63.04]	145	138	148	3.
Standard	--	84	94	
Handicapped	5	5	5	
Max Compact [Sec. 63.09(b)(5)]	28	40	40	4.
Ocean Drive Spaces	--	9	9	
Loading Spaces [Section 63.02]	7	7	7	5.
Base Flood Elevation (NAVD)	17.5	15.67	15.67	6.

Comments:

1. The Tiki Bar's perimeter will not be enclosed, so the area under roof is not floor area of calculation of FAR; however, it is used in calculation of on-site parking requirements.

2. The proposed Tiki Bar would have a height of 28 feet. No side setback is required for a nonresidential use; however, as the Tiki Bar would be above 25 feet, an additional setback of 1.5 feet (one foot for every two feet above 25 feet).

3. All parking on-site is valet parking. Various parallel spaces and aisles don't meet the code precisely; however, the Planning Director and Assistant Engineer find that the layout is acceptable recognizing that parking will not be done by the public.

4. The existing code limits compact to only 20 percent of total required on-site parking; however, this project is vested from changes in the parking requirements as non-compliance with the code was decreased rather than increased due to the increase in the number of required parking spaces. As the parking is valet parking, the compact restrictions are probably not applicable to this project, although the code is silent on this issue.

5. The Vero Beach Hotel and Spa was initially approved by Site Plan #03-SP-1075C by the Planning and Zoning Board on July 17, 2003. In this site plan, the Board approved counting loading spaces as parking spaces to meet the on-site parking requirements. The staff doesn't understand how this was approved in that manner, but as all parking is valet parking the issue is resolved as the hotel staff is in the position to move vehicles to allow unloading/loading as needed.

6. The proposed Tiki Bar is located within the VE-16 special flood hazard. The paving floor of the structure would be approximately 2 feet below base flood level. As this structure would have a roof but would not be enclosed, the ground floor of the outdoor bar is not required to be located above base flood elevation. However, regulations and

FEMA guidance require specific requirements to be placed on the outdoor bar and seating area, which is fully discussed in the staff report.

PARKING REQUIREMENTS FOR PROPOSED TIKI HUT

Parking Requirements:

Use	*Floor Area/Units*	*Parking Ratio*	*Total*
Spa (White Orchid)	5,684 sf	1 space/500 sf	11.37
Restaurant (Cobalt)	3,150 sf	1 space/150 sf	21.00
Restaurant (Heaton's Reef)	600 sf	1 space/150 sf	4.00
Tiki Bar	1,820 sf	1 space/150 sf	12.13
Hotel	91 units	1 space/unit	91.00
		1 space/20 units	4.55
Total On-site Parking Required			144.05
			145*

* Rounded-up.

On-Site Parking vs. Required Parking:

Available Parking	*Number of Spaces*
On-site (see A3.0 attached)	139
On-street Parking Spaces along ROW	9
	148
Required Parking	145
Surplus(+) or Deficit(-)	+3

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 # SP15-000013

APPLICANT: Lee Heaton

Telephone: 561 833 5500

Fax or Email: lee@heatoncompanies.com

MAILING ADDRESS: 277 Royal Poinciana Way #156, Palm Beach FL 33480

PROPERTY OWNER Vero Beach Hotel & Club LLC

OWNER ADDRESS: 277 Royal Poinciana Way, #156, Palm Beach FL 33480

SITE ADDRESS: 3500 Ocean Drive Vero Beach FL 32963

PARCEL I.D. NUMBER: 32-40-32-00006-0020-00002.1

ZONING DISTRICT: C-1A

FLOOD ZONE: X/AO-1/VE-16

CONDITIONAL USE ? ____

PLANNED DEVELOPMENT? ____

Floor Area Square Footage: Existing ___ Proposed ___

Number of Dwelling Units: Existing ___ Proposed ___

Number of Hotel/Motel Units: Existing 91 Proposed 91

JUL 2015

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:

~~Expand existing kitchen & outdoor bar & relocate bathrooms~~ JM

Build outdoor bar / tiki bar and dune cross-over.

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.

Applicant Signature — Date 6/5/15

*Property Owner Signature — Date 6/5/15

Lee Heaton
Applicant Name (Print)

George Heaton
Property Owner (Print)

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

Application Fee: $1000.00

VERO BEACH
HOTEL & SPA
A KIMPTON HOTEL

January 18th 2016

VIA ELECTRONIC MAIL
Timothy J. McGarry, AICP
Director of Planning and Development
City of Vero Beach
P.O. Box 1389
Vero Beach, FL 32961-1389
TMcGarry@covb.org

RE: Valet Parking

Dear Mr. McGarry,

The Vero Beach Hotel and Spa requires all guests and visitors to use our valet services, which is located directly in front of the entrance to the property. Self-parking is strictly prohibited and vehicles will be towed immediately if this were to occur.

All Loading and unloading is done on property, at a specified location north side towards the street on property in specified spaces.

Our valet is available 24 hours a day 7 days per week year around.

Please let me know if you have any questions regarding our parking service we provide.

Yours faithfully,

Duncan Clements
General Manager

3500 Ocean Drive
Vero Beach FL 32963
772.231.5666 *phone*
772.234.4866 *fax*
verobeachhotelandspa.com

JAN 2016

VERO BEACH
HOTEL & SPA
A KIMPTON HOTEL

January 25th 2016

VIA ELECTRONIC MAIL
Timothy J. McGarry, AICP
Director of Planning and Development
City of Vero Beach
P.O. Box 1389
Vero Beach, FL 32961-1389
TMcGarry@covb.org

RE: Employee Parking

Dear Mr. McGarry,

The Vero Beach Hotel and Spa requires all employees to park offsite, they are not permitted to park on property at anytime.

All employees that work during the AM shift and during the day departing prior to 6pm are required to use the shuttle bus. Furthermore, management does not permit employees to use company time to move their vehicles should they decide not to use the shuttle bus. If an employee does not comply, they are written up and eventually terminated if issue persists. This helps management enforce the use of the shuttle bus.

I am actively involved in both the OBA and the Chamber committees, which spend allot of time evaluating the parking challenges. The Vero Beach Hotel is fully vested in this area, along with the local business community.

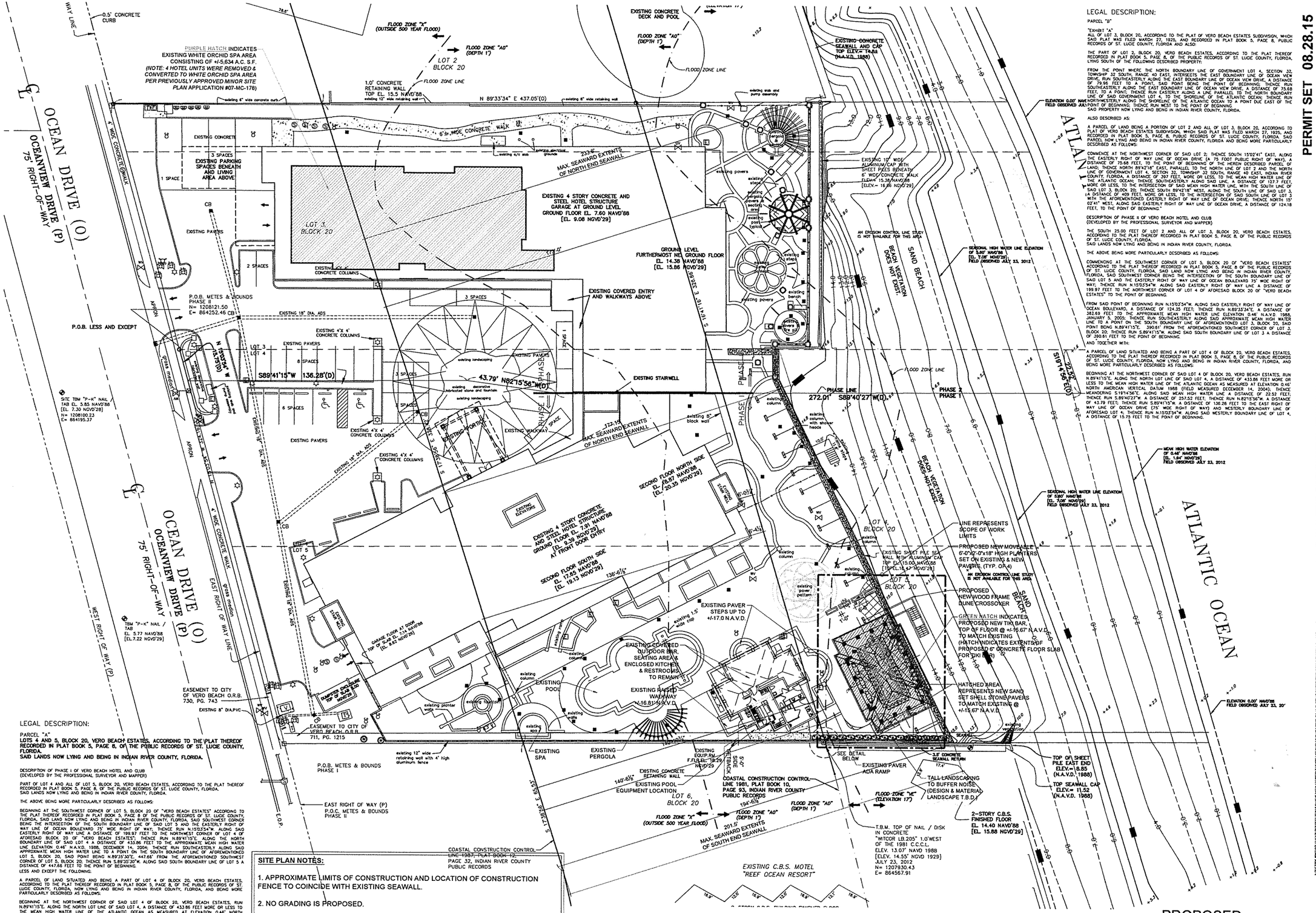
Please let me know if you have any questions regarding our employee parking.

Yours faithfully,

Duncan Clements
General Manager

3500 Ocean Drive
Vero Beach FL 32963
772.231.5666 *phone*
772.234.4866 *fax*
verobeachhotelandspa.com

JAN 2016



LEGAL DESCRIPTION:

PARCEL "A"

LOTS 4 AND 5, BLOCK 20, VERO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

DESCRIPTION OF PHASE I OF VERO BEACH HOTEL AND CLUB
(DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER)

PART OF LOT 4 AND ALL OF LOT 5, BLOCK 20, VERO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 20 OF "VERO BEACH ESTATES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, SAID SOUTHWEST CORNER BEING THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID LOT 5 AND THE EASTERLY RIGHT OF WAY LINE OF OCEAN BOULEVARD 75' WIDE RIGHT OF WAY; THENCE RUN N15°03'54"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 199.97 FEET TO THE NORTHWEST CORNER OF LOT 4 OF AFORESAID BLOCK 20 OF "VERO BEACH ESTATES"; THENCE RUN N89°41'15"E ALONG THE NORTH BOUNDARY LINE OF SAID LOT 4 A DISTANCE OF 433.86 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE ELEVATION 0.46' N.A.V.D. 1988, DECEMBER 14, 2004; THENCE RUN SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE TO A POINT ON THE SOUTH BOUNDARY LINE OF AFOREMENTIONED LOT 5, BLOCK 20, SAID POINT BEING N.89°35'30"E, 447.68' FROM THE AFOREMENTIONED SOUTHWEST CORNER OF LOT 5, BLOCK 20; THENCE RUN S.89°35'30"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 5 A DISTANCE OF 447.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING.

A PARCEL OF LAND SITUATED AND BEING A PART OF LOT 4 OF BLOCK 20, VERO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 OF BLOCK 20, VERO BEACH ESTATES, RUN N.89°41'15"E, ALONG THE NORTH LOT LINE OF SAID LOT 4, A DISTANCE OF 433.86 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AS MEASURED AT ELEVATION 0.46' NORTH AMERICAN VERTICAL DATUM 1988 (FIELD MEASURED DECEMBER 14, 2004); THENCE MEANDERING S.19°14'56"E, ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 22.52 FEET; THENCE RUN S.89°40'27"W, A DISTANCE OF 257.52 FEET; THENCE RUN N.82°15'56"W, A DISTANCE OF 43.79 FEET; THENCE RUN S.89°41'15"W, A DISTANCE OF 136.28 FEET TO THE EAST RIGHT OF WAY LINE OF OCEAN DRIVE (75' WIDE RIGHT OF WAY) AND WESTERLY BOUNDARY LINE OF AFORESAID LOT 4; THENCE RUN N.15°03'54"W, ALONG SAID WESTERLY BOUNDARY LINE OF LOT 4, A DISTANCE OF 15.75 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION:

PARCEL "B"

"EXHIBIT "A"
ALL OF LOT 3, BLOCK 20, ACCORDING TO THE PLAT OF VERO BEACH ESTATES SUBDIVISION, WHICH SAID PLAT WAS FILED MARCH 27, 1925, AND RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALSO:

THE PART OF LOT 2, BLOCK 20, VERO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING SOUTH OF THE FOLLOWING DESCRIBED PROPERTY:

FROM THE POINT WHERE THE NORTH BOUNDARY LINE OF GOVERNMENT LOT 4, SECTION 32, TOWNSHIP 32 SOUTH, RANGE 40 EAST, INTERSECTS THE EAST BOUNDARY LINE OF OCEAN VIEW DRIVE, RUN SOUTHEASTERLY ALONG THE EAST BOUNDARY LINE OF OCEAN VIEW DRIVE, A DISTANCE OF 79.99 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTHEASTERLY ALONG THE EAST BOUNDARY LINE OF OCEAN VIEW DRIVE, A DISTANCE OF 75.68 FEET TO A POINT; THENCE RUN EASTERLY ALONG A LINE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID GOVERNMENT LOT 4, TO THE SHORELINE OF THE ATLANTIC OCEAN; THENCE RUN NORTHWESTERLY ALONG THE SHORELINE OF THE ATLANTIC OCEAN TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE RUN WEST TO THE POINT OF BEGINNING.
SAID PROPERTY NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

ALSO DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF LOT 2 AND ALL OF LOT 3, BLOCK 20, ACCORDING TO PLAT OF VERO BEACH ESTATES SUBDIVISION, WHICH SAID PLAT WAS FILED MARCH 27, 1925, AND RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID PARCEL NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 15°02'41" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF OCEAN DRIVE (A 75 FOOT PUBLIC RIGHT OF WAY), A DISTANCE OF 75.68 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°42'18" EAST, PARALLEL TO THE NORTH LINE OF LOT 2 AND THE NORTH LINE OF GOVERNMENT LOT 4, SECTION 32, TOWNSHIP 32 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 397 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE SOUTHEASTERLY ALONG SAID LINE, A DISTANCE OF 127.7 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID MEAN HIGH WATER LINE, WITH THE SOUTH LINE OF SAID LOT 3, BLOCK 20; THENCE SOUTH 89°42'18" WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 409 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE OF LOT 3 WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF OCEAN DRIVE; THENCE NORTH 15° 02'41" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF OCEAN DRIVE, A DISTANCE OF 124.18 FEET, TO THE POINT OF BEGINNING."

DESCRIPTION OF PHASE II OF VERO BEACH HOTEL AND CLUB
(DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER)

THE SOUTH 25.00 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 20, VERO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 20 OF "VERO BEACH ESTATES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, SAID SOUTHWEST CORNER BEING THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID LOT 5 AND THE EASTERLY RIGHT OF WAY LINE OF OCEAN BOULEVARD 75' WIDE RIGHT OF WAY; THENCE RUN N.15°03'54"W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 199.97 FEET TO THE NORTHWEST CORNER OF LOT 4 OF AFORESAID BLOCK 20 OF "VERO BEACH ESTATES" TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING RUN N.15°03'54"W, ALONG SAID EASTERLY RIGHT OF WAY LINE OF OCEAN BOULEVARD, A DISTANCE OF 124.35 FEET; THENCE RUN N.89°33'34"E, A DISTANCE OF 382.69 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE ELEVATION 0.46' N.A.V.D 1988, JANUARY 5, 2005; THENCE RUN SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE TO A POINT ON THE SOUTH BOUNDARY LINE OF AFOREMENTIONED LOT 3, BLOCK 20, SAID POINT BEING N.89°41'15"E, 390.61' FROM THE AFOREMENTIONED SOUTHWEST CORNER OF LOT 3, BLOCK 20; THENCE RUN S.89°41'15"W, ALONG SAID SOUTH BOUNDARY LINE OF LOT 3 A DISTANCE OF 390.61 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

A PARCEL OF LAND SITUATED AND BEING A PART OF LOT 4 OF BLOCK 20, VERO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 OF BLOCK 20, VERO BEACH ESTATES, RUN N.89°41'15"E, ALONG THE NORTH LOT LINE OF SAID LOT 4, A DISTANCE OF 433.86 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AS MEASURED AT ELEVATION 0.46' NORTH AMERICAN VERTICAL DATUM 1988 (FIELD MEASURED DECEMBER 14, 2004); THENCE MEANDERING S.19°14'56"E, ALONG SAID MEAN HIGH WATER LINE A DISTANCE OF 22.52 FEET; THENCE RUN S.89°40'27"W, A DISTANCE OF 257.52 FEET; THENCE RUN N.82°15'56"W, A DISTANCE OF 43.79 FEET; THENCE RUN S.89°41'15"W, A DISTANCE OF 136.28 FEET TO THE EAST RIGHT OF WAY LINE OF OCEAN DRIVE (75' WIDE RIGHT OF WAY) AND WESTERLY BOUNDARY LINE OF AFORESAID LOT 4; THENCE RUN N.15°03'54"W, ALONG SAID WESTERLY BOUNDARY LINE OF LOT 4, A DISTANCE OF 15.75 FEET TO THE POINT OF BEGINNING.

SITE PLAN NOTES:

1. APPROXIMATE LIMITS OF CONSTRUCTION AND LOCATION OF CONSTRUCTION FENCE TO COINCIDE WITH EXISTING SEAWALL.

2. NO GRADING IS PROPOSED.

3. ALL NEW STRUCTURES WILL BE DESIGNED & ANCHORED STRUCTURALLY TO PREVENT FLOATATION DURING CONDITIONS OF FLOODING.

PROPOSED OVERALL SITE PLAN

1 — 1"=20'-0"

PERMIT SET 08.28.15

REVISIONS	BY	DATE
PERMIT SET ISSUED	DMD	08.28.15
SITE PLAN REVIEW COMMENTS	DMD	02.11.16

VERO BEACH HOTEL & SPA
HEATON'S REEF TIKI BAR ADDITION
3500 OCEAN BLVD.
VERO BEACH, FLORIDA 32963

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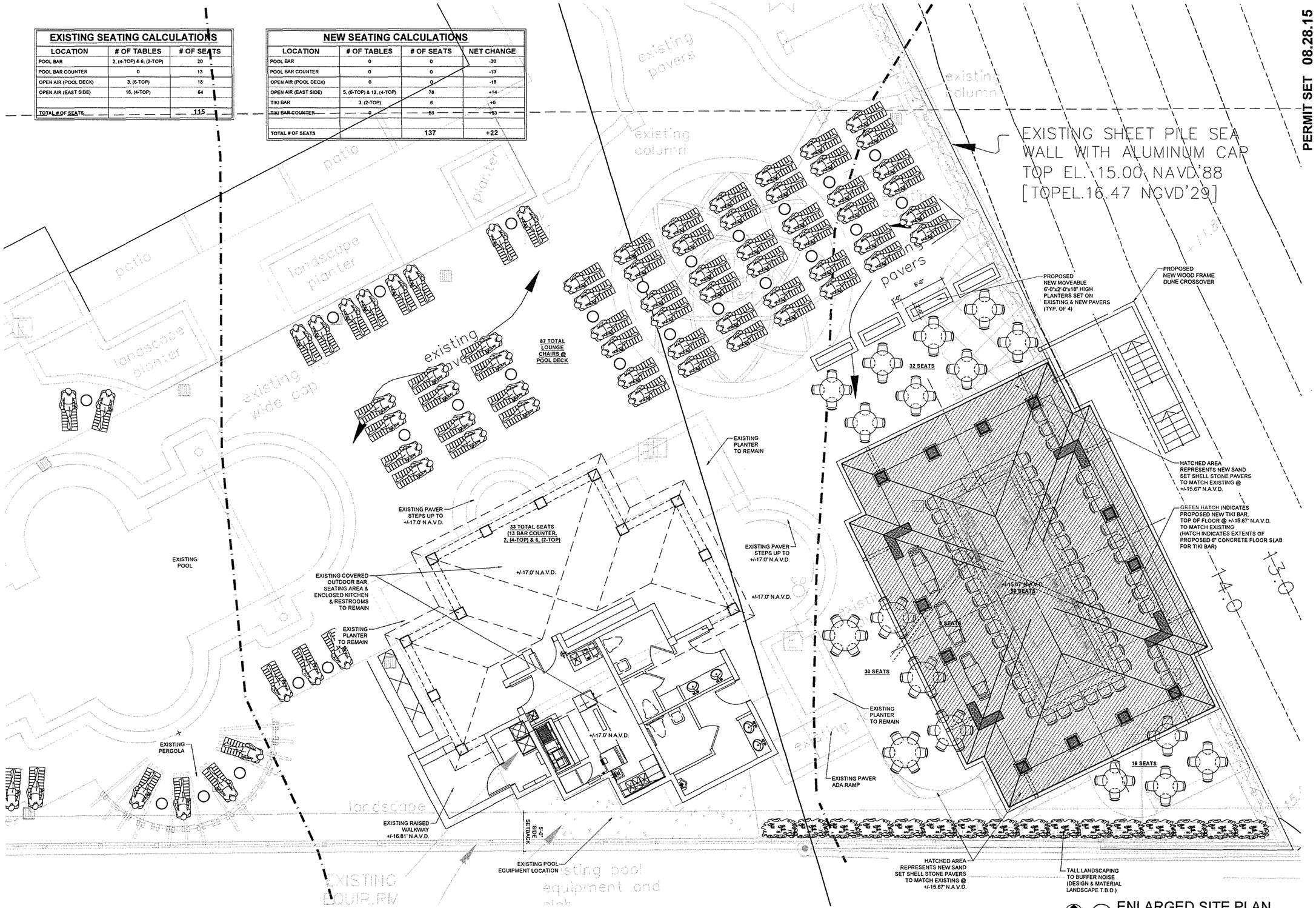
OVERALL SITE PLAN

A101

RANDALL E. STOFFT NUMBER-001105 FIRM-AA003379

EXISTING SEATING CALCULATIONS		
LOCATION	# OF TABLES	# OF SEATS
POOL BAR	2, (4-TOP) & 6, (2-TOP)	20
POOL BAR COUNTER	0	13
OPEN AIR (POOL DECK)	3, (6-TOP)	18
OPEN AIR (EAST SIDE)	16, (4-TOP)	64
TOTAL # OF SEATS		115

NEW SEATING CALCULATIONS			
LOCATION	# OF TABLES	# OF SEATS	NET CHANGE
POOL BAR	0	0	-20
POOL BAR COUNTER	0	0	-13
OPEN AIR (POOL DECK)	0	0	-18
OPEN AIR (EAST SIDE)	5, (6-TOP) & 12, (4-TOP)	78	+14
TIKI BAR	3, (2-TOP)	6	+6
TIKI BAR COUNTER	0	53	+53
TOTAL # OF SEATS		137	+22



1 ENLARGED SITE PLAN
3/16"=1'-0"

PERMIT SET 08.28.15

REVISIONS	BY	DATE
PERMIT SETS ISSUED	DWD	08.28.15
SITE PLAN REVIEW COMMENTS #1	DWD	02.11.16

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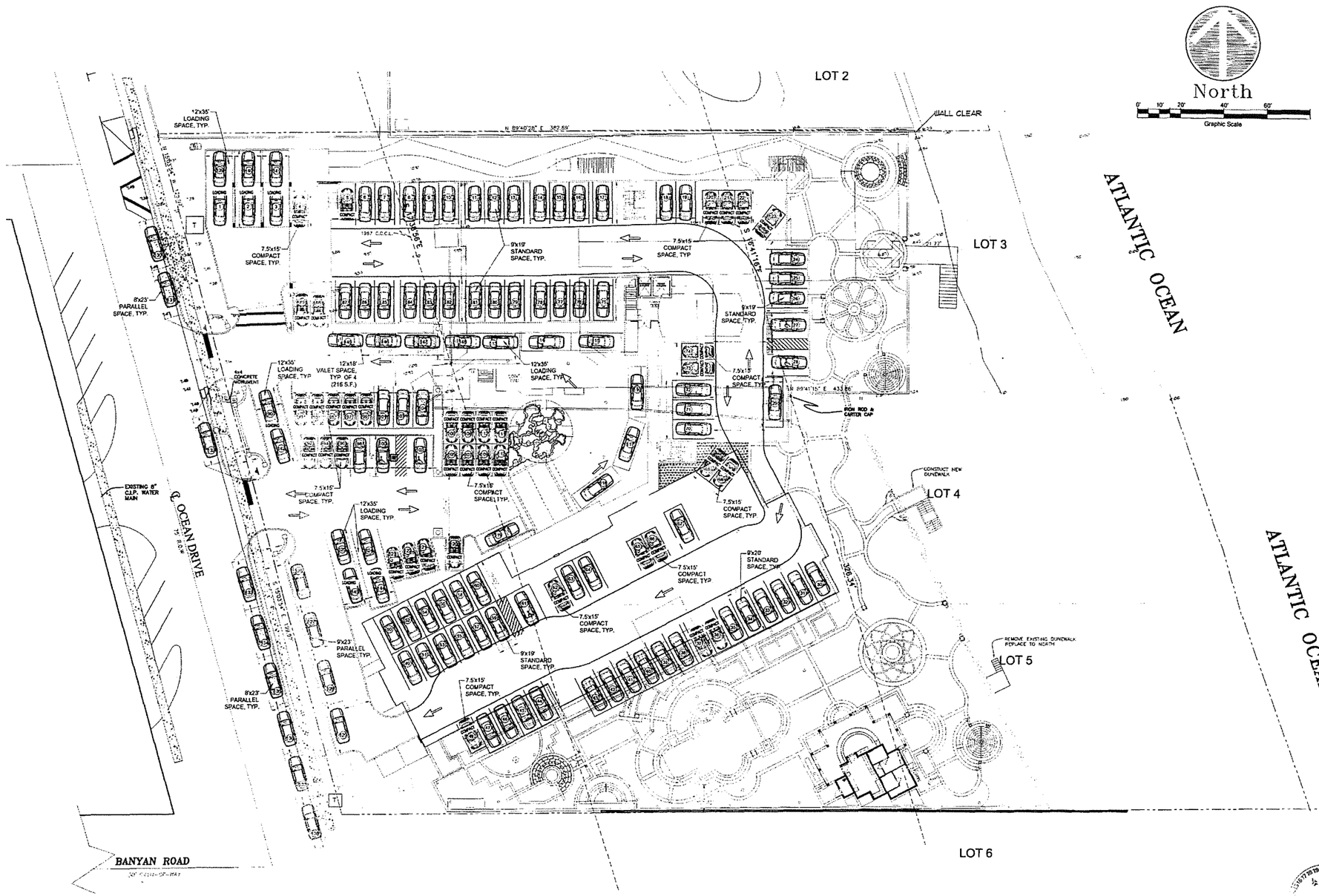
ENLARGED SITE PLAN

A111

RANDALL E. STOFFT NUMBER-0011105 FIRM-AA003379



1 VALET PARKING PLAN
1"=20'-0"

5P15-000013

FEB 2016

PERMIT SET 08.28.15

REVISIONS	BY	DATE
PERMIT SET ISSUED	DWO	08.28.15
SITE PLAN REVIEW COMMENTS P	DWO	02.11.16

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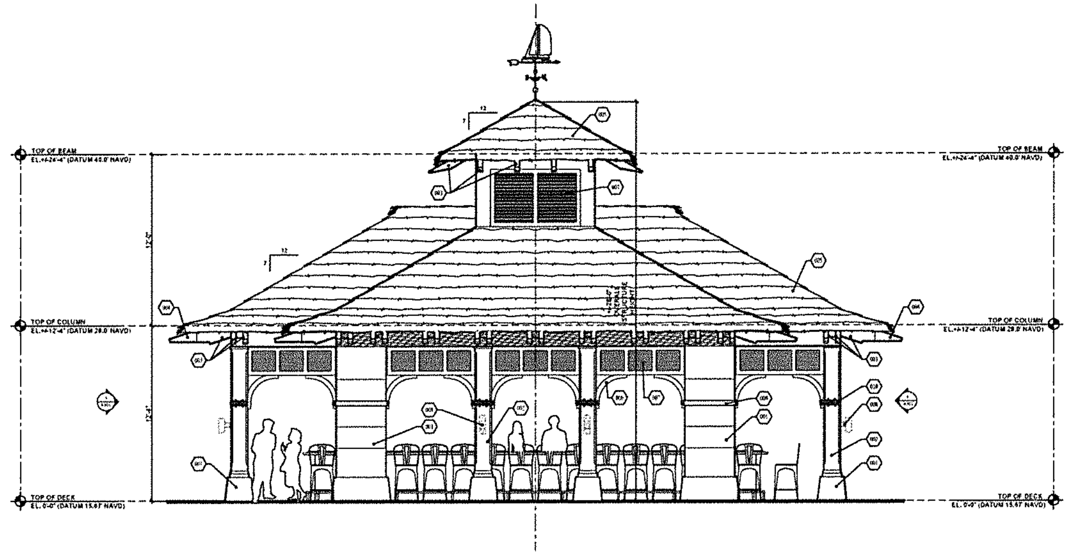
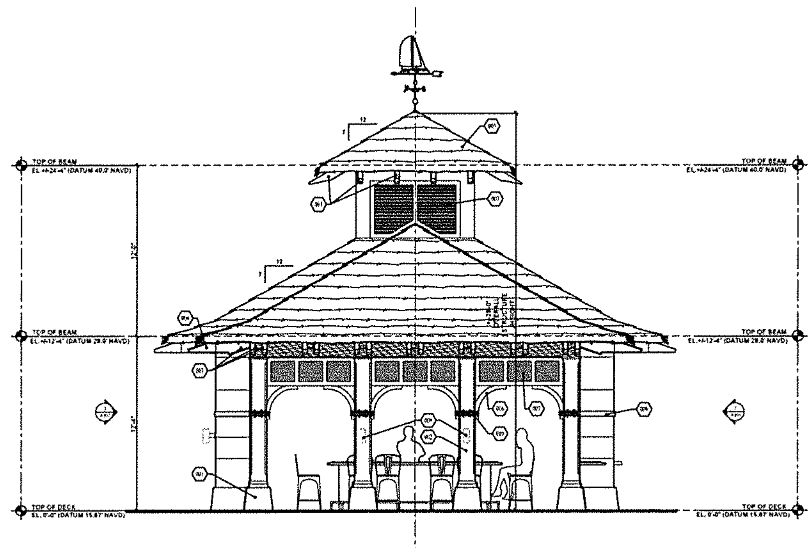
VALET PARKING PLAN

VP1

RANDALL E. STOFFT NUMBER-0001106 FIRM-AA003379



2 WEST ELEVATION
1/4"=1'-0"



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

MATERIAL LEGEND	
MARK	MATERIAL
001	CORAL STONE CLAD BASE
002	LIGHT SAND TEXTURED STUCCO FINISH OVER CONCRETE COLUMN
003	WOOD BEAM RAFTER
004	GALVANIZED FLASHING WRAP @ RAFTER ENDS EXPOSED TO DIRECT WEATHER, TYP.
005	SYNTHETIC THATCH ROOF MATERIAL
006	FIXED COMPOSITE BRACKET
007	FIXED COMPOSITE LOUVERED PANEL
008	TURTLE COMPLIANT LIGHT FIXTURE (SEE LIGHTING PLANS FOR EXACT LOCATION & SPECIFICATIONS)
009	PRE-CAST OR STUCCO BANDING
010	BURLAP ROPING WRAP AROUND COLUMN
011	DECORATIVE METAL WEATHER VANE

MINOR SITE PLAN MODIFICATION SUBMITTAL 07.27.15

REVISIONS	BY	DATE
MINOR SITE PLAN MODIFICATION	DWD	07.27.15

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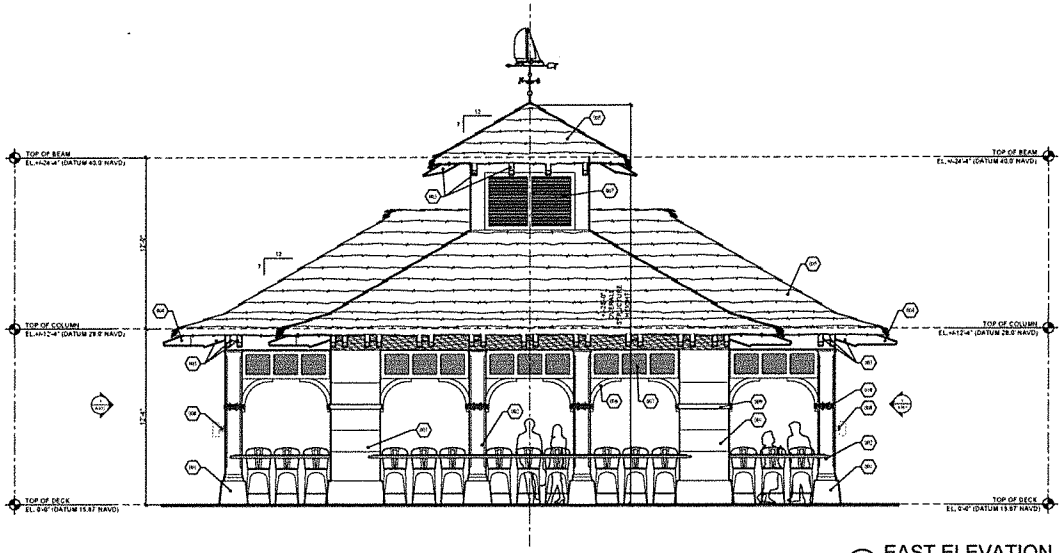
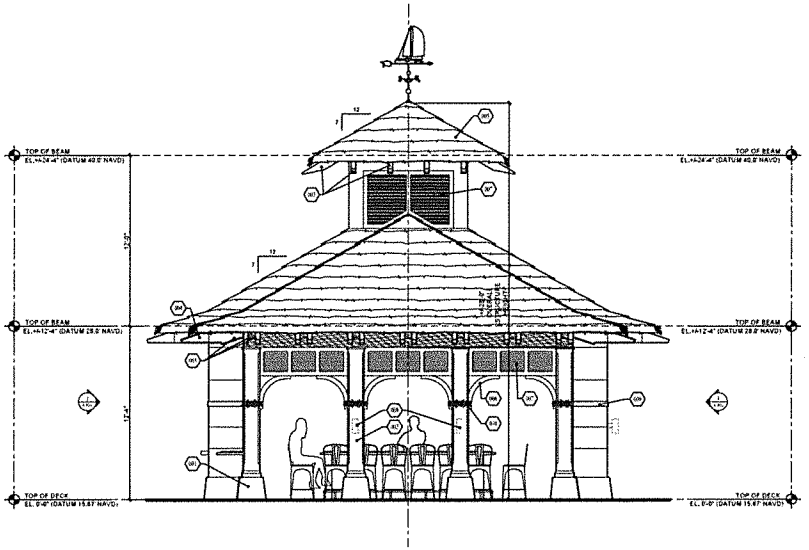
TIKI BAR
SOUTH & WEST
ELEVATIONS

A302

RANDALL R. STOFFT NUMBER-000305 FIRM-AA003379



2 EAST ELEVATION
1/4"=1'-0"



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

MATERIAL LEGEND	
MARK	MATERIAL
001	CORAL STONE CLAD BASE
002	LIGHT SAND TEXTURED STUCCO FINISH OVER CONCRETE COLUMN
003	WOOD BEAM RAFTER
004	GALVANIZED FLASHING WRAP @ RAFTER ENDS EXPOSED TO DIRECT WEATHER, TYP.
005	SYNTHETIC THATCH ROOF MATERIAL
006	FIXED COMPOSITE BRACKET
007	FIXED COMPOSITE LOUVERED PANEL
008	TURTLE COMPLIANT LIGHT FIXTURE (SEE LIGHTING PLANS FOR EXACT LOCATION & SPECIFICATIONS)
009	PRE-CAST OR STUCCO BANDING
010	BURLAP ROPING WRAP AROUND COLUMN
011	DECORATIVE METAL WEATHER VANE

MINOR SITE PLAN MODIFICATION SUBMITTAL 07.27.15

REVISIONS	BY	DATE
MINOR SITE PLAN MODIFICATION	DWD	07.27.15

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TIKI BAR
NORTH & EAST
ELEVATIONS

A301

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