

**AGENDA**  
**REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD**  
**THURSDAY, JULY 7, 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 – April 21, 2016

**III. PUBLIC COMMENT**

**IV. PUBLIC HEARING**

[Quasi-Judicial]

- A. Site Plan Application Submitted by ABC Liquor, Inc., to Construct a Two-Story 13,982 Square Foot Retail Building and Reconfigure Parking Located at 600 21<sup>st</sup> Street (#SP16-000002).

[Quasi-Judicial]

- B. Site Plan Application Submitted by Mills Short & Associates to Construct a 12,255 Square Foot Storage Facility for the Indian River Rowing Club Located at 310 Acacia Road (#MA16-000007).

[Quasi-Judicial]

- C. Variance Application Submitted by Mills Short & Associates to Allow a Six Foot Chain Link Fence for the Indian River Rowing Club Located at 310 Acacia Road (#V16-000004).

**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, APRIL 21, 2016 - 1:30 PM  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Chairman, Lawrence Lauffer; Vice Chairman, Honey Minuse; Members: Linda Hillman, Norman Wells, Alternate Member #1, Richard Cahoy and Alternate Member #2, Ken Daige **Also Present:** Planning and Development Director, Tim McGarry; Assistant City Attorney, Peggy Lyon and Deputy City Clerk, Sherri Philo

**Excused Absence:** Don Croteau

**I. PRELIMINARY MATTERS**

**A) Agenda Additions and/or Deletions**

Mr. Tim McGarry, Planning and Development Director, asked that under Public Hearings the Board hear item IV-B) first. The Board members agreed.

**II. APPROVAL OF MINUTES**

**A) Regular Meeting – March 17, 2016**

Mrs. Minuse referred to page six of the March 17, 2016 Planning and Zoning Board minutes. She reported that the correct spelling for Mr. Jack “Barrian” is Mr. Jack “Berrigan.”

**Mrs. Minuse made a motion to approve the minutes of the March 17, 2016 Planning and Zoning Board meeting as amended. Mr. Cahoy seconded the motion and it passed unanimously.**

**III. PUBLIC COMMENT**

None

**IV. PUBLIC HEARING**

[Legislative]

- A. An Ordinance of the City of Vero Beach, Florida, Amending Various Provisions of Part III, Land Development Regulations, in the Code of the City of Vero Beach, Related to Permitted Uses in Certain Nonresidential Zoning Districts; Providing for Codification; Providing for Conflict and Severability; Providing for an Effective Date (#Z16-000001-TXT).**

\*Please note that this item was heard after item IV-B).

Mr. Tim McGarry, Planning and Development Director, went over staff’s report with the Board members (attached to the original minutes). Staff recommends Planning and Zoning Board approval of the draft Ordinance amending the Land Development Regulations to establish the regulatory framework related to the permitting of establishments called

microbreweries that produce beer and other malt liquors on-site in conjunction with a restaurant/bar or tasting room for transmittal to the City Council for favorable consideration.

Mr. Daige referred to page 3, Section 64.10 – Site Plan review standards and conditions, item 64.10 (4) (g) of the proposed Ordinance where it states, “*Fermentation tanks, brite or conditioning tanks, and grain silos associated with a microbrewery may be installed on premises outside the microbrewery building if approved by the planning and zoning board or planning director.*” He asked that they change the wording from “*or the planning director*” to “*and the planning director.*”

Mr. McGarry suggested the wording, *for major site plans or planning director for minor site plans.* Mr. Daige agreed to the suggested wording.

Mr. Cahoy asked has staff considered wholesale activity on the site. He asked would that require dockage, trailer access, etc.

Mr. McGarry explained that would be something they would work out during the site plan process.

The Chairman opened and closed the public hearing at 2:24 p.m., with no one wishing to be heard.

**Mr. Wells made a motion to approve the draft Ordinance with the amendment suggested (to add under section 64.10 (4)(g) “if approved by the Planning Director and Planning and Zoning Board for major site plans or the Planning Director for minor site plans”). Mrs. Hillman seconded the motion.**

Mr. Daige asked do they have to be concerned with any odors coming from the site. He said he brought this up because it is located in the downtown area.

Mr. McGarry noted that during the site plan process, odor is one of the offsite impacts that the applicant would have to address.

**The motion passed 5-0 with Mr. Cahoy voting yes, Mr. Wells yes, Mrs. Hillman yes, Mrs. Minuse yes and Mr. Lauffer yes.**

**[Legislative]**

- B. An Ordinance of the City of Vero Beach, Florida, Amending Chapter 62, Article IV, M Industrial District, of Part III, Land Development Regulations, in the Code of the City of Vero Beach, Related to Permissible Floor Area for Accessory Recreational Uses; Providing for Codification; Providing for Conflict and Severability; Providing for an Effective Date (#Z16-000002-TXT).**

\*Please note that this was heard before item IV-A).

The Chairman read the proposed Ordinance by title only.

Mr. McGarry went over staff’s report with the Board members (attached to the original minutes). Based on staff’s findings, staff recommends Planning and Zoning Board approval of the draft Ordinance amending the Code to allow the Youth Sailing Foundation of Indian River County, Inc.,

to add additional floor area at the City Wastewater Treatment Plant for transmittal to the City Council for favorable consideration.

Mr. Daige asked is this just for this site.

Mr. McGarry said technically it could be other sites, but there really isn't any other sites that fit.

Mr. Daige asked how many trailers or these types of office buildings can they put on the site.

Mr. McGarry said there could be several, but he did not foresee them doing this.

The Chairman opened and closed the public hearing at 1:51 p.m., with no one wishing to be heard.

**Mrs. Minuse made a motion to accept staff's recommendation and approve the draft Ordinance. Mrs. Hillman seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Wells yes, Mrs. Hillman yes, Mrs. Minuse yes and Mr. Lauffer yes.**

#### **V. PLANNING DEPARTMENT MATTERS**

Mrs. Peggy Lyon, Assistant City Attorney, recognized Mrs. Phyllis Frey who was in the audience and asked if she wanted to speak (she was not present under Public Comments).

Mrs. Phyllis Frey read a prepared statement (attached to the original minutes).

Mr. McGarry reported that staff is working on the land use policies, which would be coming before the Board.

#### **VI. BOARD MEMBERS' MATTERS**

None

#### **VII. ADJOURNMENT**

Today's meeting adjourned at 2:44 p.m.

/sp

## DEPARTMENTAL CORRESPONDENCE

**TO:** Chairman Larry Lauffer and Planning and Zoning Board Members

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

**FROM:** Gayle Lafferty, AICP   
Planner

**DATE:** June 30, 2016

**SUBJECT:** Site Plan Application (Major) #SP16-000002 – Submitted by ABC Liquors LLC, to construct a 13,982 square foot Retail Building at 602 21st Street (Miracle Mile Plaza) - Planning and Zoning Board meeting of July 7, 2016

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### OVERVIEW

#### Project Description and Background

The applicant is proposing construction of a 13,982 square foot retail building, with all applicable parking, stormwater, and landscape infrastructure. Attachment A to this report provides a project description and fact sheet including general background and site information with details on project development specifications.

The project site is designated C, Commercial on the Comprehensive Plan Future Land Use Map and the Zoning classification is C-1B, General Commercial Trades & Services District. A retail store is a permitted use in the C-1B Zoning District.

The subject property is located at the southeast corner of Miracle Mile Plaza (21st Street/6th Avenue). The site is currently a parking lot.

The project meets the definition of a major site plan review and requires Planning and Zoning Board approval and a Neighborhood Meeting. On October 1, 2015 the applicant conducted a Neighborhood Meeting for the proposed project. This meeting was held at 6:00 p.m. in the City of Vero Beach Council Chambers and concluded at 7:30 p.m. Nine city residents were in attendance. A copy of the meeting information is attached for reference.

### SITE PLAN EVALUATION

Section 64.10 requires that all approved site plans and amendments to site plans shall meet certain pertinent general review, performance, and development standards. The staff finds that the proposed site plan meets all 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)(6))*

Analysis. The site plan's compliance with all development regulations was reviewed by the Planning and Development Department, Public Works Department, and other applicable departments. Indian River County Traffic Engineering Division has reviewed and approved their traffic impact study. Attachment A provides information on how the project meets development regulations. The proposed site plan meets all height, FAR, open space, setback requirements, parking and loading, and stormwater management standards, except as noted under site design performance standards.

The level of traffic generated by the proposed use results in 376 new net trips and 34 new net P.M. peak hour trips to be added to the area roadways. From the assignment of the project trips on the area roadways, the significant peak hour/peak direction thresholds are not exceeded.

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

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

Analysis. The proposed use provides a similar and complementary use to the existing shopping center on the site.

The proposed building is subject to the City's current criteria for stormwater runoff and will result in a net improvement to the City's stormwater system. The ABC site, will retain 1.5 inches of stormwater runoff before discharging into the City's stormwater system and ultimately the Indian River Lagoon. The ABC development will hold back, or retain, the vast majority of its stormwater runoff over a given year and help improve flood protection for the City and improve water quality in the Indian River Lagoon. Miracle Mile Plaza was built well before modern stormwater criteria and the plaza generally discharges stormwater runoff from an entirely impervious area directly into the City's stormwater system.

The existing site currently has only 8% open space (today's requirement is 25%), there is a slight increase to 8.7% open space with this project. Additionally, there is a non-conformity with the number of compact spaces on the site. By today's Code 99 compact spaces would be allowed. Currently, there are 143 compact spaces, with the proposed improvements, this number will be reduced to 125.

The proposed layout of the driveways and parking will not create a safety hazard and will not have any adverse impact on adjacent properties.

Finding. The staff finds that the proposed site plan is compliant with the performance standards of Section 64.10(b).

## 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 be 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 the notice of commencement and be subject to random inspections for compliance with Section 73.33.
3. Tree Mitigation from #TR16-000025 shall be installed and inspected prior to the issuance of C.O.
4. Drawings, including a panel schedule to determine the voltage and size of the electrical service, as well as location of new electrical equipment for the new building shall be provided to the Electric Engineering Department, prior to construction of building.
5. The Fire line and water service backflow preventer shall be certified before acceptance, and certification documentation submitted to the Water & Sewer Department.
6. Certification of Engineer of Record as to compliance of the work with the approved plans, shall be submitted prior to C.O. to the Water & Sewer Department.
7. A one year Warranty of materials and labor shall be provided for the required Water & Sewer improvements, shall be submitted prior to C.O. to the Water & Sewer Department.
8. Three (3) copies of signed and sealed Record Drawings, one (1) PDF of the same, and an AutoCAD drawing on a CD shall be provided to the Water & Sewer Department (see Record Drawings Requirements).
9. Dedication of Easements. Any utilities not located in street rights-of-way must be in a recorded min. 15' utility easement. The Engineer of Record shall supply the necessary documents and to coordinate the recording of easements with the Water & Sewer Department.

**ATTACHMENT A  
ABC FINE WINE & SPIRITS STORE  
PROJECT FACT SHEET**

**PROJECT DESCRIPTION**

Construction of a 2-story 13,982 square foot retail store, reconfigure parking spaces, and landscaping.

**GENERAL INFORMATION**

**Location:** 602 21st Street  
**Owner:** TGM, LLC  
**Applicant:** Rex Weeks, Dir. of Construction - ABC Liquors, Inc.  
**Architect:** Design Construction International, LLC  
**Engineer:** D.R.M.P. Inc.  
**Tax ID Number:** 33 39 01 00021 0000 00001.0

**SITE INFORMATION**

**Future Land Use Designation:** C - Commercial  
**Zoning Designation:** C-1B - General Commercial Trades & Services  
**Existing Use:** Parking lot  
**Area of Development:** 9.66 acres (420,808 sf)

**Surrounding Zoning:**

North: RM-10  
East: C-1B  
South: C-1, C-1B  
West: C-1, C-1B & RM-10/12

**Surrounding Existing Land Uses:**

North: Multi-family Residential, Vacant Land, Single-family Residential  
East: Retail/Mixed Use  
South: Financial, Retail  
West: Office, Retail/Mixed Use

## Development Specifications

Specifications/ Code Citation [Sec. 62.38]	Required/ Allowed	Proposed
Building Height	35	<35
Overall Bldg Height	50	32
Setbacks		
Front Yard	10	75.1
Gross Floor Area (sf)	210,404	132,826
Floor Area Ratio	0.50	0.32
Open area	25%	8.7% <sup>1</sup>
Parking [Sec.63.04]		
Existing Retail (89,202 sf @ 1/250 = 356.81)		
Existing Retail (6,250 sf @ 1/400 = 15.63)		
Existing Restaurant (3,200 sf @ 1/100 = 32.00)		
Existing Restaurant (406 sf @ 1/200 = 2.03)		
Existing Office (2,470 sf @ 1/300 = 8.23)		
Existing Bank (3,980 sf @ 1/400 = 9.95)		
Existing Medical (10,336 sf @ 1/175 = 59.06)		
Existing Veterinary (3,000 sf @ 1/300 = 10.00)		
Proposed Retail (9,982 sf @ 1/250 = 39.93)		
Proposed Storage (4,000 sf @ 1/600 = 6.67)		
Total	540.31	
Special Exception	<u>-45</u>	
Total Required	495.31 or 496	
Parking Provided	496	
Standard	387	355
Compact	99	125 <sup>2</sup>
Handicap	<u>10</u>	<u>16</u>
Total	496	496
Flood Zone	X	

## Landscape Specifications

Specifications/ Code Citation	Required	Proposed
Interior-Parking Area [Sec.72.12 (d)]		
Min. 100sf (parking island)	700	1,670
Trees (1/end island)	7	7
Additional 15 sf/parking space	360	360
Trees (1/225)	1.6	2
Total Trees Required	9.6	18
Max. number of trees replaced by		
Palms [Sec. 72.13(b)]	4	9 <sup>3</sup>
Large canopy trees [Sec. 72.13 (b)]	6	9

**COMMENTS:**

1. The open space calculation is an existing non-conformity. The existing site has 8.0%, with the proposed improvements with this project it will be increased to 8.7%.
2. The number of compact spaces provided on site is an existing non-conformity which is being reduced with this project from 143 spaces to 125 spaces.
3. Total trees proposed on site exceeds the number required, thus allowing the additional palms.

**SITE PLAN APPLICATION (MAJOR)**

City of Vero Beach Planning & Development Department

1053 20<sup>th</sup> Place – P.O. Box 1389

Vero Beach, Florida 32961-1389

Phone (772) 978-4550 / Fax (772) 778-3856

Application # SP16-000002

APPLICANT: Rex Weeks, Dir. of Construction  
ABC Liquors, Inc.

Telephone: 407.851.0000  
Fax or Email: rexw@abcfws.com

MAILING ADDRESS: 8989 S. Orange Ave. Orlando, FL 32824

PROPERTY OWNER: TGM, LLC

OWNER ADDRESS: P.O. Box 3038 Vero Beach, FL 32960

SITE ADDRESS: 600 - 698 21st St, Vero Beach, FL 32960

PARCEL I.D. NUMBER: 333901000210000 00001.0 (Parent parcel; project is part only of parent parcel)

ZONING DISTRICT: C1-B

FLOOD ZONE: X

CONDITIONAL USE ? NO

PLANNED DEVELOPMENT? NO

Floor Area Square Footage:

Existing 266,215 <sup>See below</sup> Proposed 280,197 <sup>See below</sup>  
*New ABC Store: 13,982 sf*

Number of Dwelling Units:

Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Hotel/Motel Units:

Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Provide a brief description of specific modifications, as shown on the attached plans, and other development approval(s) being requested as part of this application: New free-standing development within the Miracle Mile Plaza parking area. Develop a 2-story ABC Fine Wine & Spirits Store total 13,982 sf GFA. First floor 9,982 sf GFA proposed retail sales; 2nd floor (mezzanine) storage only - no sales area/no customer access 4,000 sf. Reconfiguration of parking spaces, landscaping & utilities within parking area. Net increase of pervious area; net reduction of Plaza parking sp. from 564 sp to 496 sp. #

^ - Total proposed building area per the parking calculations for Miracle Mile Redesign Site Plan prepared Mosby & Associates, Inc. for COVB P&Z Board, Apr. 2001  
^^ - Reflects addition of 13,982 sf ABC Fine Wine & Spirits. #564 spaces current is per "Proposed Provided" number, shown on the Mosby & Assoc. Site Plan.

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.

[Signature] FEB 25 2016  
Applicant Signature Date

(Letter of Authorization attached)  
\_\_\_\_\_  
\*Property Owner Signature Date

Rex Weeks, Dir. of Construction  
Applicant Name (Print)

\_\_\_\_\_  
Property Owner (Print)

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

Application Fee: \$1,620.00 ✓



**ABC Fine Wine & Spirits Store 42B**  
Miracle Mile Plaza, Vero Beach

**Report of  
Neighborhood Workshop  
For  
Site Plan Application (Major)**

*Submitted to:*

**City of Vero Beach**

*February, 2016*

*Prepared by:*



941 Lake Baldwin Lane  
Orlando, FL 32814  
Office (407) 896-0594 Fax (407) 896-4836

## I. Project & Workshop Overview

ABC Liquors, Inc. (ABC) proposes to develop a new ABC Fine Wine & Spirits Store at the Miracle Mile Plaza, 21<sup>st</sup> St. Vero Beach (Project). The Project of 13,982 SF (GFA) meets the threshold of Major Site Plan review, as defined by City of Vero Beach Land Development Code Sec. 64.05 (f).

The parcel on which the proposed development is located is parcel 33390100021000000001.0. Adjacent to this parcel to the north is zoning district RM-10 Residential Multifamily. Pursuant to requirements of LDC Sec. 64.08 (b) a neighborhood workshop was held.

ABC hosted the workshop at 6:00 pm on Thursday October 1<sup>st</sup>, 2015, in the City of Vero Beach Council Chambers.

The neighborhood workshop was advertised, noticed and held in accordance with the requirements of LDC Sec. 64.08 (c) (1-3). Toward the provision of minutes of the workshop, each question/comment by the workshop attendees was noted, and those questions are provided herein. Responses are noted where possible and practical, however because some responses were necessarily detailed, lengthy, or depended largely on the visual aids and exhibits displayed at the workshop, some responses are not noted. However a copy of the audio record is attached.

Over the course of the workshop, each question/comment from attendees was addressed – evidently to the satisfaction of the attendee asking the question. The workshop continued without stated time constraint until the attendees had no further questions or comments. The workshop was called at approximately 7:30 pm.

This report provides documentation pertaining to the workshop, as required by Sec. 64.08 (c) (4).



## **Miracle Mile Plaza – Vero Beach**

### **Neighborhood Workshop for Development Proposal**

Dear Neighbor:

A Neighborhood Workshop will be held on Thursday October 1, 2015 in City Council Chambers, City of Vero Beach City Hall, 1053 20<sup>th</sup> Place, Vero Beach. The workshop will begin at 6:00 pm.

The workshop is to present to nearby property owners a proposal for a new commercial development at the Miracle Mile Plaza property, 600-698 21<sup>st</sup> St., Vero Beach. Nearby property owners are invited to attend and provide input on the proposal.

Following the workshop the development proposal will be submitted to the City of Vero Beach Planning and Development Department for Major Site Plan review and approval.

You have received this letter as you are owner of record of real property located within 500 feet of the Miracle Mile Plaza property, according to Indian River County Property Appraiser's information.

For questions about the meeting venue, please contact the City of Vero Beach City Clerk's office.



# ABC Store No. 42B Neighborhood Workshop

10/1/2015

- Q1. How is it going to effect the parking?**  
A. There will be a net loss of some spaces in the plaza to make way for the new building.
- Q2. How many spaces are we losing?**  
A. The net reduction is 69.
- Q3. Where is garbage?**  
A. Here in dumpster within dumpster enclosure.
- Q4. Is it covered?**  
A. It is screened with wall and landscaping.
- Q5. Is it like one @ Home Depot.**  
A. No. Its
- Q6. What's the difference SF?**  
A.
- Q7. Is there elevators? Are you going to have people carrying bottle and cans up and down the stairs?**  
A. Yes there is an elevator but not for the public. No retail on the second floor storage only.
- Q8. Is this strictly for sale of spirits or would you have part of this dedicated perhaps to like a bar?**  
A. No bars.
- Q9. Will smoke shop be in there too?**  
A. Yes
- Q10. Will hours change?**  
A. Hours will be exactly the same.
- Q11. Is there smoking in the store?**  
A. No
- Q12. How many parking spaces from the old store to this one have you increased?**  
A. The parking count would stay the same base on the square footage. I think 5000 sf, and we're not require to park for the storage area. 8000 sq. to 10000 sq. so we're going from 40 spaces to 50. Are those 50 space accommodating around the store and some in the field?
- Q13. How is the parking impacting the existing center or basically lost in the existing center?**  
A. We had done a study where there is adequate spaces for the entire center plus what we have impacted. I don't have that study, plus what we have impacted and what we have added. And they're actually a bonus of spaces. (John, our concern exactly and the city made us address the issue and so we did. We don't want to negatively impact the existing business and or overload streets and they is design quieter that you have to followed and make sure you don't do that).
- Q14. Is any additional road access created?**  
A. No existing road, no existing access, the only thing that will probably going to change on the accesses is new sign.

- Q15. Is there no entrance off of miracle mile? Go down 6<sup>th</sup> street?**  
A. There is an existing entrance Miracle Mile?
- Q16. Where are deliveries?**  
A. Yes we do have a delivery area where they can pulled in and load or unload.
- Q17. Are there any other 2 story buildings in the general area or that's it?**  
A. I don't know the answer to that. I know the bank is across the street. The two story can be, it might be deceptive when we say two story because of the other building as you can see with that build and with the façade and the upper areas of the building we hide our electrical equipment and we get our storage in there as well, so it's probably not a whole lot taller than a one story building of today's architecture.
- Q18. How tall is the building?**  
A. 34 or 36, the existing two story in there modern one and 3 Avenues and the bank of America is the existing two story.
- Q19. (A gentleman pointed out 2 story building nearby).**  
A. The primary structure of the building is 27 feet the highest point which is the entrance canopy is 32 feet, and that is where this top of the roof comes to a point. It's a very upscale building exterior and interior it's a big departure from the existing store much more shop-able.
- Q20. Is it tile roof?**  
A. No it's actually standing metal steam.
- Q21. Is A/C on the roof?**  
A. Yes there is a parapet walls you can see that dark spacer, that's a parapet wall that's what screen all the ac equipment's. It's a very upscale building exterior and interior it's a big departure from the existing store much more shop able.
- Q22. Could you put 2<sup>nd</sup> story on the existing?**  
A. No
- Q23. Do you folks represent the miracle Mile shopping plaza its self?**  
A. No (Brandon Taylor spoke up and said I do).
- Q24. Do you plan to the build other store two story? (West Vero).**  
A. No actually the facade is already a two story his office is in the back of Anthony's is on the second story, but no plans to change anything else. They started in 1998 and wasn't completed until 2001 or 2002.
- Q25. Once the building is built is that the last building that can fit in this parking lot?**  
A. Yes and it is within the acceptable guide lines that the city accept accordance.
- Q26. Any variance?**  
A. No
- Q27. Have you given consideration to the movement of traffic in there because it's very congested starting about now as we get into season?**  
A. Yes we did a detailed what you called an auto turn that where we run vehicles on a computer simulation through the center of our property to see how our regular vehicles can maneuver but also delivery vehicles, fire trucks, emergency vehicles and it work satisfactory.
- Q28. Getting in and out of the shopping center to 6<sup>th</sup> avenue is worst place seen and this will add to it.**  
A. With our traffic study you're losing some of the traffic generated by us and the other store and just regaining it in a different location across the street if you will, in the area the big

picture is relocation that will slightly increase the traffic because we have a bigger store. But from a pier design point it would have increase it probably about 20% or maybe 15% for just that store. Which is probably minor percent of what's generate by the rest of the center. (A gentlemen pointed out that there's existing traffic, using existing store).

- Q29. Question about parking space/lot direction. (Circulation).**  
A. It's a one way depend on which direction you're going. You have to back out of a two way. Or you can back out and come around in the circulation pattern we did its two way all the way down.
- Q30. As part of approval does city have your traffic planning?**  
A. Yes (No as far as the application process it hasn't happen yet. The application process to the city will be everything that require for the major site development to the city.
- Q31. Comment about review of signaling at 6<sup>th</sup> Avenue and 21<sup>st</sup>.**  
A. Review by City/County traffic.
- Q32. Site plan will include the landscaping?**  
A. Yes
- Q33. The building very is attractive.**  
A. Very attractive building you never shopped retail store package like this anywhere before.
- Q34. During construction what part of center is going to be unavailable?**  
A. The gray area that you see which is going to be our parking area, is going to be combine and going to be a tight site, but we are require to stay on that , we do as much as we can to minimized any headaches that come up.
- Q35. Will there be fencing during construction?**  
A. More than likely it will be, will determine if the city require us to or not. In some areas is fence because of vandalism.
- Q36. While you're building you'll have to have fences. What about dust and dirt?**  
A. Will there be fence between us and the bank. The fence wouldn't stop that. The standard sediment and erosion producer are always in place. In dust medication we keep the side wet when it's dry.
- Q37. We went through this with Panera and had dirt and dust.**  
A. You had the wrong people building it.
- Q38. Who is the contractor?**  
A. RD Michaels, General Contractor.
- Q39. Is this the beginning of infill and centers?**  
A. Do not know that
- Q40. Comment about the traffic on that lane (beside ABC). Angled parking vs. straight parking.**  
A. 90 degreeed versus the angle parking
- Q41. So there's adequate room to back out?**  
A. With drive aisles is adequate and per code.
- Q42. We have a big problem in the 3 Ave's and wouldn't want to see that happen here.**  
A. Me either any parking lot you're going to have your time of congestion and your time of non-congestion.
- Q43. It there adequate handicap parking and ramps?**  
A. Yes including a flush curb. (We explained flush curb). What we do in all our new store they are no curb going in the store it's all flush.

- Q44. So you'll elevate street?**
- A. Yes but they are certain retail establishment that people target for suiting for ada violation and ABC is one of the fortunate ones and so we do everything possible and go beyond to what is required to make sure we're in compliance.
- Q45. Are there carts and what happens to cart outside?**
- A. They will be carts corral inside the store, if they don't brought back inside by customer's employees will go out and get them.
- Q46. Are you keeping same employees? Do you anticipate hiring? ,**
- A. Yes they are keeping the same employees, and will hire for season but don't know if they will increased staff in any more than what their normal numbers would be, but if business pick up will hire more.
- Q47. Is anybody representing shopping center?**
- A. Brandon Taylor who is the manager.
- Q48. Building is beautiful.**
- A. (Woman complementing the building).
- Q49. Big thing is flow of traffic, maneuvering and lights.**
- A. Hate to break this to you but you don't have a monopoly on this, you multiply all the foreigners coming to Orlando that they don't know which side of the street to drive on.
- Q50. Any suggestions, on you're professionals?**
- A. Try to minimize that as much on the side as we can, talking about the lighting etc. and the way the signal are set that is out of our control that's the city. If you got a situation you might fire up a letter and get someone to call down there. We can do what we can and we think we come up with the lease impact as far as parking and traffic problem on the side as we possible as we can.
- Q51. It's nice getting rid of flat parking surface area.**
- Q52. Does the parking lot flood as badly as Publix and 6<sup>th</sup> avenue?**
- A. When they went into that plaza in 1998, 2001 to 2002 they put in all underground drainage so our side does not flood. The problem that 6 avenue has is because they are now the fresh market center they don't have underground drainage so it all goes to that same point.
- Q53. Maybe the new beautiful store will prompt rest of the center to upgrade.**
- A. The new owner has been doing a lot of work, putting up some anise on the whole back end so some of those businesses can have a rare entrance if they want to at least dress it up a lot nicer.
- Q54. We're just concerned about the area.**
- A. We have the same issues in many areas in Orlando, it's just unfortunate it's part of the growth. It's a beautiful place to live and everybody wants to be here.
- Q55. Parking question again-adding how many spaces and taking how many spaces.**
- A. It is a net reduction in parking on this side of 6. I think like Brandon Taylor was saying we loss 64, 65, 66 spaces and we are adding about 27 or 28 spaces so it looks like a net lost about 69 spaces. ABC is shared parking. But typically they are not like a 7 eleven or a restaurant where you get 40 to 50 people at one time, but probably have in our store 10, 15 people in our store on a regular basis. So the 27 spaces around the store doubt that will ever be full except on a holiday. John- as Rex was hitting upon the nature of retail sale for Fine Wine' and Spirit it's different because you got age restriction, you got time restriction and people that come in general know what they want so they in they out it's not like a 7 eleven where you come in and you can get anything from bread to milk the whole 9 yard

its very product specific. It's real quick and real low and we done numerous parking study across the state showing that our parking requirement are substantially less say as this was a 7 eleven but we get caught in a bind by the requirements of the cities and counties of how many space for gross square foot of area and if its tight we will appeal it but in this situation they were adequate parking no variance no appeal necessary at all.

**Q56. Are the hours going to be the same?**

A. Hours will still be the same.

**Q57. Are you going to be doing growler local?**

A. Yes

**Q58. How does growler work?**

A. (Discussion about growler).

**Q59. Is the growler bottle returnable?**

A. A growler is typical beer you can't buy in a bottle it's a crafted beer that they try to local brew, they bring a keg in and we take and we have a machine that is \$5000 and it's not a tap it's a device that actually cleans the bottle, shoot a shot of nitrogen in we put the beer in fill it actually drizzle the beer down the side of the bottle fills the top and actually give it another shot of nitrogen. Nitrogen keeps the beer from aging then they seal it and sell it to you customer doesn't fill it in our store our people fill it. It's a chance for you to buy beer that you can't buy out of the bottle. When that keg goes dry they change it with something else so it's a cost of change is usually 10 beers to a growler machine, so its 10 different beers and it would constantly change. Sounds like a good idea.

**Q60. It looks like an old fashion soda fountain.**

A. The tap you're seeing because a lot of these beers aren't cheap if you going to buy a bottle of beer it may be 12 to 15 dollar for a bottle of beer, so you may say do you want to spend that kind of money. The fountain you're seeing you can actually get a little sample to see if you like it or not.

**Q61. How many ounce bottle is that?**

A. The largest change can go to a 64 ounce, 32 ounce is what they could have sell before and the law just change to 64 ounce, which they don't know if they can get into these 64 ounce because a lot of these kegs are very small and you can only fill like 6 or 32 ounce bottle with them. Do we want somebody to come in and dominate that no what they are trying to do is trying to get people to try different kind of beer.

**Q62. Bottle can be returnable?**

A. Yes you can returned the bottle and have it refilled. They put another device that shoot some water that cleans it they don't sterilize but do rinse it, then shoot shot of nitrogen in it.

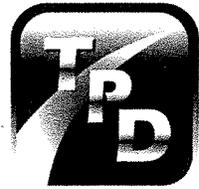
**Q63. (Comment only).** A has returned from o/s. "o/s the vehicle is dying. Here the accent is on vehicle access and parking". (He doesn't make specific question but just observation).

**Q64. Where is employees parking?**

A. In season employees required to park @ rear of Miracle Mile Plaza.

TRAFFIC IMPACT ANALYSIS

**ABC STORE No. 42B**  
VERO BEACH, FLORIDA



Prepared for:

ABC Liquors, Inc.  
8989 South Orange Avenue  
Orlando, Florida 32824

Prepared by:

Traffic Planning and Design, Inc.  
535 Versailles Drive  
Maitland, Florida 32751  
407-628-9955



Revised  
May 2016

TPD No 4707

## TRIP GENERATION AND PROPOSED DEVELOPMENT

The proposed development consists of a 13,932 square foot ABC Liquor store. **Figure 3** depicts its site plan within the Miracle Mile Plaza shopping center located in the northeast corner of 21<sup>st</sup> Street and the existing right-in/out driveway. To determine the impact of this development in the area, an analysis of its trip generation characteristics was made. This included the determination of the trips to be generated and the distribution/assignment of these trips to the area roadways.

### Trip Generation

The Institute of Transportation Engineers (ITE) does not have a specific land use category for liquor stores. Liquor stores are components in the mix of stores/shops within a shopping center. Therefore, the trip generation of the proposed ABC store was calculated by subtracting the trip generation of Miracle Mile Plaza (without ABC store) from the trip generation of Miracle Mile Plaza (with ABC store).

The trip generation calculation of the proposed ABC store was calculated with the use of ITE equations from the 9<sup>th</sup> Edition of the Trip Generation Manual as summarized in **Table 3**. The trip generation sheets are included in the study methodology.

**Table 3**  
**Trip Generation Calculation Summary**

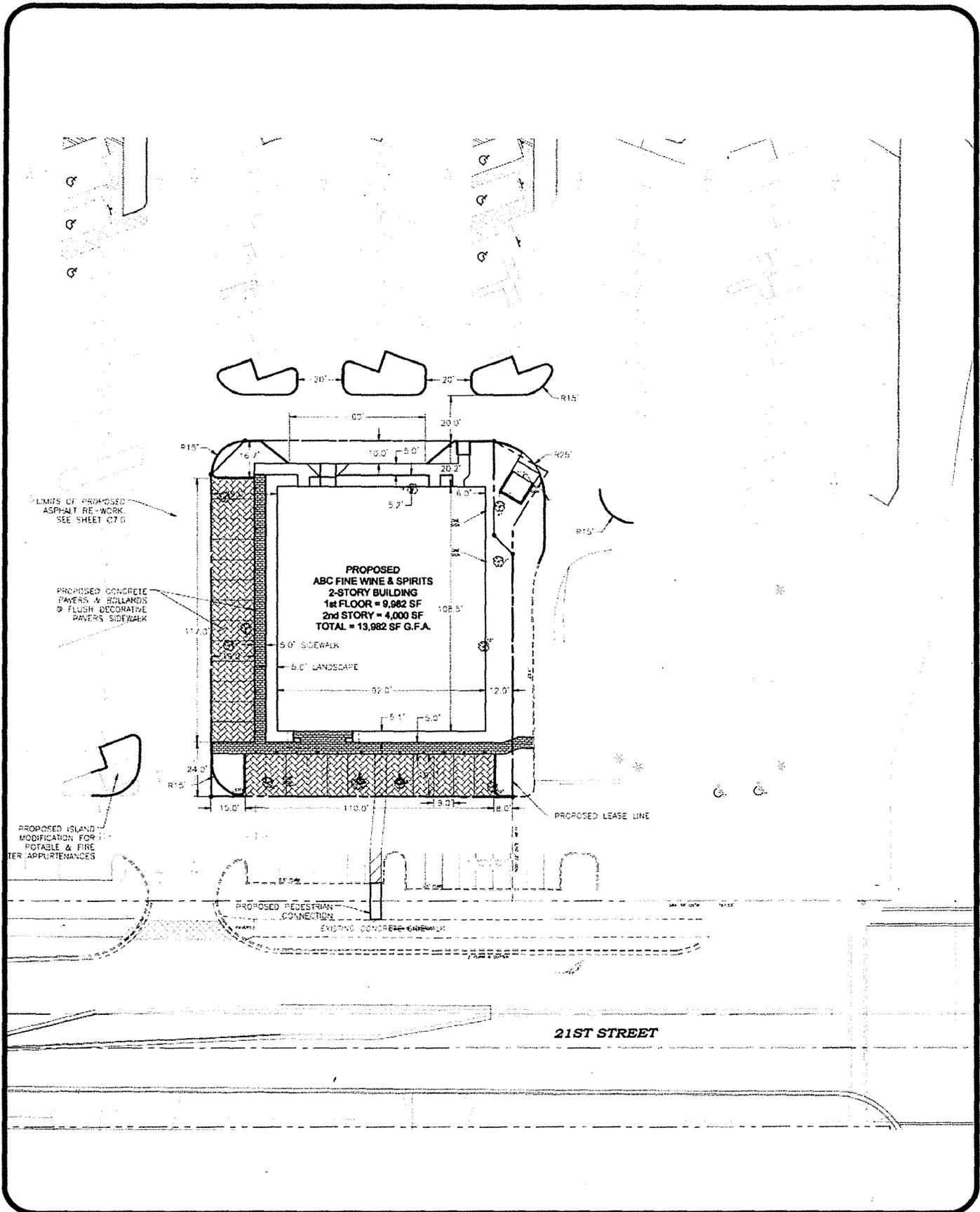
ITE Code	Land Use	Size*	Daily Generation		P.M. Peak Hour Generation			
			Rate**	Trips	Rate**	Enter	Exit	Total
820	Shopping Center (w/o ABC)	118.844 KSF	63.93	7,598	5.66	323	350	673
820	Shopping Center (with ABC)	132.826 KSF	61.49	8,167	5.46	348	377	725
	Increase Due to Expansion	13.982 KSF	-----	569	---	25	27	52
	Pass-by Trips (34%)		-----	193	---	9	9	18
	New Net Trips		-----	376	---	16	18	34

\* KSF = 1,000 square feet

\*\* ITE Equations

The proposed development of the ABC store within Miracle Mile Plaza will increase its trip generation by 569 daily trips and 52 P.M. peak hour trips. Subtracting the pass-by trips as per the ITE Trip Generation Handbook, 3<sup>rd</sup> Edition, results in 376 new net trips and 34 new net P.M. peak hour trips to be added to the area roadways.





ABC 42B Vero Beach  
 Project No 4707  
 Figure 3

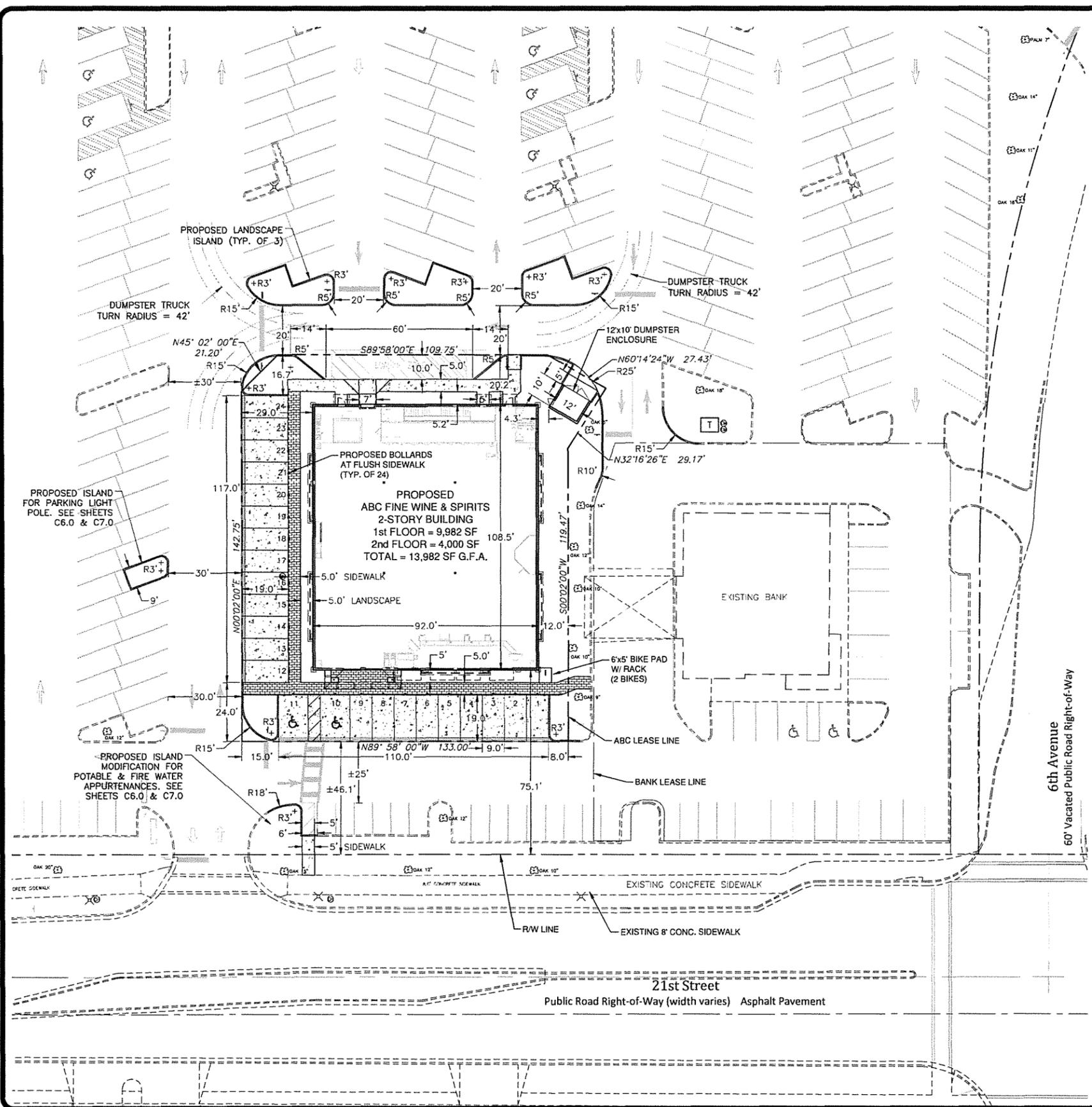
Site Plan



Trip Distribution/Trip Assignment

The distribution of the development-generated trips was determined using the P.M. peak hour counts made at the study intersections. These intersections which serve Miracle Mile Plaza will also serve the proposed development. From the review of the intersection counts, a trip distribution pattern was determined as graphically shown in **Figure 4**. Shown in the figure is the assignment of the project trips to the area roadways. From the assignment of the project trips on the area roadways, the significant peak hour/peak direction thresholds are not exceeded. Therefore, the influence area will not be extended beyond the adjacent roadway.





**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL HANDICAP PARKING AND ACCESSIBLE MEANS OF EGRESS MUST COMPLY WITH THE "DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND THE 2014 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
3. DETECTABLE WARNINGS NOT REQUIRED ON-SITE. SEE PLANS FOR DETECTABLE WARNINGS LOCATIONS IN RIGHTS-OF-WAYS.
4. ALL PROPOSED ON-SITE SIGNAGE SHALL BE APPROVED AND PERMITTED UNDER SEPARATE PERMIT(S).
5. CITY OF VERO BEACH RIGHT-OF-WAY USE PERMIT REQUIRED FOR WORK IN CITY RIGHT-OF-WAY.

**GENERAL DEVELOPMENT NOTES:**

1. THIS PROJECT WILL CONNECT TO EXISTING MASTER STORM WATER SYSTEM (DRAINAGE), POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE PROVIDED BY MIRACLE MILE PLAZA MASTER DEVELOPMENT. FIRE SERVICE WILL BE EXTENDED FROM EXISTING WATER MAIN LOCATED AT 7th AVENUE.
2. THIS SITE IS RELATIVELY FLAT. PROPOSED STORM WATER RUN-OFF WILL BE DIRECTED TO INLETS CONNECTED TO EXISTING DRAINAGE PIPE NETWORK.
3. THIS PROPERTY IS CURRENTLY AN EXISTING PARKING LOT.
4. ALL PROPOSED PERVIOUS AREAS WILL BE LANDSCAPED.

**SITE DATA:**

ADDRESS: 602 21ST STREET, VERO BEACH 32960 (MIRACLE MILE PLAZA)  
 PARCEL ID: 33 39 01 00021 0000 00001.0 (PART ONLY)  
 EXISTING ZONING: C-1B (GENERAL COMMERCIAL TRADE & SERVICES)  
 PROPOSED ZONING: C-1B (GENERAL COMMERCIAL TRADE & SERVICES)  
 FUTURE LAND USE (F.L.U.): C (COMMERCIAL)  
 EXISTING LAND USE: PARKING  
 PROPOSED LAND USE: COMMERCIAL RETAIL  
 PACKAGE ALCOHOL SALES  
 SITE AREA: 21,109 S.F. (0.485 AC.)  
 OPEN SPACE PROVIDED: 3,672 S.F. (0.084 AC.) 17.4%  
 IMPERVIOUS SURFACE AREA: 17,437 S.F. (0.400 AC.) 82.6%  
 F.I.R.M. PANEL: 12061C0244H (DATED DEC. 4, 2012)  
 FLOOD ZONE: 'X' SHADED

**BUILDING DATA:**

PROPOSED BUILDING AREA: 9,982 SF (EXTERIOR FOOTPRINT) G.F.A.  
 4,000 SF MEZZANINE (STORAGE)  
 2 STORY  
 F.A.R.: 0.40 MAX. ALLOWED  
 BUILDING HEIGHT: 35' MAX. ALLOWED  
 32 PROPOSED BLDG. HEIGHT

BLDG. CONSTRUCTION: TYPE III UNPROTECTED (SPRINKLED)  
 FRAME: FORMED CONCRETE  
 TRUSS: STEEL (ROOF)  
 WOOD (HIP/AWNING)

**BUILDING SETBACK:**

	REQUIRED:	PROVIDED:
FRONT (21st STREET):	10 FT	±75.1 FT
SIDE (WEST):	0 FT	±29 FT (WEST)
(EAST):	0 FT	±12 FT (EAST)
REAR:	0 FT	±20 FT

**PARKING DATA:**

REQUIRED PARKING:

RETAIL (1st FLOOR):	4.0 SPACE / 1000 S.F. (1 PER 250 SF G.F.A.)	9,982 S.F. / 250 S.F. = 39.93 SPACES
STORAGE (MEZZANINE):	1.0 SPACE / 600 S.F.	4,000 S.F. / 600 S.F. = 6.67 SPACES
TOTAL REQUIRED:		39.93 + 6.67 = 46.6 SPACES

PROPOSED: SEE SHEET C5.0  
 BIKE: 1 PER 20 VEHICLE PARKING SPACES (46.6/20 = 2.33)  
 = 2 BICYCLE SPACES REQUIRED  
 LOADING: 1 SPACE (12'x35' MIN.)

REVISIONS	BY
△ CITY COMMENTS (DATED 4/16/16)	CKS

**DRMP**  
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS

941 Lake Baldwin Lane - Orlando, Florida 32814  
 Phone: 407.896.0594 Fax: 407.896.4836  
 Florida Certificate of Authorization No. 2648

DRMP, Inc.

WARNING: IF IT IS NOT A COPY OF THIS DOCUMENT IS NOT TO BE USED

JOHN C. KELLY, P.E.  
 FLORIDA P.E. #4401

**ABC LIQUORS, INC.**  
 8989 S. ORANGE AVE. - ORLANDO, FLA. 32824

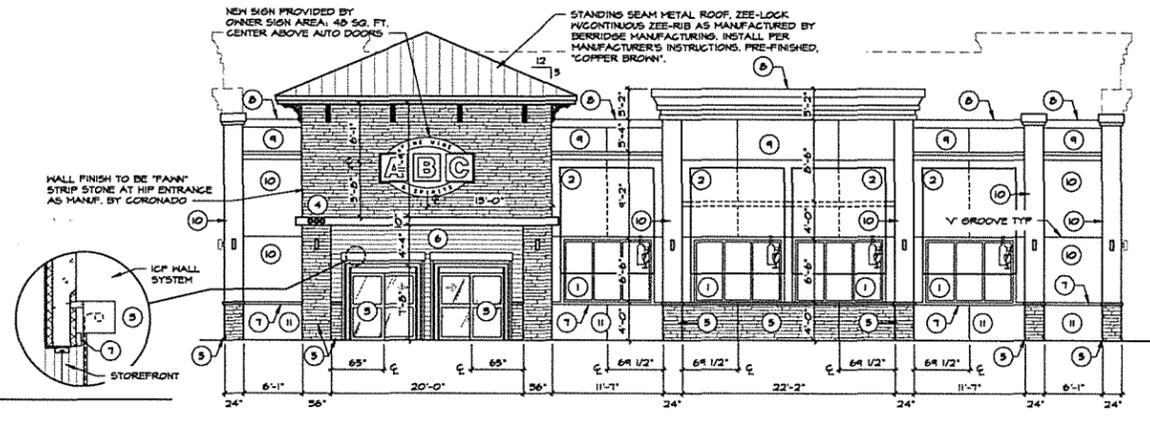
**ABC STORE NO. 42 B**  
 MIRACLE MILE PLAZA, VERO BEACH, FLORIDA

**SITE GEOMETRY PLAN**

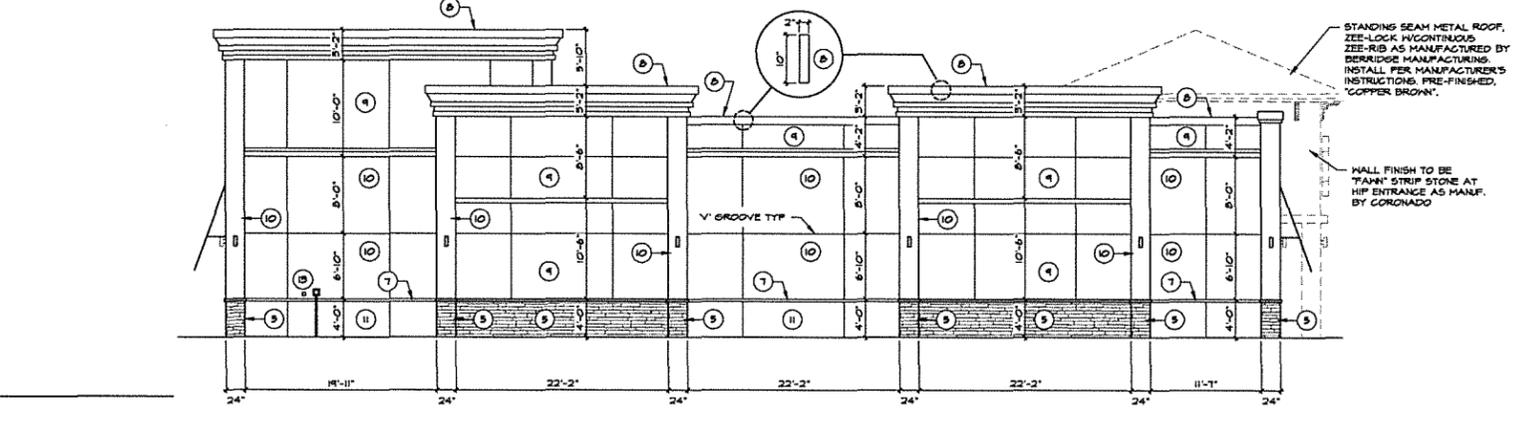
DRAWN: CKS  
 CHECKED: JCK  
 DATE: APR. 2016  
 SCALE: 1" = 20'  
 JOB No: 14-0215-000

SHEET: **C5.1**

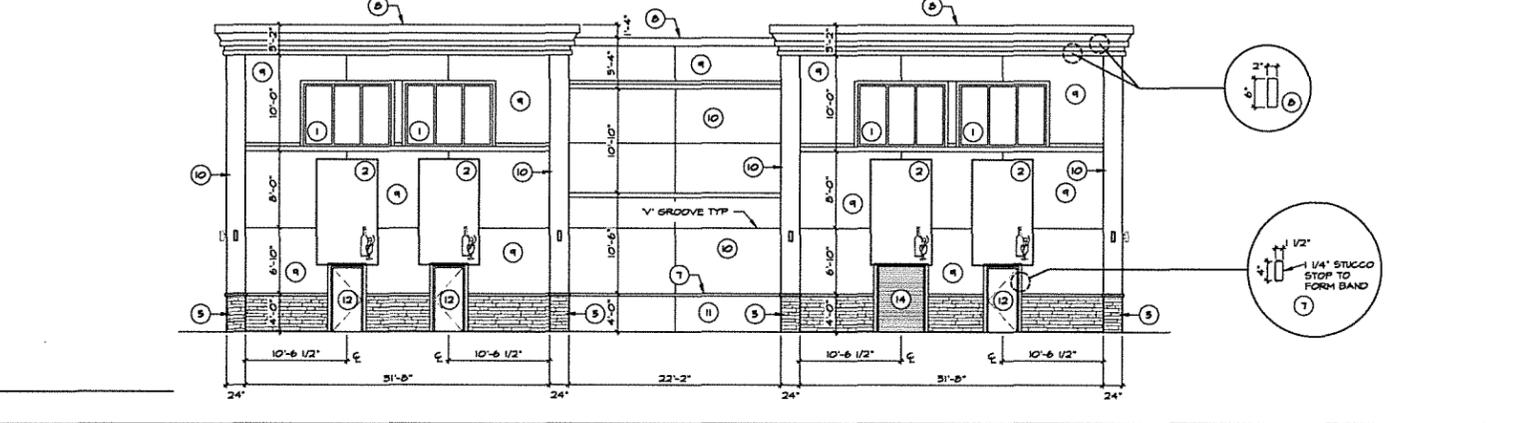
- 1 ELEV. ± 32'-0" TOP OF FRAMING
  - 2 ELEV. 27'-6" TOP OF TOWER
  - 3 ELEV. 25'-0" TOP OF ICF HALL
  - 4 ELEV. 18'-0" CENTER OF SIGN
  - 5 ELEV. 12'-0" BOT OF SOFFIT
  - 6 ELEV. 10'-6" TOP OF WINDOW
  - 7 ELEV. 4'-0" BOT OF WINDOW
  - 8 ELEV. 0'-0" FINISHED FLOOR
- 1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



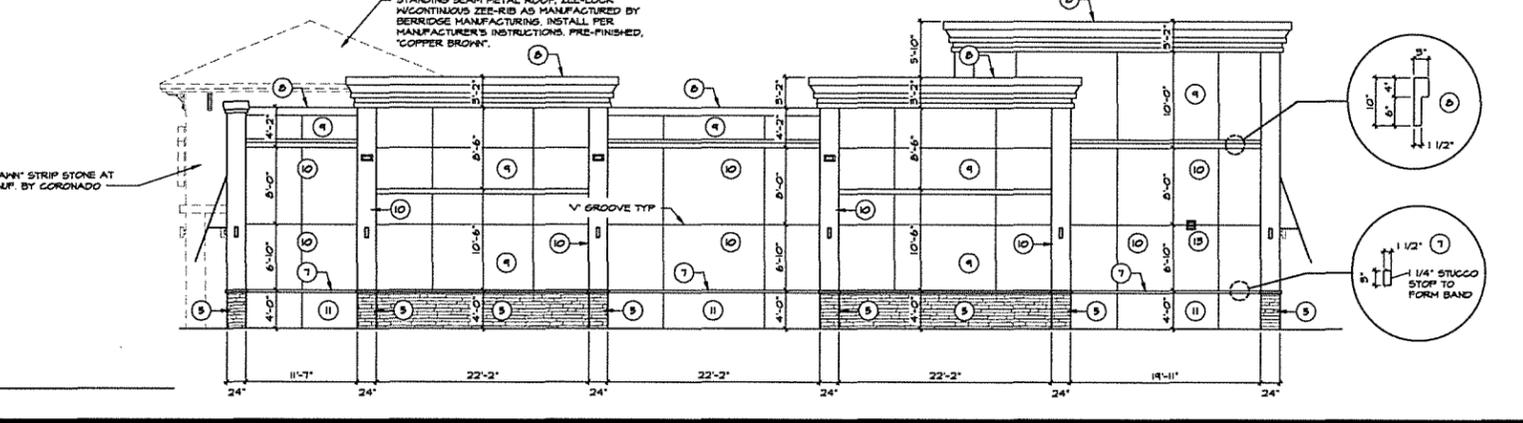
- 1 ELEV. ± 32'-0" TOP OF FRAMING
  - 2 ELEV. 27'-6" TOP OF TOWER
  - 3 ELEV. 25'-0" TOP OF ICF HALL
  - 4 ELEV. 18'-0" CENTER OF SIGN
  - 5 ELEV. 12'-0" BOT OF SOFFIT
  - 6 ELEV. 10'-6" TOP OF WINDOW
  - 7 ELEV. 4'-0" BOT OF WINDOW
  - 8 ELEV. 0'-0" FINISHED FLOOR
- 2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



- 1 ELEV. ± 32'-0" TOP OF FRAMING
  - 2 ELEV. 30'-6" TOP OF ICF HALL
  - 3 ELEV. 27'-6" TOP OF TOWER
  - 4 ELEV. 25'-0" TOP OF ICF HALL
  - 5 ELEV. 18'-0" CENTER OF SIGN
  - 6 ELEV. 12'-0" BOT OF SOFFIT
  - 7 ELEV. 10'-6" TOP OF WINDOW
  - 8 ELEV. 4'-0" BOT OF WINDOW
  - 9 ELEV. 0'-0" FINISHED FLOOR
- 3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



- 1 ELEV. ± 32'-0" TOP OF FRAMING
  - 2 ELEV. 27'-6" TOP OF TOWER
  - 3 ELEV. 25'-0" TOP OF ICF HALL
  - 4 ELEV. 18'-0" CENTER OF SIGN
  - 5 ELEV. 12'-0" BOT OF SOFFIT
  - 6 ELEV. 10'-6" TOP OF WINDOW
  - 7 ELEV. 4'-0" BOT OF WINDOW
  - 8 ELEV. 0'-0" FINISHED FLOOR
- 4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



- KEY NOTES:**
- 1 ALUMINUM FLUSH GLAZED STOREFRONT SYSTEM W/ 1/4" LAMINATED SAFETY GLASS, ALL STORE FRONT WINDOWS SHALL BE PROVIDED W/ REMOVABLE 200" ALUMINUM STORM PANEL AS MANUFACTURED BY ALL BROWARD HURRICANE PANEL INC. OR EQUAL. ALL STOREFRONT WINDOW FRAMES TO HAVE DARK BRONZE FINISH.
  - 2 14 GA PREFINISHED "COPPER BROWN" SHEET METAL AWNING W/ 1" SQ ALUMINUM TUBE REINFORCING, MOUNTED ABOVE STOREFRONT WINDOWS AT 50° ANGLE. SEE DETAIL 3 ON SHEET 5-5.
  - 3 AUTO SLIDE DOOR WITH EMERGENCY BREAKOUT. STOREFRONT DOORS SHALL BE PROVIDED W/ EXTRUDED ALUM. ROLL-UP SECURITY SHUTTER 144" X 124" 10" HOUSING SIZE BRONZE ANODIZED IN COLOR MODEL NO. "BHM-BERTHA" AS MANUF. BY AMERICAN SHUTTER SYSTEMS. STOREFRONT SLIDING DOOR FRAMES TO HAVE DARK BRONZE FINISH.
  - 4 6" DIMENSIONAL BLACK LETTERS PIN MOUNTED, 1" OFF FACE OF STONE
  - 5 MALL FINISH TO BE "FANN" STRIP STONE W/ CHISELED STONE SILL AT COLUMN AND TOWER BASE AS MANUF. BY CORONADO
  - 6 6" TRIM BOARD SIDING W/ A "MAPLE STAIN" FINISH AT EXTERIOR HALL AND UNDERSIDE OF HIP ENTRANCE AS MANUF. BY CERTAINTED
  - 7 LOWER BANDING TO HAVE A PORTLAND STUCCO FINISH STYLE "FINE" PAINTED "TOTALLY TAN" AS MANUFACTURED BY SHERWIN-WILLIAMS. STUCCO BANDS AROUND DOORS, WINDOWS, ETC. SHALL HAVE A FLOAT FINISH AND ALL BANDS TO BE CAULKED CONT.
  - 8 DRYVIT SYNTHETIC STUCCO FINISH PAINTED "COBBLE BROWN" AS MANUFACTURED BY SHERWIN-WILLIAMS, EGGSHELL FINISH.
  - 9 DRYVIT SYNTHETIC STUCCO FINISH PAINTED "NUT HATCH" AS MANUFACTURED BY SHERWIN-WILLIAMS, EGGSHELL FINISH.
  - 10 DRYVIT SYNTHETIC STUCCO FINISH PAINTED "TOTALLY TAN" AS MANUFACTURED BY SHERWIN-WILLIAMS, EGGSHELL FINISH.
  - 11 5/8" PORTLAND STUCCO FINISH STYLE MEDIUM FLOAT, OVER 1/2" CEMENT BOARD TO BE PAINTED "TOTALLY TAN" AS MANUFACTURED BY SHERWIN-WILLIAMS.
  - 12 EXTERIOR METAL DOORS TO BE PAINTED "NUT HATCH", BY SHERWIN-WILLIAMS, SEE DOOR SCHEDULES ON SHEET A-1 FOR ADDITIONAL INFO.
  - 13 ALL WALL MOUNTED ELECTRICAL EQUIPMENT AND WALL LOUVERS TO BE PAINTED TO MATCH THE MALL SURFACE BEYOND
  - 14 5X7' ROLL-UP SERVICE DOOR AS MANUF. BY ASTA DOOR CORP OR EQ. FL. PRODUCT APPROVAL REF. NO. 30064-32010

- GENERAL NOTES:**
- 1) SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT.
  - 2) CONTRACTOR SHALL FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
  - 3) THE METHOD OF ATTACHMENT WILL NOT AFFECT THE STRUCTURAL INTEGRITY OF THE FLOOR OR CEILING ASSEMBLY TO WHICH IT IS ATTACHED.
  - 4) ALL EXTERIOR PAINTED SURFACES TO RECEIVE DRYVIT SYNTHETIC STUCCO FINISH STYLE "QUARZPUTZ" UNLESS NOTED OTHERWISE.
  - 5) ALL EXTERIOR SURFACES SHALL BE PRIMED PRIOR TO FINAL PAINT APPLICATION.
  - 6) ALL EXTERIOR PAINT SHALL INCLUDE A "MILDEN INHIBITOR".
  - 7) CORNER LATH SHALL BE USED WHERE APPLICABLE.
  - 8) 1/4" PLASTIC EXPANSION SHALL BE USED TO ACHIEVE "V-GROOVE" PANEL EFFECT. PROVIDE STUCCO CONTROL JOINTS PER 100 SQ. FT.
  - 9) EXTERIOR WINDOWS AND GLASS DOORS SHALL BEAR THE AAMA, NEMA, OR OTHER APPROVED LABEL INDICATING COMPLIANCE WITH ANGI / AAMA / NAWDA 101 / 15, 2-11 AND PROVIDE DESIGN PRESSURES AS CALCULATED BY THE ARCHITECT OR ENGINEER OF THIS STRUCTURE. PROVIDE INSPECTOR WITH MANUFACTURER'S SHOP DRAWINGS FOR WINDOW INSTALLATION.
  - 10) SCUPPER HEIGHT TO BE FIELD VERIFIED, REFER TO STRUCTURAL ELEVATIONS FOR ADDITIONAL INFORMATION.
  - 11) ALL EXTERIOR METAL DOORS TO BE PAINTED "NUT HATCH" REFER TO DOOR SCHEDULES ON SHEET A-1 FOR ADDITIONAL INFORMATION.
  - 12) EXTERIOR WALLS TO BE PAINTED "TOTALLY TAN" SM-615 W/ EGG SHELL FINISH AS MANUFACTURED BY SHERWIN WILLIAMS UNLESS NOTED OTHERWISE ON ELEVATIONS.
  - 13) ALL BANDING TO BE PAINTED "TOTALLY TAN" SM-615 W/ EGG SHELL FINISH AS MANUFACTURED BY SHERWIN WILLIAMS UNLESS NOTED OTHERWISE.
  - 14) EXTERIOR PARAPET LIGHTING AND PARAPET CAP TO HAVE COPPER BROWN FINISH. TOP BANDING OF PARAPET AND TOWER TO BE PAINTED "COBBLE BROWN" SM-6082 W/ EGG SHELL FINISH AS MANUFACTURED BY SHERWIN WILLIAMS
  - 15) TOP BANDING OF PARAPET AND TOWER TO BE PAINTED "COBBLE BROWN" SM-6082 W/ EGG SHELL FINISH AS MANUFACTURED BY SHERWIN WILLIAMS
  - 16) UPPER PORTION OF EXTERIOR WALL AND MAIN BODY OF TOWER TO BE PAINTED "NUT HATCH" SM-6088 W/ EGG SHELL FINISH AS MANUF. BY SHERWIN WILLIAMS
  - 17) LOWER PORTION OF EXTERIOR WALL (FROM 4'-0" A.F.F. TO GRADE) TO RECEIVE 5/8" PORTLAND STUCCO FINISH STYLE "MEDIUM FLOAT" OVER 1/2" CEMENT BOARD, UNLESS NOTED OTHERWISE, TO BE PAINTED "TOTALLY TAN" SM-615 W/ AS MANUF. BY SHERWIN WILLIAMS
  - 18) ALL EXTERIOR COLUMNS TERMINATING AT LANDSCAPING SHALL HAVE A MIN. 2" THICK CONCRETE HOUSE KEEPING PAD
  - 19) ALL CUSTOM STUCCO SHAPES 7'-0" A.F.F. AND ABOVE TO BE FOAM (E.P.S.), ALL OTHERS TO BE SOLID STUCCO AS INDICATED, SEE DETAILS.
  - 20) BANDING TO BE APPLIED AFTER MALL IS STUCCOED.
  - 21) ALL CUSTOM SHAPES 7'-0" A.F.F. AND ABOVE TO BE FOAM (E.P.S.), ALL OTHERS TO BE SOLID STUCCO AS INDICATED, SEE DETAILS.
  - 22) ALL BANDS AROUND DOORS, WINDOWS, ETC. SHALL HAVE A FLOAT FINISH.
  - 23) LOWER BANDING TO HAVE A PORTLAND STUCCO FINISH STYLE "FINE" STUCCO BANDS AROUND DOORS, WINDOWS, ETC. SHALL HAVE A FLOAT FINISH AND ALL BANDS TO BE CAULKED CONT.
  - 24) UPPER BANDING TO HAVE A DRYVIT SYNTHETIC STUCCO FINISH STYLE "SANDPEPPLE FINE"

**WINDOW SCHEDULE**

MARK	QTY	SIZE	TYPE	FRAME	FINISH
1	4	4'-1" WIDE x 6'-6" TALL	1/4" TEMPERED GLASS	4" ALUMINUM	ANODIZED BRONZE

**WINDOW NOTES**  
ARCH ALUMINUM & GLASS COMPANY - SERIES 4500 ALUM SEE SHEET A-2 FOR WINDOW ELEVATION.

**REVISIONS**

NO.	DESCRIPTION	BY

DESIGN CONSTRUCTION INTERNATIONAL LLC  
AA26000718

321 MONTGOMERY RD  
SUITE # 1609B  
ALTAMONTE SPRINGS, FL 32716

OFFICE:  
(407) 504-4488

**ABC LIQUORS, INC.**  
8888 S. ORANGE AVE. - ORLANDO, FLA. 32809

**ABC STORE NO. 42 B**  
MIRACLE MILE PLAZA VERO BEACH, FL 32960

**EXTERIOR ELEVATIONS**

DRAWN: M. MAIBCO  
CHECKED: S. RIVERA  
DATE: 08 / 28 / 15  
SCALE: AS NOTED  
JOB No: 42 B  
SHEET

A-2



## DEPARTMENTAL CORRESPONDENCE

**TO:** Chairman Larry Lauffer and Planning and Zoning Board Members

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

**FROM:** Cheri B. Fitzgerald, AICP *CBF*  
Project Manager

**DATE:** June 29, 2016

**SUBJECT:** Site Plan Application (Minor) (#MA16-000007) – 310 Acacia Road - to Construct an Outdoor Boat Storage Facility - Planning and Zoning Board meeting of July 7, 2016

### OVERVIEW

#### Project Description

The proposed site plan application includes the construction of an outdoor boat storage facility for the Indian River Rowing Club. 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 P-Park, on the Comprehensive Plan Future Land Use Map and the Zoning classification is P-2, Park District. The subject property address is 310 Acacia Road which is located in Alex MacWilliam Park, north of Bob Summers Ball Field. The site is currently undeveloped land in the Park.

The project includes an outdoor boat storage facility with an accessory enclosed storage container and boat dock with construction of additional impervious parking in a park which requires City Council review and public hearings and therefore also requires Planning and Zoning Board review and consideration.

The P-2 Park district allows active recreation parks for water-dependent recreational uses, including but not limited to water sports, recreational boating, boat docks, piers, ramps and similar uses. The proposed boat storage facility is a permitted use in the zoning district.

The applicant executed an agreement with the City of Vero Beach, approved by the City Council, in December 2015 to lease the subject property. At the June 2016 meeting the Recreation Commission reviewed the proposed site plan and recommended approval of the overall concept.

## **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 applicable development regulations was reviewed by the Planning and Development, Public Works and other departments. The attached project description and fact sheet provides information on how the project meets development regulations.

It should be noted the P-2, Park zoning district is absent of the typical development guidelines included in most of the other zoning districts. Based on review of the Site Plan review standards stated in the P-2 district the proposed site plan meets the general location, heights, stormwater management and parking requirements, with exception of the proposed 6 feet high chain-link fence parallel to the street.

Finding. The staff finds that the site plan is compliant with the Land Development Regulations with the noted fence height exception.

- *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 the project is internal to an existing Park and have been reviewed by Public Works-Engineering and the other review agencies 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 is located in an existing Park with access to the site from existing external and internal access roadways.

Finding. The staff finds that the proposed site plan is compliant with both of the applicable 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. The project includes outdoor boat storage facilities located in an existing Park with access to the site from existing external and internal access roadways. There are no residential properties contiguous or nearby to the site.

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. [n/a]

(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. [n/a]

(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 exterior lighting will be shielded as noted on the site plan.

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, exclusive of the proposed height of the chain-link fence, meets the provisions for site plan approval and recommends approval of the site plan to the City Council 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 comply with the tree removal application (#TR16-000024) prior to the issuance of a certificate of occupancy or certificate of completion.
4. The applicant shall revise the site plan to comply with the maximum height (4 feet) allowed for the proposed chain-link fence located parallel to the street.
5. The applicant upon installation of the storage container and prior to the issuance of a certificate of occupancy or certificate of completion shall submit to the Planning and Development Department a completed Elevation Certificate, FEMA Form 81-31, as amended, that certifies the as-built building elevation datum in NAVD and a Special Flood Hazard Certificate for the engineered flood vents.

**ATTACHMENT A  
PROPOSED OUTDOOR BOAT STORAGE FACILITY  
FOR THE INDIAN RIVER ROWING CLUB  
PROJECT DESCRIPTION AND FACT SHEET**

**PROJECT DESCRIPTION**

The project includes a proposed outdoor boat storage facility with an accessory enclosed storage container and boat dock for the Indian River Rowing Club.

**GENERAL INFORMATION**

<b>Application No.:</b>	#MA16-000007
<b>Location:</b>	310 Acacia Road, Alex MacWilliam Boat Basin Park
<b>Owner:</b>	City of Vero Beach
<b>Applicant:</b>	Indian River Rowing Club, Inc./Todd Young
<b>Parcel ID #:</b>	32-40-31-00000-0020-00001.0

**SITE INFORMATION**

<b>Zoning/Future Land Use:</b>	P-2, Park/ P-Park
<b>Existing/Previous Use:</b>	Undeveloped land in Boat Basin Park
<b>General Site Size:</b>	1.66 +/- acres
<b>Area of Development:</b>	23,563 sf (0.54 ac)
<b>Surrounding Zoning:</b>	
North/East:	P-2, Park
West/South:	P-2, Park & C-1M, Marina District

**Surrounding Existing Land Uses:**

North/East:	Alex MacWilliam Park – recreation & office-volunteer ambulance squad
South/West:	Alex MacWilliam Park – recreation & commercial

**Development Specifications [Sec.62.01-16]:**

DEV. SPECS./CODE SECTION NO.	Required/ Allowed	Proposed	Comments
Permitted/Accessory Uses:			
Open Boat/Oar Storage Rack Structures	yes	yes	
Enclosed Container Storage Building			
Boat Dock			
Building/Structures height (ft)	35	10	
Lot Size (acres)	n/a	1.66	
Yard (front setback)	25	25	
Accessory Building (rear/side)	5	5	
Open area (%)	n/a	64	
Area of Development (sf/ac.)	n/a	23,563/0.54	
Parking [Sec. 63.04]			
[Public Parks & Outdoor Recreation Uses]	2	2	
Standard (2sp/ac)			
Flood Zone	AE-6		1.
Fence max. height ft. (chain-link)			
Rear/Sides	6	6	
Front	4	6	2.

**Landscape Specifications:**

LANDSCAPE SPECS./CODE SECTION NO.	Required	Proposed	Comments
Other Open Space Areas			
Trees (23,563 sf @ 1/2,500)	10	28/existing	
Tree Mitigation (2 palms)	2	2	

Comments:

1. The required Special Flood Hazard Certificate is required to be submitted for the proposed flood vents in the enclosed storage container to be located below base flood.
2. Variance application submitted.

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

Multifamily Residential       Nonresidential       Minor Amendment to Major Site Plan

Application #: MA16-000007

APPLICANT: Indian River Rowing Club, Inc. Todd Young Telephone: \_\_\_\_\_

Fax or Email: \_\_\_\_\_

MAILING ADDRESS: PO Box 643063, Vero Beach, FL 32964

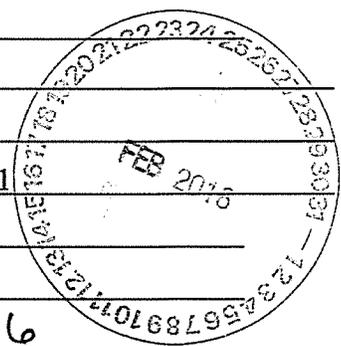
PROPERTY OWNER: City of Vero Beach

OWNER ADDRESS: 1053 20th Place; PO Box 1389, Vero Beach, FL 32961

SITE ADDRESS: Alex Mac William Boat Basin Park - 310 Acacia Road

PARCEL I.D. NUMBER: 32403100000002000001.3

ZONING DISTRICT: CM P-2 FLOOD ZONE: AE-6



Floor Area Square Footage: Existing \_\_\_\_\_ Proposed 12,255 S.F.

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

Provide a brief description of specific modifications, as shown on the attached plans, and other development approval(s) being requested as part of this application: This project consists of constructing a 12,255 S.F. outdoor storage facility for the Indian River Rowing Club. The club intends on storing boat shells within the storage facility. The storage area will be slightly filled to enhance area drainage with sod or seeding to prevent erosion.

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.

Todd Young 2/10/2016  
 Applicant Signature Date

James R. O'Connor 2/9/16  
 \*Property Owner Signature Date

TODD A. YOUNG  
 Applicant Name (Print)

James R. O'Connor  
 Property Owner (Print)

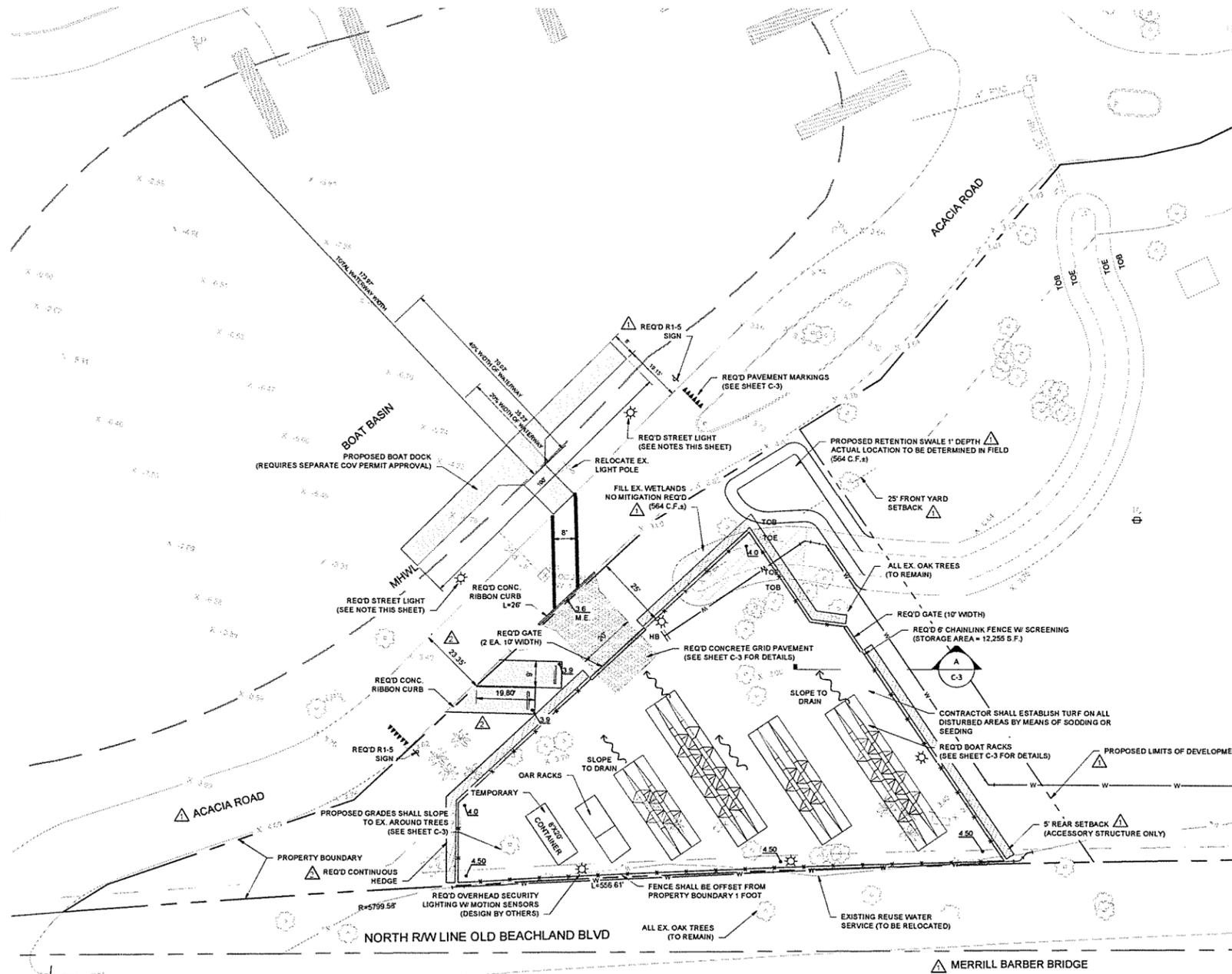
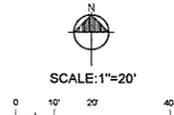
\* A letter of authorization may be provided in lieu of the property owner's signature.

Application Fee: \$16500 \$520.00

TIME: 8:09:43 AM

DATE: 6/21/2016

FILE: S:\CADD\16-1300 Indian River Rowing Club\16-1300 Site Plan.dwg



**SITE PLAN, PAVING AND GRADING PLAN**  
SCALE: 1" = 20'

**LANDSCAPE LEGEND:**  
 REQ'D BUTTWOOD OR APPROVED EQUAL HEDGE (24" MIN. AT PLANTING, SPACING 30' O.C. MAX.)  
 (100% OF PROPOSED PLANT MATERIAL IS DROUGHT TOLERANT)

**PROJECT LEGEND:**  
 [Symbol] = PROPOSED ASPHALT PAVEMENT  
 [Symbol] = PROPOSED CONCRETE GRID PAVEMENT  
 [Symbol] = DRAINAGE FLOW PATTERN  
 [Symbol] = PROPOSED GRADE  
 [Symbol] = EXISTING GRADE  
 [Symbol] = PROPOSED CHAINLINK FENCE

- STRUCTURE NOTES:**  
 1. ALL PROPOSED STRUCTURES WILL BE INSTALLED ON FINISHED GRADE AS INDICATED ABOVE (4.15')  
 2. SEE SHEET C-3 FOR STRUCTURE HEIGHTS AND FINISH FLOOR ELEVATIONS.
- LIGHTING NOTES:**  
 1. THE PROPOSED LIGHTS WITHIN STORAGE AREA 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 AREAS.
- PAVEMENT MARKING NOTES:**  
 1. THE PROPOSED CROSSWALK STRIPING SHALL BE 12" WIDE.

**PROJECT DATA:**  
**SITE ADDRESS:**  
 310 ACACIA ROAD  
 ALEX MACWILLIAMS BOAT BASIN PARK  
 VERO BEACH, FLORIDA 32963  
**OWNER:**  
 CITY OF VERO BEACH  
 P.O. BOX 1389  
 VERO BEACH, FLORIDA 32961  
**LEASEE:**  
 INDIAN RIVER ROWING CLUB, INC.  
 P.O. BOX 643063  
 VERO BEACH, FLORIDA 32964  
**ENGINEER:**  
 MILLS, SHORT & ASSOCIATES, LLC.  
 800 EIGHTH STREET  
 VERO BEACH, FLORIDA 32962  
**SURVEY PROVIDED BY:**  
 CITY OF VERO BEACH  
 P.O. BOX 1389  
 VERO BEACH, FLORIDA 32961  
 772-978-4870

**PARCEL I.D.:**  
 32-40-31-00000-0020-00001.0  
**ZONING:**  
 P-2: PARK  
**FUTURE LAND USE:**  
 P: PARK  
**PROPOSED USE:**  
 BOAT STORAGE  
**JURISDICTIONAL PERMITS:**  
 CITY OF VERO BEACH SITE PLAN APPROVAL  
**FLOOD ZONE:**  
 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'AE-6' PER F.I.R.M. PANEL NO. 12061C0263H, DATED DECEMBER 4, 2012  
**SITE REQUIREMENTS:**

	REQUIRED	PROPOSED
BUILDING HEIGHT:	35 FEET (MAX.)	10 FEET
AREA OF DEVELOPMENT		23,563 S.F. (0.54 AC)
FRONT YARD:	25 FEET	25 FEET
SIDE YARD:	5 FEET*	5 FEET*
REAR YARD:	5 FEET*	5 FEET*
(* ACCESSORY BUILDING)		
OPEN SPACE:	N/A	64.0% (15,084 S.F.)

**PARKING STATEMENT:**  
 REQUIRED: (2 SPACES PER GROSS ACRE) = 2 SPACES  
 PROVIDED: 2 SPACES

**OPEN SPACE:**  
 2 EA. 8 BOAT RACKS (14'X80' = 840 S.F.) = 6,720 S.F.  
 1 EA. 4 BOAT RACK (14'X46' = 644 S.F.) = 644 S.F.  
 1 EA. 2 BOAT RACK (14'X35' = 490 S.F.) = 490 S.F.  
 TEMPORARY STORAGE CONTAINER = 160 S.F.  
 PARKING SPACES = 465 S.F.  
 TOTAL OPEN SPACE: 15,084 S.F.

- PROJECT DESCRIPTION:**  
 THE PROJECT CONSIST OF CONSTRUCTING A 12,255 S.F. OUTDOOR STORAGE FACILITY FOR THE INDIAN RIVER ROWING CLUB. THE CLUB INTENDS ON STORING BOAT SHELLS WITHIN THE STORAGE FACILITY. THE STORAGE AREA WILL BE SLIGHTLY FILLED TO ENHANCE AREA DRAINAGE WITH SOD OR SEEDING TO PREVENT EROSION. A PERIMETER CHAINLINK FENCE IS ALSO PROPOSED. THE IIRC IS REQUESTING A WAIVER FOR THE 6' FENCING ALONG THE ROADWAY.
- NOTES:**  
 1. CONTRACTOR SHALL STAKE STORAGE AREA BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION FOR ENGINEERS APPROVAL.  
 2. AREA LIGHTS AND LAYOUT SHALL BE DESIGNED BY OTHERS. LOCATIONS PROVIDED ON PLAN ARE FOR SITE PLAN APPROVAL ONLY.  
 3. STREET LIGHTS ALONG ROADWAY SHALL MATCH EXISTING.  
 4. ALL BOAT RACK LOCATIONS ARE FOR ILLUSTRATION PURPOSES ONLY AND WILL BE FIELD LOCATED TO ACCOMMODATE EXISTING TREES AND SITE CONDITIONS.  
 5. ALL STRUCTURES SHALL NOT BE CONSTRUCTED WITHIN THE REQUIRED YARD SETBACKS AS INDICATED ON PLAN.  
 6. PROPOSED PERIMETER FENCING AS INDICATED ON PLANS ARE FOR PERMITTING PURPOSES. ACTUAL LOCATION MAY VARY TO ACCOMMODATE EXISTING TREES AND SITE CONDITIONS.  
 7. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR INSTALLATION OF UTILITY CROSSING AT INDIAN RIVER DRIVE EAST FOR COV REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

- LANDSCAPE NOTES:**  
 1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE COV LANDSCAPING SPECIFICATIONS (SEC. 72.13).  
 2. 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 ALL DISEASE, INSECTS, AND OTHER PESTS.  
 3. THE "FLORIDA-FRIENDLY PLANT DATABASE" PUBLISHED BY THE UNIVERSITY OF FLORIDA AT HTTP://WWW.FLORIDAYARDS.ORG SHALL PROVIDE THE STANDARDS FOR ACCEPTABLE NATIVE, DROUGHT TOLERANT, AND SALT TOLERANT TREE, PALM, SHRUB, AND OTHER PLANT SPECIES.  
 4. AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE DROUGHT-TOLERANT SPECIES.  
 5. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED IN A SOUND AND WORKMANLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.  
 6. 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.  
 7. 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 OF PALMS AFTER PLANTING.  
 8. THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, IS HEREBY ADOPTED AND SHALL PROVIDE THE MINIMUM SPECIFICATIONS FOR TREES. THE SPECIES OF TREES ARE GRADED IN THE AFOREMENTIONED DOCUMENT UNDER MATRICES NUMBERS 1-5 LISTED IN THE INDEX OF PLANT MATERIALS.  
 9. REQUIRED HEDGES SHALL BE INSTALLED A MINIMUM OF 24" IN HEIGHT AT THE TIME OF PLANTING.  
 10. HEDGES SHALL BE INSTALLED NO MORE THAN 30" ON CENTER.  
 11. CONTRACTOR SHALL HAVE A FLORIDA LICENSED ARBORIST COORDINATE LAYOUT OF FILL MATERIAL AROUND EXISTING TREES TO AVOID IMPACTS THE THE EXISTING OAK TREES.

**LANDSCAPE REQUIREMENTS:**  
 OTHER OPEN SPACE AREAS:  
 TOTAL OPEN SPACE = 23,563 S.F. (PHASE 1 AREA ONLY)  
 REQUIRED: 1 TREE PER 2,500 S.F. OF OPEN SPACE  
 (1 TREE/2,500 S.F. \* 23,563 S.F. = 9.4 TREES REQUIRED)  
 PROVIDED: 28 EA.

**EXISTING TREE SCHEDULE**

SPECIES	DBH	QUANTITY
LAUREL OAK	12"	8
LAUREL OAK	14"	4
LAUREL OAK	15"	2
LAUREL OAK	16"	2
LAUREL OAK	20"	2
LAUREL OAK	24"	1
LAUREL OAK	36"	1
LAUREL OAK	40"	1
SABEL PALM	8"	4
SABEL PALM	12"	3
TOTAL QUANTITY OF TREES TO REMAIN		28 EA.

**Mills, Short & Associates**  
 800 Eighth Street  
 Vero Beach, Florida 32962

SEAL

REV.	ISSUE	DATE	COMMENTS
1	4/26/16	6/21/16	PER COV COMMENTS
2	6/17/16	6/21/16	PER COV COMMENTS
3	6/20/16	6/21/16	PER COV COMMENTS

**Indian River Rowing Club - Phase 1: Boat Storage**  
 MacWilliam Boat Basin Park, City of Vero Beach, Florida  
 THIS SHEET: SITE PLAN, PAVING AND GRADING PLAN  
 DRAWN BY: JYWN  
 CHECKED BY: JYWN  
 APPROVED BY: JYWN  
 SCALE: SEE SHEET

PROJ. NO. 16-1300  
 DATE 2/7/2016  
 SHEET NO. C-2  
 SHEET 4 OF 7

PHONE: 772.228.7285  
 WWW: www.mills-short.com  
 C.A. # 30598



## DEPARTMENTAL CORRESPONDENCE

**TO:** Chairman Larry Lauffer and Planning and Zoning Board Members

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

**FROM:** Cheri B. Fitzgerald, AICP  
Project Manager

**DATE:** June 29, 2016

**SUBJECT:** Petition of Indian River Rowing Club, Inc. for a Variance for Property Located at 310 Acacia Road – (Application #V16-000004)

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**REQUESTED VARIANCE:** From Section 62.16 (c) (1 & 2) (walls and fences) – to allow for construction of a proposed chain-link fence parallel to the street to exceed the maximum height allowed by two feet (north side of property).

**APPLICANT:** Indian River Rowing Club, Inc.

**PARCEL NUMBER:** 32 40 31 00000 0020 0001.3

**ZONING DISTRICT:** P-2, Park

**EXISTING CONDITIONS:** A proposed site plan application for the construction of an outdoor boat storage facility.

**APPLICATION:** Attached

### BACKGROUND:

Site Plan Application (#MA16-000007) was submitted and is scheduled for a recommendation and public hearing before the Planning and Development Department for a proposed outdoor boat storage facility located in Alex MacWilliam Boat Basin Park.

The submitted variance application states the request includes a one foot height increase for a chain-link fence. The code restricts the height of chain-link fences parallel to the street at four feet. Therefore, the actual request includes a two foot height variance to construct a six feet high chain-link fence parallel to the street along Acacia Road.

The applicant was informed of the option to petition the City Council to direct staff to propose revisions to the Code to allow six feet high chain-link fences in the P-2, Park District.

## **ANALYSIS**

In order to grant a variance from the provisions of the zoning ordinance, an applicant must satisfy the criteria of Section 66.02 (General Review Criteria) ***and*** Section 66.03 (Specific Review Criteria).

### **Section 66.02**

According to Section 66.02, the Planning and Zoning Board shall deny an application if it finds that the approval would:

- (a) Constitute any change in the districts shown on the zoning map;
- (b) Impair adequate supply of light or air to adjacent property;
- (c) Unreasonably increase the congestion in public streets;
- (d) Increase the danger of fire or panic;
- (e) Imperil the public safety;
- (f) Unreasonably increase overcrowding of land; or
- (g) Imperil the health or general welfare of the inhabitants of the city.

If approved, the staff finds that the proposed variance would not cause any of the above adverse impacts.

### **Section 66.03**

Section 66.03 includes the following *specific review criteria* that the applicant must demonstrate in order for the Planning and Zoning Board to grant a variance. It should be noted also that ***all the criteria must be meet*** in order for the variance to be granted.

1. Required Finding: *That the application of the zoning ordinance causes an exceptional and unique hardship.*

Applicant's Response: "The fence ordinance allows 6ft fence around property except facing the street where it is 5ft. We are very concerned about security of stored racing shells. They can easily be vandalized."

Staff's Analysis: The variance application states the request includes a one foot height increase for a chain-link fence. The code restricts the height of chain-link fences parallel to the street at four feet. Therefore, the actual request includes a two feet height variance to

construct a six feet high chain-link fence parallel to the street along Acacia Road.

As mentioned, the Code allows a four feet high chain-link fence to be erected parallel to any street as long as a two feet wide landscape strip is provided between the property line and fence. It should be noted that the Code also allows other types of fences to be a maximum of five feet in height that are located parallel to streets.

The applicant has not demonstrated that the request for an increase in the fence height would provide increased security. Also, the code does allow chain-link fences and other types of fences to be constructed on the subject property which demonstrates the request for a variance does not meet the test of an exceptional and unique hardship.

2. Required Finding:

*That the exceptional and unique hardship is not due solely to the owner's actions.*

Applicant's Response:

"The site is near to a bar where a lot of night-time activities go on. We need to maintain a secure storage area. A 5 foot fence is to low."

Staff's Analysis:

As noted above, the staff analysis indicates the applicant has not shown that there is an exceptional and unique hardship. It is the applicant's choice to propose the outdoor boat storage facility on this site and near the existing uses and therefore the situation is solely due to the applicant's actions.

3. Required Finding:

*That the variance granted will be compatible with the physical characteristics of the neighborhood.*

Applicant's Response:

"We will use plastic wrapped commercial grade fence (either black or green) and will use plantings on street side to mask most of the fence."

Staff's Analysis:

Granting a variance would create a non-conforming fence in the P-2, Park zoning district. As noted above, the proposed variance has not been found to be an exceptional and unique hardship as documented above. Therefore, this required finding is not relevant.

4. Required Findings: *That the variance granted will be in harmony with the intent and purpose of the Code.*

Applicant's Response: "We believe the intent of the code is to provide for security and to protect neighbors homes from obnoxious views. Or solution is in harmony and there are no neighbors."

Staff's Analysis: Approval of the requested variance would create a non-conforming fence in the P-2, Park zoning district and therefore would not be in harmony with the intent and purpose of the Code. Granting a variance to meet the preferences of the applicant does not meet the intent and purpose of the Code and would provide a benefit to this applicant not shared by others.

5. Required Finding: *That the variance granted is the minimum necessary in order to alleviate the exceptional and unique hardship.*

Applicant's Response: "We are only asking for one foot in height on one side of the property. This will provide a consistent fence height and is the minimum needed given the need for security."

Staff's Analysis: As noted above the proposed variance is not an exceptional and unique hardship as documented above. Therefore, it fails to meet the criterion that the variance is the minimum necessary in order to alleviate the exceptional and unique hardship.

#### **FINDING:**

The staff has reviewed the request for a variance from the provisions of Section 62.16 (c) (1& 2) fence height erected along or parallel to any street to allow construction of a proposed six feet high chain-link fence. The staff finds that the request does not meet the standards of review set forth in Code Section 66.03, as noted in the analyses above.

#### **RECOMMENDATION**

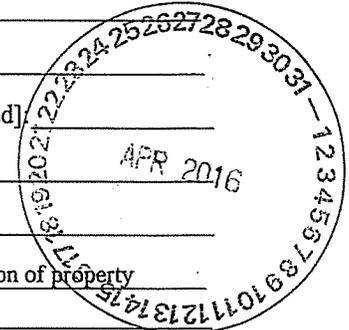
The staff recommends denial of the variance based on the finding above that the requested application does not meet all the review criteria of Section 66.03 of Code.

# VARIANCE APPLICATION

Application # V16-000004

I request a hearing regarding the terms of the Zoning Ordinances of the City of Vero Beach. This request relates to the property and zoning requirements set forth in this application.

1. PROPERTY ADDRESS 310 Acacia Road, Vero Beach FL 32963
2. PROPERTY OWNER City of Vero Beach PHONE 772.978.4710
3. OWNER ADDRESS P.O. Box 1389, Vero Beach, FL 32961
4. APPLICANT Indian River Rowing Club PHONE 772.532.7056
5. APPLICANT ADDRESS P.O. Box 643063, Vero Beach, FL 32964
6. RELATIONSHIP OF APPLICANT TO OWNER [i.e. same, attorney, engineer, architect, etc.]  
Lessee
7. PROPERTY PARCEL ID NUMBER 32403100000002000001.3
8. FULL LEGAL DESCRIPTION OF THE PROPERTY [as described in the deed]  
See attached description
9. ZONING DISTRICT C-1M P-2
10. VARIANCE REQUESTED Installation of 6' chain link fence on street facility portion of property
11. CITY CODE SECTION(S) INVOLVED \_\_\_\_\_
12. IS THIS REQUEST THE MINIMUM VARIANCE POSSIBLE?  Yes / No
13. HAS THIS REQUEST BEEN BEFORE THE BOARD PREVIOUSLY? Yes /  No Date: \_\_\_\_\_



I give permission to the members of the City staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information, and I understand that willful false statements and the like are misdemeanors of the second degree under Section 837.06, Florida Statutes. Such willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the Board procedures and application requirements. With this application I am submitting the necessary supporting materials listed.

Owner's Signature [Handwritten Signature] Date 4/28/16

---

## REQUIRED QUESTIONS FOR VARIANCE APPLICATION

---

Please answer each of the following questions fully. These questions will assist the Planning and Zoning Board to determine whether your application meets the minimum criteria for obtaining a variance as described in Chapter 66 of the Code of Ordinances. Use additional pages if necessary. The Planning and Zoning Board will not accept reference to a site plan as the answer to any of these questions.

1. Explain in detail how application of the Zoning Ordinance causes an exceptional and unique hardship?

The fence ordinance allows 6ft fence around property except facing the street where it is 5ft. We are very concerned about security of stored racing shells. They can easily be vandalized.

---

2. Can you establish that the exceptional and unique hardship is not due solely to the owner's actions? Please explain fully.

The site is near to a bar where a lot of night-time activities go on. We need to maintain a secure storage area.

A 5 foot fence is to low.

---

3. If granted, will the variance be compatible with the physical characteristics of the neighborhood? Please explain fully.

We will use plastic wrapped commercial grade fence (either black or green) and will use plantings on street side to mask most of the fence.

---

4. If granted, will the variance be in harmony with the intent and purpose of the Code? Please explain fully.

We believe the intent of the code is to provide for security and to protect neighbors homes from obnoxious views. Our solution is in harmony and there are no neighbors.

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5. If granted, is the variance the minimum necessary in order to alleviate the exceptional and unique hardship?

We are only asking for one foot in height on one side of the property. This will provide a consistent fence height and is the minimum needed given the need for security.

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