

AGENDA
REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, AUGUST 18, 2016, AT 1:30 PM
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA

I. PRELIMINARY MATTERS

Agenda Additions and/or Deletions

II. APPROVAL OF MINUTES

A. Regular/Workshop Meeting – August 4, 2016

III. PUBLIC COMMENT

IV. PUBLIC HEARING

[Quasi-Judicial]

A. Site Plan Application Submitted by David S. Knight, P.E., to Change the Use of Two Residences (2,955 Square Feet) to Business Professional Office Located at 1991 and 1995 34th Avenue (#MA15-000020)

The following site plans (B and C) will be heard as one item, but will require two separate votes.

[Quasi-Judicial]

B. Site Plan Application Submitted by Kimley-Horn and Associates, Inc. for Site Improvements to the Existing Driveway Connections along US 1 and 18th Street for 1750 US 1 - WalMart (#SP16-000006)

[Quasi-Judicial]

C. Site Plan Application Submitted by Kimley-Horn and Associates, Inc. for Site Improvements to the Existing Driveway Connections along US 1 and 18th Street for 1780 US 1 – Sonic (#SP16-000007)

[Quasi-Judicial]

D. An Ordinance of the City of Vero Beach, Florida, Requested by Raymond Comparetta for WMAK, LLC, Amending the Official Zoning Map by Changing the Zoning District Designation of RM-8, Residential Multifamily Medium Density, to POI, Professional Office and Institutional, for Property Located East of US 1 at Pickerill Lane Containing 6.1 Acres, More or Less, Providing for an Effective Date (#Z16-000003-MAP)

V. WORKSHOP

Discussion of Draft Goal, Objectives and Policies (GOPs) for the Housing Element of the Comprehensive Plan (if time permits)

- VI. PLANNING DEPARTMENT MATTERS**
- VII. BOARD MEMBERS' MATTERS**
- VIII. 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, AUGUST 4, 2016 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

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

Excused Absences: Don Croteau and Richard Cahoy

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

Mr. Tim McGarry, Planning and Development Director, gave the Board members a copy of some language changes in the proposed draft Ordinance that would be discussed under item IV-A) on today's agenda, as well as *Exhibit B - the 2035 Roadway Improvement Plan* (map) that would be discussed under item V-A) *Chapter 3 - Transportation Element Goals, Objectives, and Policies* on today's agenda (both items are attached to the original minutes).

II. APPROVAL OF MINUTES

A) Regular Meeting – July 7, 2016

Mrs. Minuse referred to page six (6) of the July 7, 2016 Planning and Zoning Board minutes. She noted that the word "stripping" should be "striping."

Mr. Daige made a motion to approve the minutes of the July 7, 2016 Planning and Zoning Board meeting as amended. Mrs. Hillman seconded the motion and it passed unanimously.

B) Regular/Workshop Meeting – July 21, 2016

Mrs. Minuse made a motion to approve the minutes of the July 21, 2016 Planning and Zoning Board meeting. Mr. Daige seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Legislative]

A) Public Hearing on Proposed Amendment to Chapter 62, Article 1, P-1 and P-2 Zoning Districts Related to Fence and Wall Height

Mr. McGarry went over staff's report with the Board members (attached to the original minutes). He referred to the handout with the proposed language change. He reported that the only change that was made was that they added the wording under Section 62.16 (a), *or the boundaries of the leased premises*. He then went back to staff's report under Section 62.16 (e) where it states, *new Section 62.16 (e) requires that all chain-link and galvanized wire fences be coated with a colored PVC or similar coating*. He explained that he did not get into the color of the fences because there could be

different circumstances where one color would be more appropriate than another.

Mr. Daige suggested that they add the word “*compatible*” so it would state, *all chain-link and galvanized wire fences be coated with a compatible colored PVC or similar coating*. He said in a Park setting, someone could decide that they want to be artistic with the fence and use pink, green, purple, orange, etc. He felt that adding the word “*compatible*” would give some flexibility.

Mr. McGarry questioned compatible with what.

Mr. Daige answered compatible with a Park setting.

The Board members agreed that they would add the verbiage “*compatible with a Park setting.*”

The Chairman opened and closed the public hearing at 1:49 p.m., with no one wishing to be heard.

Mrs. Hillman made a motion that the Board approves the proposed Ordinance with the amendments made by Mr. McGarry and Mr. Daige. Mrs. Minuse seconded the motion and it passed 5-0 with Mr. Daige voting yes, Mr. Wells yes, Mrs. Hillman yes, Mrs. Minuse yes and Mr. Lauffer yes.

V. WORKSHOP

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

Mr. McGarry gave a brief overview of the proposed changes to *Chapter 3 - Transportation Element Goals, Objectives, and Policies* with the Commission members (attached to the original minutes). He said Exhibit B is a map that shows the improvements listed on page 3-2, Section 1.5 (2035 Roadway Improvement Plan that was handed out earlier at today’s meeting).

*Please note that discussion took place throughout the presentation.

Mr. Daige referred to page 3-2, Section 1.5. He said 19th Street is another street that needs a lot of work.

Mr. McGarry explained that the projects listed were capacity type projects. He said it is geared toward maintaining capacity and making improvements where they have to. He said that is not to say that 19th Street is not a valid project, it is just that it doesn’t fit into what the Comprehensive Plan looks at.

Mr. Daige referred to page 3-6, Section 2.6. He suggested that they add “*neighborhoods*” to the list of who the City would coordinate with for roadway projects. He felt that it would be helpful to get input from existing neighborhoods when doing certain projects.

The Board members agreed. Mr. McGarry said that he would make that change.

Mrs. Minuse referred to Section 2.8. She suggested that they add “*to require safety*” after *Quiet Zone*. She explained that she wanted compliance with all safety standards.

Mr. McGarry explained in order to have a quiet zone the Federal Rail Administration Safety Standards have to be met. He said that he would look at this section again.

Mrs. Minuse suggested that they add to the statement, “*all involved agencies, such as the Florida Department of Transportation, Federal Rail Administration, private companies, such as All Aboard Florida,*” etc. She explained that they were not only dealing with passenger trains, but enhanced freight trains as well.

Mr. McGarry said that he would work on it. He asked Mrs. Minuse if she wanted a more general statement. Mrs. Minuse answered yes.

Mr. Daige referred to page 3-8, Section 3.9. He suggested that they take out the word “*support*” from the statement “*The City shall support efforts to bring passenger rail service to Vero Beach and its Downtown to increase mobility, provide for transportation choice, and enhance opportunities for mixed-use development.*” He did not think it was good to have the word “*support*” in the Comprehensive Plan.

Mr. McGarry suggested that they use the wording “*shall investigate.*”

The Board members agreed.

Mr. Daige read into the record Section 3.10, “*The City shall not support high-speed passenger rail service through Vero Beach, unless, at a minimum, the proposed service includes a passenger stop in the City subject to an evaluation of the pros and cons of such service as described in Policy 3.9.*” He said that he would be real hesitant to support anything to do with the high speed rail with a stop here. He said the community was not thrilled with having a stop here or with having the high speed rail.

Mrs. Minuse questioned if they even needed to address this.

After a brief discussion, the Board members agreed to delete Section 3.10 from the Comprehensive Plan.

Mr. Daige said on page 3-12 the note in red states, “*No potential historic and/or scenic roadways have been identified within the City limits.*” He asked does the City have any historic or scenic roadways.

Mr. McGarry said that he would do some more research on this because he thought A1A might be a historic roadway. He noted that the items in “red” were for the Board as a reference. They would not be in the Comprehensive Plan.

Mr. Daige referred to page 3-13, Section 7.3. He suggested that they add “*neighborhoods*” to the statement, “*The City’s Planning and Public Works Departments will schedule, as needed, regular meetings with appropriate FDOT officials to review and discuss these issues and develop written standards agreeable to both entities.*”

Mr. McGarry said they could, but this was more at a governmental level. He said this was really to look at design standards overall, not a specific neighborhood or a specific project.

VI. PLANNING DEPARTMENT MATTERS

Mr. McGarry reported that he would try to have a workshop on the Comprehensive Plan at their next meeting, but because there will be four (4) quasi-judicial hearings they might not have time for the workshop.

VII. BOARD MEMBERS' MATTERS

None

VIII. ADJOURNMENT

Today's meeting adjourned at 3:03 p.m.

/sp

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Lawrence Lauffer and Planning and Zoning Board Members

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

FROM: Gayle Lafferty, AICP 
Planner

DATE: August 3, 2016

SUBJECT: Site Plan Application #SP15-000020 – Submitted by Knight, McGuire & Associates, Inc., change of use from residential to business and professional office at 1991 & 1995 34th Avenue

OVERVIEW

Project Description

This after-the-fact project is seeking to obtain site plan approval for the conversion of two existing single family residences (totaling 2,955 square feet), to business and professional office to be used for the property owner's business. In conjunction with proposed conversion, the applicant proposes the construction of on-site parking, drainage and required landscaping.

Attachment A to this report provides a project description and fact sheet including general background information and site information and details on project development specifications. This attachment is followed the site plan application and pertinent site plan materials.

BACKGROUND

The project site is designated RM, Residential Medium on the Comprehensive Plan Future Land Use Map and the Zoning classification is POI, Professional, Office & Institutional District. A business & professional office is a permitted use in the POI Zoning District.

The subject property is located at the southwest corner of State Road 60 and 34th Avenue. The project meets the definition of a major site plan review and requires Planning and Zoning Board approval and a Neighborhood Meeting. On December 1, 2015 the applicant conducted a Neighborhood Meeting for the proposed project. This meeting was held at 6:00 p.m. at City Hall. One neighbor attended the meeting. 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 classified this as a small project, generating less than 100 trips per day. Estimated traffic is approximated 30 trips per day, all light traffic, and a Traffic Impact Study was not required. 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 stormwater management standards.

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 good transition between residential uses to the south and the heavily travelled commercial corridor along State Road 60. As the building will be used for generally day-time office use, it should have little or no disruptive noise impact on nearby residential uses.

There is an existing non-conforming north front yard setback of 25 foot, and the buildings are both under the required 2,000 square foot (1,648 SF and 1,307 SF), however Sec. 62.18 (f), allows single-family residences to be converted to POI uses without complying with the POI setbacks or minimum building size as long as the external structure of the building is not enlarged, except that an enlargement which itself meets the POI setbacks.

The proposed layout of the driveways and parking creates no safety hazards 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. A City of Vero Beach Right-of-Way Permit and a Florida Department of Transportation Right-of-Way Permit shall be obtained following site plan approval.
4. All required building permit applications shall be submitted to the Indian River County Building Division with a copy of the Planning and Development Department by no later than 15 days from the effective date of site plan approval.
5. Obtain the final certificates of occupancy for the subject property by no later than November 16, 2016, or 90 days from the effective date of the major site plan approval.
6. Tree Mitigation from #TR15-000135 shall be installed and inspected prior to the issuance of C.O.

GL
Attachments

**ATTACHMENT A
DARNELL DESIGN, INC.
CORPORATE OFFICE
PROJECT FACT SHEET**

PROJECT DESCRIPTION

Convert two single-family residences (totaling 2,955 square feet) into business and professional office with associated parking, stormwater, and landscaping.

GENERAL INFORMATION

Location: 1991 & 1995 34th Avenue
Owner: Deborah Darnell
**Applicant/
Engineer:** Knight, McGuire & Associates
Tax ID Number: 33 39 03 00019 0010 00001.0; 33 39 03 00019 0010 00001.1

SITE INFORMATION

Future Land Use Designation: RM – Residential Medium
Zoning Designation: POI – Professional, Office, Institutional
Proposed Use: A business and professional office is a permitted use in the POI Zoning District
Area of Development: 0.48 acres (21,150 sf)
Surrounding Zoning:
North: POI-Professional, Office, Institutional
East: POI-Professional, Office, Institutional
South: POI-Professional, Office, Institutional
West: POI-Professional, Office, Institutional

Surrounding Existing Land Uses:

North: Medical Office/Vacant land
East: Medical Office
South: Single Family Residence
West: Medical

Development Specifications

Specifications/ Code Citation	Required	Proposed
Building height (ft) [Sec. 62.20]	35'	<35
Lot width [Sec.62.21]	100	141/150
Setbacks [Sec. 62.22]		
North front yard	30	25 ¹
South side yard	10	10
West side yard	10	69.9
East front yard [Sec. 62.22]	30	30
Open area [Sec. 62.27]	25	63
Parking [Sec. 63.04]		
[Office 2,955 sf @ 1/300 = 9.85 or 10]		
Standard	7	9
Compact	2	0
Handicap	<u>1</u>	<u>1</u>
Total	10	10
Flood Zone	X	

Landscape Specifications

Specifications/ Code Citation	Required	Proposed
Perimeter-Parking Area and Lot		
POI Landscape strip (width) [Sec.62.25]	10	10
Trees (1/40 feet) [Sec.62.25 (a)]	16	16
Hedge (1/10 feet) [Sec.62.25 (b)]	58	58
Max. Number of trees replaced by		
Palms [Sec. 72.13 (b)]	4	1
Large canopy trees [Sec. 72.13 (b)]	6	14

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 # SP15-000020

APPLICANT: DAVID S. KNIGHT, P.E. Telephone: (772) 569-5505

Fax or Email: civil@knightmcquire.com

MAILING ADDRESS: 80 ROYAL PALM POINTE SUITE 401; VERO BEACH 32960

PROPERTY OWNER: DEBORAH DARNELL

OWNER ADDRESS: 1995 34th Ave., Vero Beach, FL 32960

SITE ADDRESS: 1991 & 1995 34th ~~STREET~~ ^{Ave.} VERO BEACH 32960

PARCEL I.D. NUMBER: 33390300019001000001.1, 33390300019001000001.0

ZONING DISTRICT: POI FLOOD ZONE: X

CONDITIONAL USE ? No PLANNED DEVELOPMENT? No

Floor Area Square Footage: Existing 2,955 Proposed 2,955

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: CHANGE OF OCCUPANCY FROM SINGLE FAMILY RESIDENCE TO BUSINESS - CODE COMPLIANT PARKING AREA AND ADA COMPLIANT ACCESS TO BOTH EXISTING STRUCTURES LANDSCAPING AND DRAINAGE TO CODE.

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] _____
Applicant Signature Date 11/10/15

*Property Owner Signature Date

DAVID S. KNIGHT, P.E.
Applicant Name (Print)

LOA attd
Property Owner (Print)

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

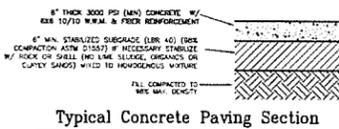
Application Fee: _____

LINE/SYMBOL LEGEND

- R/W CENTERLINE
- PROPERTY LINE @ R/W
- ADJACENT PROPERTY LINE @ R/W
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PARKING/DRIVE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING TREE to remain
- EXISTING WATER METER
- EXISTING UTILITIES POLE

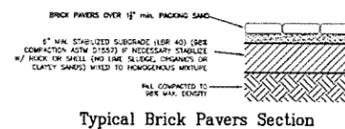
HATCH LEGEND

- PROPOSED PARKING & DRIVE
- EXISTING BUILDING FOOTPRINT
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE SURFACE
- PROPOSED HANDICAP ACCESSIBLE RAMP
- PROPOSED TREE GUMBO LIMB or equal
- PROPOSED TREE LIVE OAK or equal



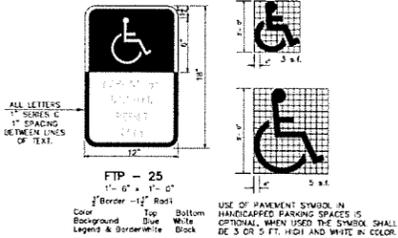
Typical Concrete Paving Section

N.T.S.



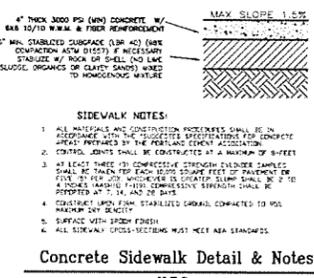
Typical Brick Pavers Section

N.T.S.



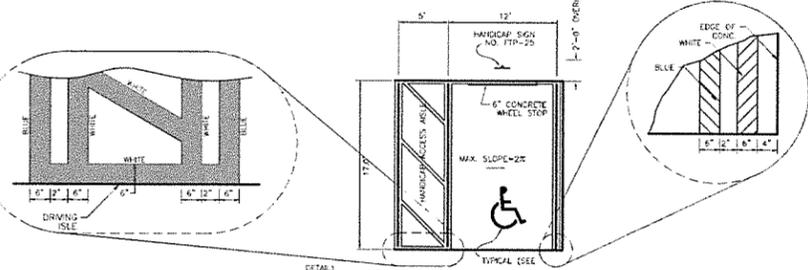
Handicapped Pavement Symbol Details

N.T.S.



Concrete Sidewalk Detail & Notes

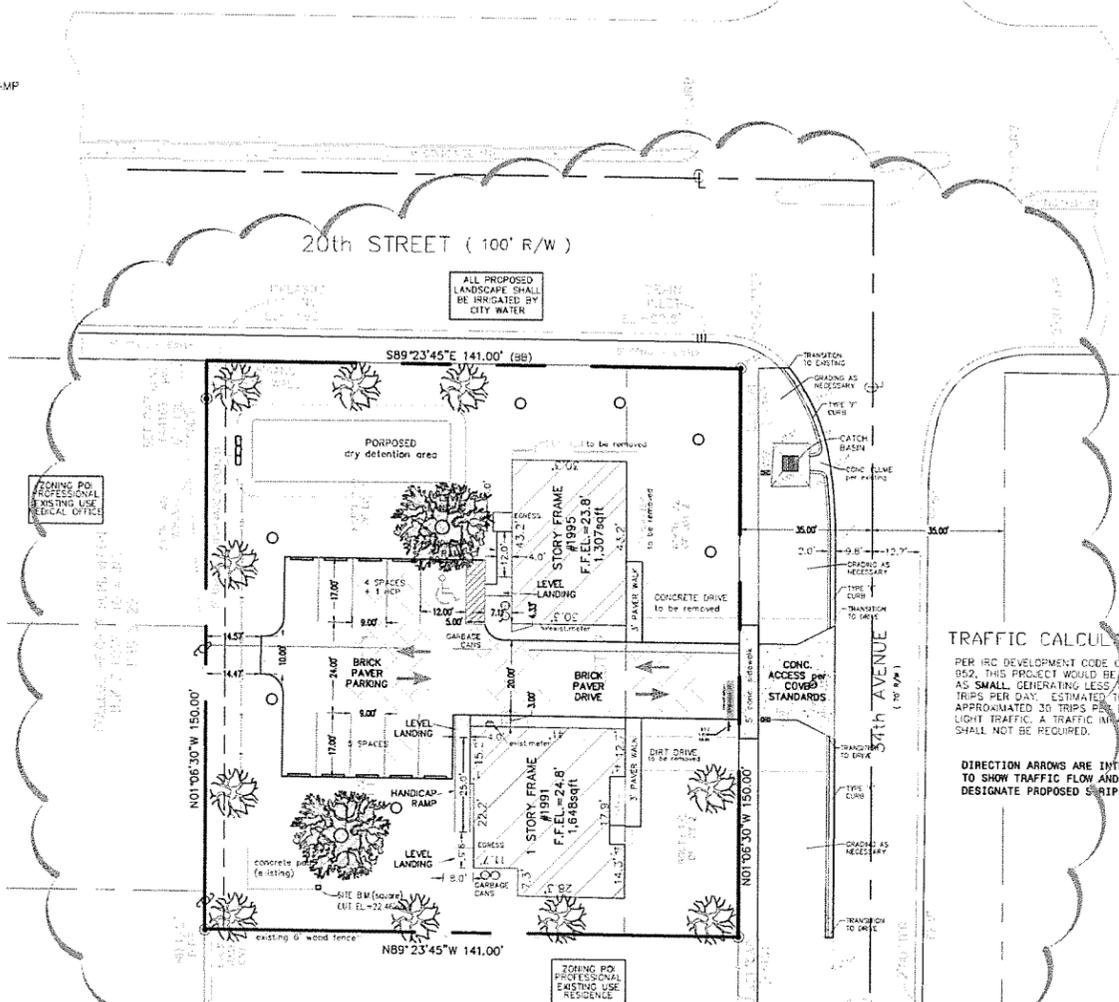
N.T.S.



Typical Handicapped Parking Stall Details

N.T.S.

PERMIT APPROVAL SET
NOT FOR CONSTRUCTION



02

TRAFFIC CALCULATION
PER IRC DEVELOPMENT CODE CHAPTER 952, THIS PROJECT WOULD BE CLASSIFIED AS SMALL, GENERATING LESS THAN 100 TRIPS PER DAY. ESTIMATED TRAFFIC IS APPROXIMATED 30 TRIPS PER DAY. ALL LIGHT TRAFFIC. A TRAFFIC IMPACT STUDY SHALL NOT BE REQUIRED.

DIRECTION ARROWS ARE INTENDED TO SHOW TRAFFIC FLOW AND DO NOT DESIGNATE PROPOSED STRIPING

SITE DATA

OWNER..... DEBORAH DARNELL
1050 49TH AVENUE
VERO BEACH, FL 32966
(772) 633-8891

ENGINEER/APPLICANT..... DAVID S. KNIGHT, PE, FL. REG. 41060
KNIGHT, MCGUIRE & ASSOCIATES, INC.
80 ROYAL PALM POINTE, SUITE 401
VERO BEACH, FL 32960
(772) 569-5505
civil@knightmcguire.com

SURVEYOR..... HAYHURST LAND SURVEYING, INC.
SURVEYING & MAPPING COMPANY
445 9TH STREET S.W. UNIT 7
VERO BEACH, FL 32962
(772) 569-6680 (p)
(772) 770-3446 (f)
hayhursts@live.com

PROJECT DESCRIPTION..... SITE PLAN FOR BUSINESS OFFICES WITH REQUIRED PARKING, ETC.

PROJECT ADDRESS..... 1991 34TH AVENUE
KENNEDY TERRACE SUBDIVISION
VERO BEACH, FL 32960

PARCEL DATA:

ID No..... 33390300019001000001.0
ZONING: PO1 (Professional, Office, Inst.)
FUTURE LAND USE: RM (RESIDENTIAL MEDIUM)
PARCEL AREA: 10,575 SF (0.24 Ac)

ID No..... 33390300019001000001.1
ZONING: PO1 (Professional, Office, Inst.)
FUTURE LAND USE: RM (RESIDENTIAL MEDIUM)
PARCEL AREA: 10,575 SF (0.24 Ac)

WATER..... CITY OF VERO BEACH PUBLIC SYSTEM
SEWER..... CITY OF VERO BEACH PUBLIC SYSTEM
WASTE..... COVB - CURBSIDE PICK-UP (RESIDENTIAL CONTAINER)

FLOOD ZONE..... X, ACCORDING TO MAP 12061C0243 H, DATED DECEMBER 4, 2012.

PARKING REQUIREMENTS:

USE: BUSINESS OFFICES..... 1 SPACE/300 SF
GROSS FLOOR AREA..... 2,955 SF

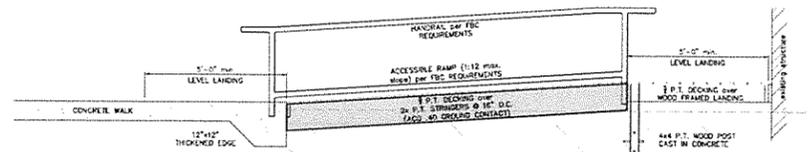
CODE REQUIRED PARKING: 2,955sf/300sf = 10 SPACES

PROPOSED PARKING:
HANDICAPPED..... 1 SPACES
STANDARD..... 9 SPACES
TOTAL PROPOSED..... 10 SPACES

AREA CALCULATIONS:

TOTAL PARCEL AREA..... 21,150 S.F. (100%)
EXISTING IMPERVIOUS..... 3,720 S.F. (18%)
EXISTING OPEN SPACE..... 17,420 S.F. (82%)
PROPOSED IMPERVIOUS..... 7,812 S.F. (37%)
PROPOSED OPEN SPACE..... 13,338 S.F. (63%)

TOTAL FLOOR AREA (existing)..... 2,955 S.F. BUSINESS USE
FLOOR AREA RATIO (FAR)..... 14% (50% max. ALLOWED)
BUILDING HEIGHT (existing)..... approx. 15' MEAN HEIGHT



Typical HCP ACCESS RAMP

N.T.S.

1/15/2016 10:00am - 10:00am

DESIGNED	DSK	DATE	11-10-2015
DRAWN	PMP	DATE	
CHECKED	DSK	DATE	
PMP	SCALE	AS NOTED	
BY	DATE	11-10-2015	

KNIGHT, MCGUIRE & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
80 ROYAL PALM POINTE, SUITE 401 VERO BEACH, FL 32960
PHONE: (772) 569-5505 FAX: (772) 569-1455 E-MAIL: CIVIL@KnightMcGuire.com
CERTIFICATE OF AUTHORIZATION NUMBER - 00006335

DARNELL DESIGN, INC.
Corporate Offices
City of Vero Beach

SITE PLAN
1991 & 1995 34th AVENUE

DATE	DATE	PROJECT NO.
Scott B. McGuire, P.E. FL Reg. No. 39573	David S. Knight, P.E. FL Reg. No. 41060	15-047
		SHEET
		1 of 3

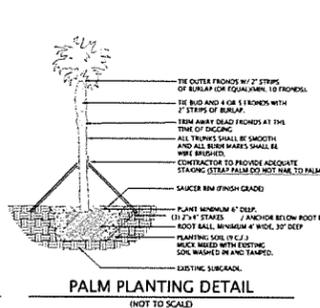
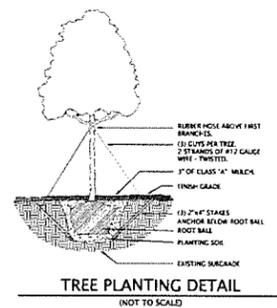
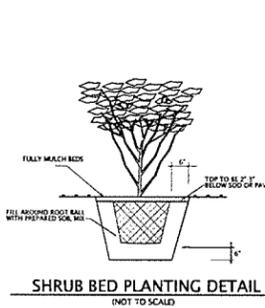
LINE/SYMBOL LEGEND

- R/W CENTERLINE
- PROPERTY LINE @ R/W
- ADJACENT PROPERTY LINE @ R/W
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- E.E.O.P.
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PARKING/DRIVE
- EXISTING CATCH BASIN
- EXISTING TREE to remain
- EXISTING TREE to be removed
- EXISTING WATER METER
- EXISTING UTILITIES POLE
- PROPOSED TREE CANOPY
- EXISTING TREE CANOPY

HATCH LEGEND

- PROPOSED PARKING & DRIVE
- EXISTING BUILDING FOOTPRINT
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE SURFACE
- PROPOSED HANDICAP ACCESSIBLE RAMP
- PROPOSED TREE GUMBO LIMBO or equal
- PROPOSED TREE LAUREL OAK or equal
- CONTINUOUS HEDGE (SHRUBS) DWARF YAUPON HOLLY
- PROPOSED TREE FOXTAIL PALM or equal

PLANT MATERIAL LIST						
QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/CONT. SIZE	SPACING	MIN. HEIGHT	NOTES
3	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	1 1/2" CAL. CLUSTER	VARIABLE	15'	*SEE PLANTING DETAIL FOR TREES
	<i>Delonix regia</i>	ROYAL PONCIANA	NA	EXIST	NA	NATIVE - SALT & DROUGHT TOLERANT
3	<i>Bursaria sinaruba</i>	GUMBO LIMBO	3" CAL AS SHOWN	12'		NATIVE - SALT & DROUGHT TOLERANT
3	<i>Quercus laurifolia</i>	LAUREL OAK	4" CAL AS SHOWN	12'		NATIVE - SALT & DROUGHT TOLERANT
	<i>Quercus virginiana</i>	LIVE OAK	4" CAL AS SHOWN	12'		NATIVE - SALT & DROUGHT TOLERANT
1BD	<i>Spartina alterniflora</i> and alternates	CORDGRASS AND ALTERNATES	5 GAL	4"	36"	NATIVE - SALT & DROUGHT TOLERANT
20#	<i>Muhlenbergia capillaris</i>	HAIRGRASS	2 GAL	3"	18"	NATIVE - SALT & DROUGHT TOLERANT
	<i>Coccoloba uvifera</i>	SEACRAPE	5 GAL	6"	30"	NATIVE - SALT & DROUGHT TOLERANT
25min	<i>Ilex vomitoria 'Nana'</i>	DWARF YAUPON HOLLY	5 GAL	4"	36"	NATIVE - SALT & DROUGHT TOLERANT



TREE CALCULATIONS:

1404 feet SREG FRONTAGE @ 1 TREE/40' = 4 TREES (required - frontage)
 2 OAK (existing), 1 PALM (existing, mature) & (3) FOXTAIL PALM (proposed, cluster) = 4 TREES (provided)
 * / SHRUBS (DWARF YAUPON HOLLY) as demonstrated

1504 feet 34th FRONTAGE @ 1 TREE/40' = 4 TREES (required - frontage)
 2 OAK (existing) & 2 LAUREL OAK (proposed) = 4 TREES (provided)
 * / SHRUBS (DWARF YAUPON HOLLY) as demonstrated

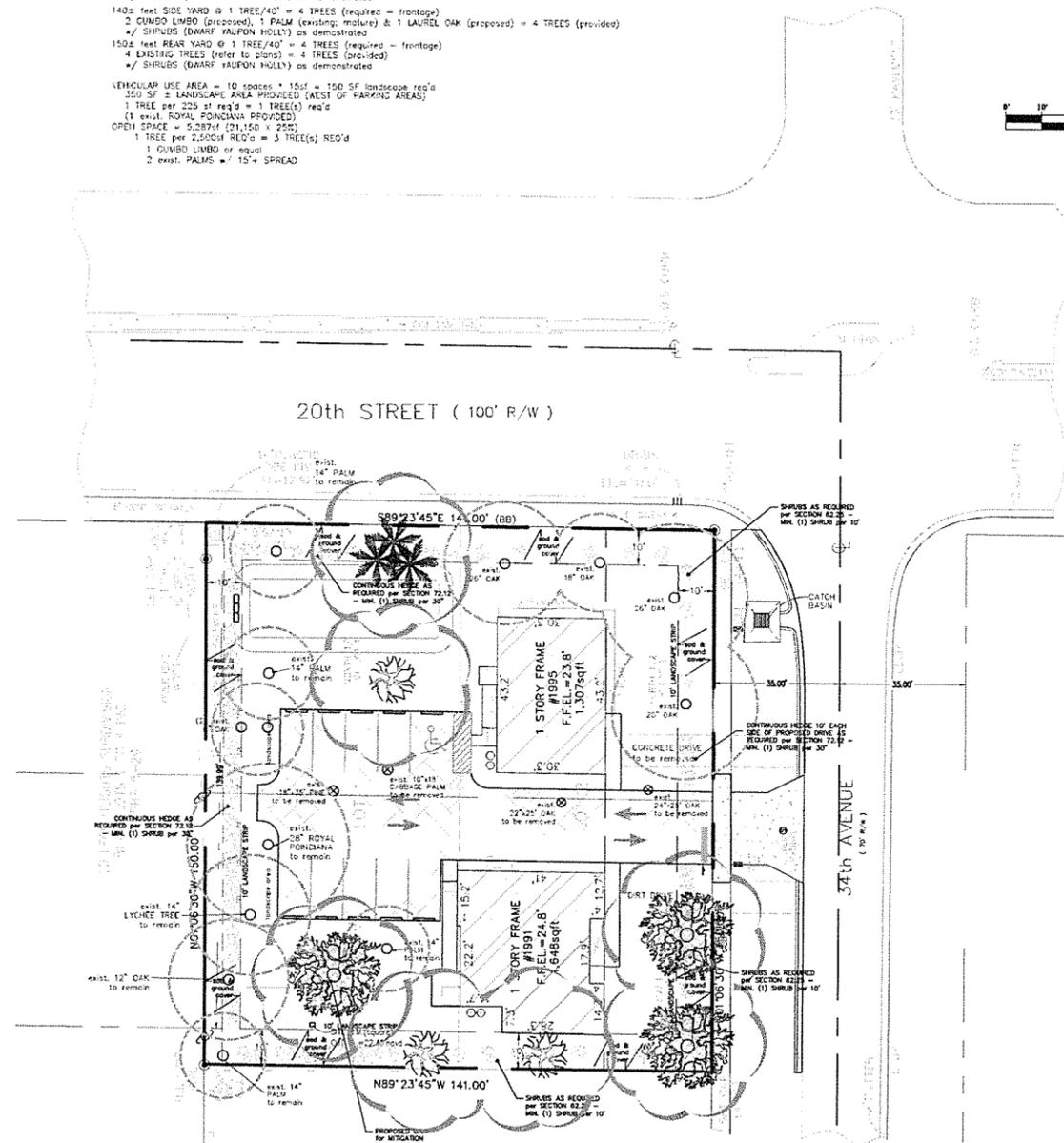
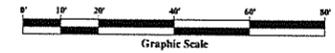
1426 feet SIDE YARD @ 1 TREE/40' = 4 TREES (required - frontage)
 2 GUMBO LIMBO (proposed), 1 PALM (existing, mature) & 1 LAUREL OAK (proposed) = 4 TREES (provided)
 * / SHRUBS (DWARF YAUPON HOLLY) as demonstrated

1504 feet REAR YARD @ 1 TREE/40' = 4 TREES (required - frontage)
 4 EXISTING TREES (refer to plans) = 4 TREES (provided)
 * / SHRUBS (DWARF YAUPON HOLLY) as demonstrated

VEHICULAR USE AREA = 10 spaces * 150sf = 150 SF landscape req'd
 350 SF ± LANDSCAPE AREA PROVIDED (WEST OF PARKING AREAS)
 1 TREE per 225 sf req'd = 1 TREE(S) req'd
 (1 equal ROYAL PONCIANA PROVIDED)
 OPEN SPACE = 5,287sf (21,150 x 25%)
 1 TREE per 2,500sf req'd = 3 TREE(S) req'd
 1 GUMBO LIMBO or equal
 2 equal PALMS or 15' ± SPREAD



North



PERMIT APPROVAL SET
NOT FOR CONSTRUCTION

C:\Users\knight\Documents\Projects\2014\2014-06-26-2016-10-23.dwg
 DATE: 06-26-2016

DESIGNED	DSK	THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER. WHICHEVER THE PROJECT FOR WHICH THEY ARE MADE IS CLASSIFIED OR NOT, THEY SHALL BE KEPT IN THE OFFICE OF THE ENGINEER. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.	KNIGHT, McGUIRE & ASSOCIATES, INC. CONSULTING ENGINEERS AND PLANNERS 80 ROYAL PALM POINTE, SUITE 401 VERO BEACH, FL 32960 PHONE: (772) 569-5505 FAX: (772) 569-1455 E-MAIL: CLK@KnightMcGuire.com CERTIFICATE OF AUTHORIZATION NUMBER - 00060335	DARNELL DESIGN, INC. Corporate Offices City of Vero Beach	LANDSCAPE PLAN 1991 & 1995 34th AVENUE	DATE:	DATE:	PROJECT NO.
DRAWN	PMP					Scott B. McGuire, P.E.	David S. Knight, P.E.	15-047
CHECKED	DSK					FL Reg. No. 39573	FL Reg. No. 41060	SHEET
SCALE	AS NOTED							3 of 3
BY	DATE	06-26-2016						

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Lawrence Lauffer and Planning and Zoning Board Members

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

FROM: Gayle Lafferty, AICP
Planner

DATE: August 12, 2016

SUBJECT: Site Plan Applications #SP16-000006 – Walmart Neighborhood Market and #SP16-000007 - Sonic Restaurant - Submitted by Kimley-Horn and Associates, Inc., site plan improvements to the existing driveway connections along U.S. Hwy 1 and 18th Street

OVERVIEW

The two site plans will be presented together as the improvements will impact both sites, but they will be approved under two separate Development Orders. The properties involved are the Walmart Neighborhood Market (former Albertson's store), and Sonic Restaurant.

Project Description

The applicant proposes to make modifications to the existing vehicular access connections which currently serve the overall retail development (including the Sonic restaurant) are proposed as part of this proposed redevelopment project.

Currently, there are two vehicular access points both on US Hwy 1 and 18th Street. The proposed projects will reduce this number to only one on US Hwy 1 and 18th Street.

Attachment A (Walmart) and Attachment B (Sonic) to this report provide a project description and fact sheet including general background information and site information and details on project development specifications. The attachments are followed by the site plan applications and pertinent site plan materials.

BACKGROUND

The project site is designated C, Commercial on the Comprehensive Plan Future Land Use Map and the Zoning classification is C-1, Highway Oriented Commercial District. A retail store and a drive-through restaurant are permitted uses in the C-1 Zoning District.

The subject properties are located on U.S. Hwy 1, between 17th Street, and 18th Street. The projects meet the definition of major site plan review due to the modifications to access points and parking layouts and require Planning and Zoning Board approval.

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 plans 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 plans' compliance with all development regulations was reviewed by the Planning and Development Department, Public Works Department, and other applicable departments. Attachment A and Attachment B provide information on how the projects meet development regulations. Both projects will reduce and reconfigure parking on site, but both sites will still exceed the minimum parking requirements. The proposed site plans meet all landscaping, parking, and stormwater management standards.

Both sites currently have non-conforming open space calculations of 19.6%, with the proposed improvements the open space will be increased to 23.8% on the Walmart site and 40.6% on the Sonic site.

Finding. The staff finds the site plans are compliant with all provisions of the Land Development Regulations

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

Analysis. The proposed vehicular access connections will reduce access points on US Hwy 1 and 18th Street, by providing joint access. Sonic will provide access to Walmart from US Hwy 1, and Walmart will provide access to Sonic from 18th Street.

The proposed site plans will improve the existing parking and driveway layout and will reduce safety hazards and will not have any adverse impact on adjacent properties.

Finding. The staff finds that the proposed site plans are 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 applications meet the provisions for site plan approval and recommends approval of the site plans 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. A City of Vero Beach Right-of-Way Permit for the improvements on 18th Street shall be obtained following site plan approval.
4. A Florida Department of Transportation Right-of-Way Permit shall be obtained for improvements on US Hwy 1 following site plan approval.
4. Tree Mitigation from #TR16-000077, and #TR16-000078 shall be installed and inspected prior to the issuance of a Certificate of Completion.
5. The applicant shall enter into a cross-access easement(s) with Sonic and provide a copy of the recorded document to the Planning & Development Department, prior to the issuance of a Certificate of Completion.

GL
Attachments

**ATTACHMENT A
WALMART NEIGHBORHOOD MARKET
PROJECT FACT SHEET**

PROJECT DESCRIPTION

Site plan improvements to the existing driveway connections along U.S. Highway 1 & 18th Street

GENERAL INFORMATION

Location: 1750 U.S. Highway 1
Owner: ABS FLA Investor, Inc.
**Applicant/
Engineer:** Sara Battles, P.E. – Authorized Agent
Kimley-Horn and Associates, Inc.
Tax ID Number: 33 39 01 00027 0020 00004.0

SITE INFORMATION

Future Land Use Designation: C - Commercial
Zoning Designation: C-1 – Highway Oriented Commercial
Existing Use: Retail is a permitted use in the C-1 Zoning District
Area of Development: 5.09 acres (221,720.4 sf)
Surrounding Zoning:
North: C-1, Highway Oriented Commercial, RM-10/12 – Multiple-Family Residential
East: RM-10 – Multiple-Family Residential (Indian River County)
South: C-1, Highway Oriented Commercial
West: C-1, Highway Oriented Commercial

Surrounding Existing Land Uses:

North: Retail/Multiple-family residential
East: Vacant land/Multiple-family residential
South: Retail
West: Retail/Hotel

Development Specifications

Specifications/ Code Citation	Required	Proposed
Open area [Sec. 62.38]	25	23.8 ¹
Parking [Sec. 63.04]		
[Retail 43,595 sf @ 1/250 = 174.4 or 175]		
Standard	135	186
Compact	34	0
Handicap	<u>6</u>	<u>10</u>
Total	175	196
Flood Zone	X	

Landscape Specifications

Specifications/ Code Citation	Required	Proposed
Landscape strip (west/north)	10	10
Landscape strip (east)	5	19
Trees (1/40 feet) [Sec.72.12]	10	x
Hedge (continuous)]	yes	yes
Max. Number of trees replaced by		
Palms [Sec. 72.13 (b)]	2	3 ²
Large canopy trees [Sec. 72.13 (b)]	4	6

COMMENTS:

1. The open space calculation is an existing non-conformity. The site currently has 19.6% open space, with the proposed modifications with this project open space will be increased to 23.8%.
2. The total number of trees proposed exceed the number of trees required, allowing for additional palms.

Wal-Mart

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 # SP-16-000006

APPLICANT: Sara Battles, P.E. - Authorized Agent for Walmart Telephone: 772-794-4033

Fax or Email: Sara.Battles@Kimley-Horn.com

MAILING ADDRESS: 445 24th Street, Suite 200, Vero Beach, FL 32960

PROPERTY OWNER: ABS FLA INVESTOR, INC.

OWNER ADDRESS: 250 East park Center Blvd., Boise, Idaho, 83726

SITE ADDRESS: 1750 S U.S. HWY 1, Vero Beach, FL 32960

PARCEL I.D. NUMBER: 33-39-01-00-02-7002-0000004.0

ZONING DISTRICT: C-1

FLOOD ZONE: x

CONDITIONAL USE ? No

PLANNED DEVELOPMENT? No

Floor Area Square Footage:

Existing 43,595 Proposed 43,595

Number of Dwelling Units:

Existing n/a Proposed n/a

Number of Hotel/Motel Units:

Existing n/a Proposed n/a

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: Site Plan improvements to the existing driveway connections along U.S. HWY 1 and 18th Street.



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.

Sara Battles

May 26, 2016

Applicant Signature _____ Date _____

*Property Owner Signature _____ Date _____

Sara Battles, P.E.

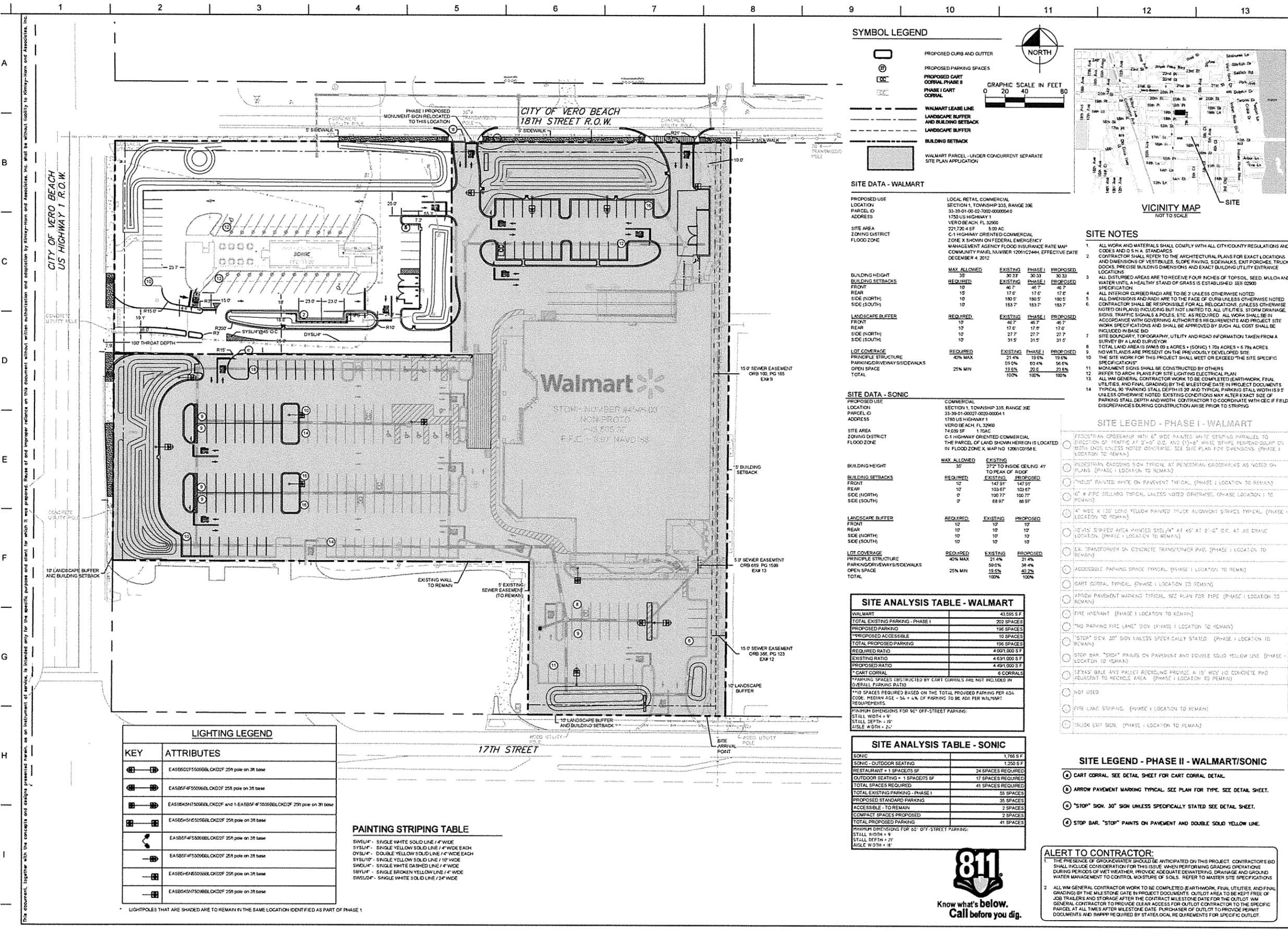
Applicant Name (Print) _____

Property Owner (Print) _____

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

Application Fee: \$1,080

sited By: Jorgensen, Kishino Street Set Walmart - Vero Beach-Phase II Layout: 6220 SITE PLAN July 28, 2016 05:27:39pm K:\VWB_DEVELOP\7253 - Vero Beach-Phase II\Layout\6220 - Site Plan - 4546.dwg



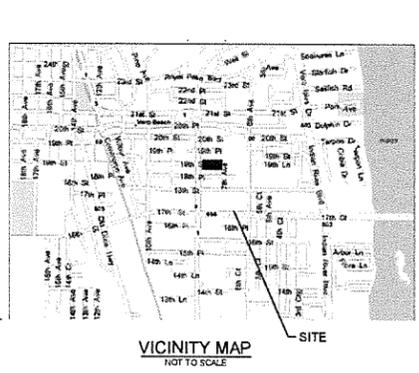
SYMBOL LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED CART CORRAL PHASE I
- PROPOSED CART CORRAL PHASE II
- WALMART LEASE LINE
- LANDSCAPE BUFFER AND BUILDING SETBACK
- BUILDING SETBACK
- WALMART PARCEL - UNDER CONCURRENT SEPARATE SITE PLAN APPLICATION

SITE DATA - WALMART

PROPOSED USE: LOCAL RETAIL COMMERCIAL
 LOCATION: SECTION 1, TOWNSHIP 33S, RANGE 30E
 PARCEL ID: 33-39-01-00-02-7022-000004-0
 ADDRESS: 1700 US HIGHWAY 1, VERO BEACH, FL 32909
 SITE AREA: 221,720.4 SF, 5.09 AC
 ZONING DISTRICT: C-1 HIGHWAY ORIENTED COMMERCIAL
 FLOOD ZONE: ZONE X SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12061C2484, EFFECTIVE DATE DECEMBER 4, 2012

	MAX ALLOWED	EXISTING	PHASE I PROPOSED	PHASE II PROPOSED
BUILDING HEIGHT	35	30.37	30.33	30.33
BUILDING SETBACKS				
FRONT	10	46.7	46.7	46.7
REAR	10	17.6	17.6	17.6
SIDE (NORTH)	10	180.5	180.5	180.5
SIDE (SOUTH)	10	183.7	183.7	183.7
LANDSCAPE BUFFER				
FRONT	10	17.6	17.6	17.6
REAR	10	17.6	17.6	17.6
SIDE (NORTH)	10	27.7	27.7	27.7
SIDE (SOUTH)	10	31.5	31.5	31.5
LOT COVERAGE				
PRINCIPLE STRUCTURE	40% MAX	21.4%	19.6%	19.6%
PARKING DRIVEWAYS/SIDEWALKS		59.0%	62.4%	56.6%
OPEN SPACE	25% MIN	19.6%	20.0	23.6%
TOTAL		100%	100%	100%



- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02000 SPECIFICATION.
 - ALL INTERIOR CURBED RADI ARE TO BE 3' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORAGE DRAINAGE, SIGNAGE, TRAFFIC PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - TOTAL LAND AREA IS 221,720.4 SQUARE FEET (5.09 ACRES) ± 6.79% ACRES.
 - NO WETLANDS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.
 - MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS.
 - REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
 - TYPICAL 90" PARKING STALL DEPTH IS 20' AND TYPICAL PARKING STALL WIDTH IS 9' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DURING AND WIDTH. CONTRACTOR TO COORDINATE WITH GCEP IF FIELD DISCREPANCIES DURING CONSTRUCTION ARISE PRIOR TO STRIPING.

SITE DATA - SONIC

PROPOSED USE: COMMERCIAL
 LOCATION: SECTION 1, TOWNSHIP 33S, RANGE 30E
 PARCEL ID: 33-39-01-00-02-7022-000004-1
 ADDRESS: 1700 US HIGHWAY 1, VERO BEACH, FL 32909
 SITE AREA: 74,039 SF, 1.70 AC
 ZONING DISTRICT: C-1 HIGHWAY ORIENTED COMMERCIAL
 FLOOD ZONE: THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE X, MAP NO. 12061C2151E

	MAX ALLOWED	EXISTING	PHASE I PROPOSED	PHASE II PROPOSED
BUILDING HEIGHT	35	27.7	TO PEAK OF ROOF	41'
BUILDING SETBACKS				
FRONT	10	147.91	147.91	147.91
REAR	10	103.67	103.67	103.67
SIDE (NORTH)	0	100.77	100.77	100.77
SIDE (SOUTH)	0	88.97	88.97	88.97
LANDSCAPE BUFFER				
FRONT	10	10	10	10
REAR	10	10	10	10
SIDE (NORTH)	10	10	10	10
SIDE (SOUTH)	10	10	10	10
LOT COVERAGE				
PRINCIPLE STRUCTURE	40% MAX	21.4%	19.6%	21.4%
PARKING DRIVEWAYS/SIDEWALKS		59.0%	59.0%	59.0%
OPEN SPACE	25% MIN	19.6%	20.0	23.6%
TOTAL		100%	100%	100%

- SITE LEGEND - PHASE I - WALMART**
- PEDESTRIAN CROSSWALK WITH 6' WIDE PAINTED WHITE STRIPES PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1')-0" WHITE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. (PHASE I LOCATION TO REMAIN)
 - YELLOW PAINTED CURB ON PAVEMENT TYPE CALL. (PHASE I LOCATION TO REMAIN)
 - 6' x 6' FIRE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. (PHASE I LOCATION TO REMAIN)
 - 4' WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL. (PHASE I LOCATION TO REMAIN)
 - 4' WIDE X 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL. (PHASE I LOCATION TO REMAIN)
 - 10' x 10' STRIPED AREA PAINTED STEEL/4" AT 45° AT 2'-0" O.C. AT JOB CRANE LOCATION. (PHASE I LOCATION TO REMAIN)
 - E.M. TRANSFORMER ON CONCRETE TRANSFORMER PAD. (PHASE I LOCATION TO REMAIN)
 - ACCESSIBLE PARKING SPACE TYPICAL. (PHASE I LOCATION TO REMAIN)
 - CART CORRAL TYPICAL. (PHASE I LOCATION TO REMAIN)
 - ARROW PAVEMENT MARKING TYPICAL. SEE PLAN FOR TYPE. (PHASE I LOCATION TO REMAIN)
 - FIRE HYDRANT. (PHASE I LOCATION TO REMAIN)
 - NO PARKING FIRE LANE SIGN. (PHASE I LOCATION TO REMAIN)
 - STOP SIGN, 30' SIGN UNLESS SPECIFICALLY STATED. (PHASE I LOCATION TO REMAIN)
 - STOP BAR, "STOP" PAINTS ON PAVEMENT AND DOUBLE SOLID YELLOW LINE. (PHASE I LOCATION TO REMAIN)
 - 12' x 4' BALE AND PALLET RECYCLING PROJECT. A 15' WIDE HO CONCRETE PAD EQUIVALENT TO RECYCLE AREA. (PHASE I LOCATION TO REMAIN)
 - NOT USED
 - FIVE LANE STRIPING. (PHASE I LOCATION TO REMAIN)
 - TRUCK EXIT SIGN. (PHASE I LOCATION TO REMAIN)

LIGHTING LEGEND

KEY	ATTRIBUTES
	EASB502155006BLCKD2F 25ft pole on 3ft base
	EASB50455006BLCKD2F 25ft pole on 3ft base
	EASB65N15006BLCKD2F and 1-EASB50455006BLCKD2F 25ft pole on 3ft base
	EASB50455006BLCKD2F 25ft pole on 3ft base
	EASB50455006BLCKD2F 25ft pole on 3ft base
	EASB50455006BLCKD2F 25ft pole on 3ft base
	EASB50455006BLCKD2F 25ft pole on 3ft base
	EASB50455006BLCKD2F 25ft pole on 3ft base
	EASB50455006BLCKD2F 25ft pole on 3ft base

LIGHTPOLES THAT ARE SHADED ARE TO REMAIN IN THE SAME LOCATION IDENTIFIED AS PART OF PHASE I

PAINTING STRIPING TABLE

SWSL4"	SINGLE WHITE SOLID LINE / 4" WIDE
SYSL4"	SINGLE YELLOW SOLID LINE / 4" WIDE EACH
OYSL4"	DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL10"	SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL4"	SINGLE WHITE DASHED LINE / 4" WIDE
SBYL4"	SINGLE BROWN YELLOW LINE / 4" WIDE
SWSL2"	SINGLE WHITE SOLID LINE / 2" WIDE

SITE ANALYSIS TABLE - WALMART

WALMART	43,995 S.F.
TOTAL EXISTING PARKING - PHASE I	202 SPACES
PROPOSED PARKING	196 SPACES
**PROPOSED ACCESSIBLE	10 SPACES
TOTAL PROPOSED PARKING	196 SPACES
REQUIRED RATIO	4,001,000 S.F.
EXISTING RATIO	4,631,000 S.F.
PROPOSED RATIO	4,091,000 S.F.
*CART CORRAL	6 CORRALS
**PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO	
**10 SPACES REQUIRED BASED ON THE TOTAL PROVIDED PARKING PER ADA CODE. MEDIAN AGE = 35 ± 4% OF PARKING TO BE ADA PER WALMART REQUIREMENTS.	
MINIMUM DIMENSIONS FOR 90° OFF-STREET PARKING:	
STALL WIDTH + 9'	
STALL DEPTH + 11'	
aisle width + 22'	

SITE ANALYSIS TABLE - SONIC

SONIC	1,766 S.F.
SONIC - OUTDOOR SEATING	1,250 S.F.
RESTAURANT = 1 SPACE/75 SF	24 SPACES REQUIRED
OUTDOOR SEATING = 1 SPACE/75 SF	17 SPACES REQUIRED
TOTAL SPACES REQUIRED	41 SPACES REQUIRED
TOTAL EXISTING PARKING - PHASE I	55 SPACES
PROPOSED STANDARD PARKING	35 SPACES
ACCESSIBLE - TO REMAIN	2 SPACES
COMPACT SPACES PROPOSED	2 SPACES
TOTAL PROPOSED PARKING	41 SPACES
MINIMUM DIMENSIONS FOR 90° OFF-STREET PARKING:	
STALL WIDTH + 9'	
STALL DEPTH + 11'	
aisle width + 18'	

- SITE LEGEND - PHASE II - WALMART/SONIC**
- CART CORRAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
 - ARROW PAVEMENT MARKING TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
 - STOP SIGN, 30' SIGN UNLESS SPECIFICALLY STATED. SEE DETAIL SHEET.
 - STOP BAR, "STOP" PAINTS ON PAVEMENT AND DOUBLE SOLID YELLOW LINE.

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DRAINAGE, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. THE OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. THE GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.



DATE: 05/26/2016
 PROJECT NO: 147253706
 SHEET NUMBER: 6220

Kimley»Horn

DESIGN ENGINEER: SARA BATES, P.E.
 AS NOTED BY: KEJ
 DESIGNED BY: KEJ
 DRAWN BY: KEJ
 CHECKED BY: SRB
 FLORIDA LICENSE NUMBER: 75594
 DATE: _____

Walmart STORE #4546-00
 VERO BEACH, FLORIDA
 WAL-MART STORES EAST, LP
 VERO BEACH, FLORIDA

SITE PLAN

**ATTACHMENT B
SONIC
PROJECT FACT SHEET**

PROJECT DESCRIPTION

Site plan improvements to the existing driveway connections along U.S. Highway 1 & 18th Street

GENERAL INFORMATION

Location: 1780 U.S. Highway 1
Owner: ABS FLA Investor, Inc.
**Applicant/
Engineer:** Sara Battles, P.E. – Authorized Agent
Kimley-Horn and Associates, Inc.
Tax ID Number: 33 39 01 00027 0020 00004.1

SITE INFORMATION

Future Land Use Designation: C - Commercial
Zoning Designation: C-1 – Highway Oriented Commercial
Existing Use: A drive-through restaurant is a permitted use in the C-1 Zoning District
Area of Development: 1.70 acres (74,039 sf)
Surrounding Zoning:
North: C-1, Highway Oriented Commercial, RM-10/12 – Multiple-Family Residential
East: C-1, Highway Oriented Commercial
South: C-1, Highway Oriented Commercial
West: C-1, Highway Oriented Commercial

Surrounding Existing Land Uses:

North: Retail/Multiple-family residential
East: Retail
South: Retail
West: Retail/Hotel

Development Specifications

Specifications/ Code Citation	Required	Proposed
Open area [Sec. 62.38]	25	40.2 ¹
Parking [Sec. 63.04]		
[Restaurant 1,766 sf @ 1/100 = 17.6		
Outdoor Dining 1,250 sf – 200 sf (exempt) @ 1/100 = 10.5 Total = 28.1 or 29]		
Standard	31	37
Compact	8	2
Handicap	<u>2</u>	<u>2</u>
Total	29	41
Flood Zone	X	

Landscape Specifications

Specifications/ Code Citation	Required	Proposed
Landscape strip (west/north)	10	10
Landscape strip (east)	5	5
Trees (1/40 feet) [Sec.72.12]	24	24
Hedge (continuous)]	yes	yes
Max. Number of trees replaced by		
Palms [Sec. 72.13 (b)]	6	6
Large canopy trees [Sec. 72.13 (b)]	8	16

COMMENTS:

1. The current open space calculation is an existing non-conformity. The site currently has 19.6% open space, with the proposed modifications with this project open space will be increased to 40.2%.

Sonic

SITE PLAN APPLICATION (MAJOR)

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

Application # SP16-000007

APPLICANT: Sara Battles, P.E. - Authorizaed Agent for Walmart Telephone: 772-794-4033

Fax or Email: Sara.Battles@Kimley-Horn.com

MAILING ADDRESS: 445 24th Steet, Suite 200, Vero Beach, FL 32960

PROPERTY OWNER: Suncoast Royal Investment, LLC (Sonic)

OWNER ADDRESS: 425 Christine Drive, Ridgeland, MS 39157

SITE ADDRESS: 1780 S U.S. HWY 1, Vero Beach, FL 32960

PARCEL I.D. NUMBER: 33-39-01-00-02-7002-0000004.1

ZONING DISTRICT: C-1

FLOOD ZONE: x

CONDITIONAL USE ? No

PLANNED DEVELOPMENT? No

Floor Area Square Footage: Existing 3,016 Proposed 3,016

Number of Dwelling Units: Existing n/a Proposed n/a

Number of Hotel/Motel Units: Existing n/a Proposed n/a

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: Site Plan improvements to the existing driveway connections along U.S. HWY 1 and 18th Street.

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.

Sara Battles
Applicant Signature Date May 26, 2016

*Property Owner Signature Date

Sara Battles, P.E.
Applicant Name (Print)

LOA attd
Property Owner (Print)

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

Application Fee: \$1,080

May 2
~~March~~, 2016
Sara Battles, P.E.
Kimley-Horn and Associates, Inc.
445 24th Street, Suite 200
Vero Beach, FL 32960

Suncoast Royal Investments, LLC ("Sonic") is the owner of property (the "Site") located at 1780 US1, Vero Beach, FL, 32960 in Indian River County. On behalf of Sonic, I hereby authorize Kimley-Horn and Associates, Inc. (the "Engineer") to act as agent of Sonic for the purpose of obtaining permits and approvals related to the redevelopment of the Site.

In such capacity, the Engineer's authority is expressly limited to signing and delivering applications for permits and approvals that are related to the redevelopment of the Site and to advancing nominal funds on Sonic's behalf as are required to file such applications. The Engineer is not authorized to negotiate on Sonic's behalf or to bind or obligate Sonic in any manner whatsoever, including without limitation accruing any obligations on Sonic's behalf to pay for or construct improvements without additional authorization in writing from Sonic.

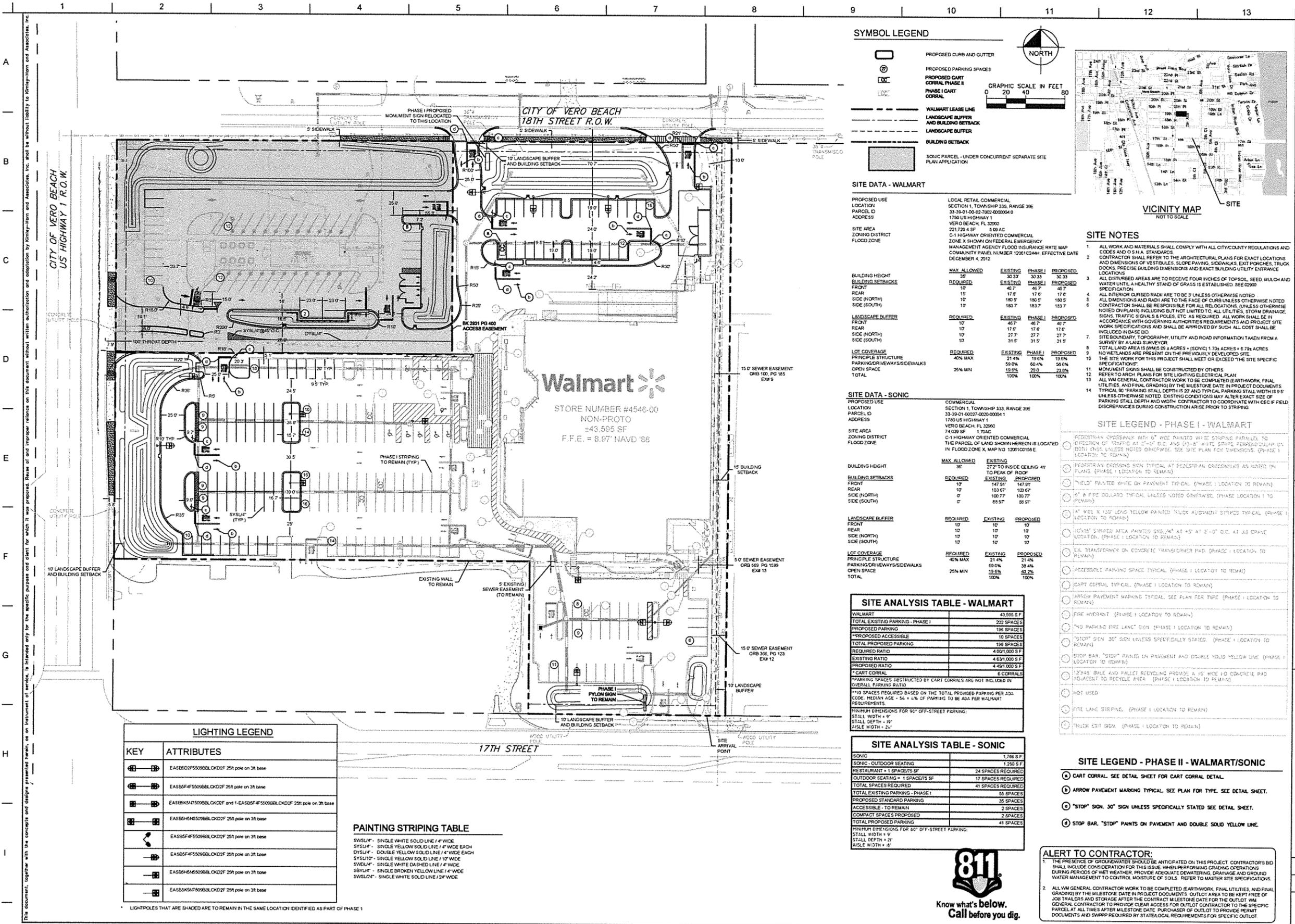
Sincerely,

Suncoast Royal Investments, LLC, a Florida limited liability company

By: McClain, McClain, McClain, Inc., a Mississippi corporation, Member

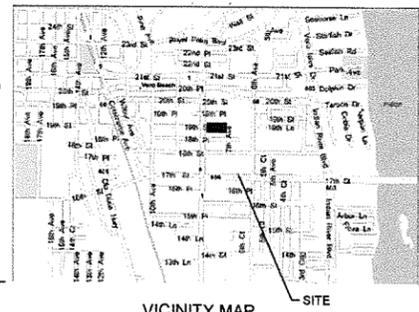
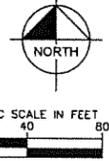
By: Ronald G. McClain
Ronald G. McClain, President

sited By: Jorgensen, Kristina Sheet: Sst: Walmart - Vero Beach-Phase II Layout: 6220 SITE PLAN July 26, 2016 05:19:26pm K:\VIB_LDEV\047253 - Ver-Mer1706 - Vero Beach\Phase II\CAD\PlanSheets\6220 - SITE PLAN - 4546.dwg



SYMBOL LEGEND

- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- PROPOSED CART CORRAL PHASE I
- PHASE I CART CORRAL
- WALMART LEASE LINE
- LANDSCAPE BUFFER AND BUILDING SETBACK
- LANDSCAPE BUFFER
- BUILDING SETBACK
- SONIC PARCEL - UNDER CONCURRENT SEPARATE SITE PLAN APPLICATION



SITE DATA - WALMART

PROPOSED USE	LOCAL RETAIL COMMERCIAL
LOCATION	SECTION 1, TOWNSHIP 33S, RANGE 30E
PARCEL ID	33-39-01-00-02-700-000004
ADDRESS	1750 US HIGHWAY 1 VERO BEACH, FL 32909
SITE AREA	221,720.4 SF
ZONING DISTRICT	C-1 HIGHWAY ORIENTED COMMERCIAL
FLOOD ZONE	ZONE X SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12011C344, EFFECTIVE DATE DECEMBER 4, 2012

	MAX ALLOWED	EXISTING	PHASE I	PROPOSED
BUILDING HEIGHT	35'	30.33'	30.33'	30.33'
BUILDING SETBACKS				
FRONT	10'	46.7'	46.7'	46.7'
REAR	10'	17.6'	17.6'	17.6'
SIDE (NORTH)	10'	180.9'	180.9'	180.9'
SIDE (SOUTH)	10'	183.7'	183.7'	183.7'
LANDSCAPE BUFFER				
FRONT	10'	46.7'	46.7'	46.7'
REAR	10'	17.6'	17.6'	17.6'
SIDE (NORTH)	10'	27.7'	27.7'	27.7'
SIDE (SOUTH)	10'	31.5'	31.5'	31.5'
LOT COVERAGE				
PRINCIPLE STRUCTURE	40% MAX	21.4%	19.6%	19.6%
PARKING/DRIVEWAYS/SIDEWALKS		59.0%	60.4%	56.6%
OPEN SPACE	25% MIN	19.6%	20.0%	23.8%
TOTAL		100%	100%	100%

SITE DATA - SONIC

PROPOSED USE	COMMERCIAL
LOCATION	SECTION 1, TOWNSHIP 33S, RANGE 30E
PARCEL ID	33-39-01-0007-0000-000041
ADDRESS	1750 US HIGHWAY 1 VERO BEACH, FL 32909
SITE AREA	74,039 SF
ZONING DISTRICT	C-1 HIGHWAY ORIENTED COMMERCIAL
FLOOD ZONE	THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE X, MAP NO 12011C0158 E

	MAX ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT	35'	27.2' TO RIDGE CEILING 41' TO PEAK OF ROOF	
BUILDING SETBACKS			
FRONT	10'	147.91'	147.91'
REAR	10'	103.67'	103.67'
SIDE (NORTH)	0'	100.77'	100.77'
SIDE (SOUTH)	0'	85.97'	85.97'
LANDSCAPE BUFFER			
FRONT	10'	10'	10'
REAR	10'	10'	10'
SIDE (NORTH)	10'	10'	10'
SIDE (SOUTH)	10'	10'	10'
LOT COVERAGE			
PRINCIPLE STRUCTURE	40% MAX	21.4%	21.4%
PARKING/DRIVEWAYS/SIDEWALKS		59.0%	38.4%
OPEN SPACE	25% MIN	19.6%	40.2%
TOTAL		100%	100%

SITE ANALYSIS TABLE - WALMART

WALMART	43,595 SF
TOTAL EXISTING PARKING - PHASE I	202 SPACES
PROPOSED PARKING	196 SPACES
PROPOSED ACCESSIBLE	10 SPACES
TOTAL PROPOSED PARKING	126 SPACES
REQUIRED RATIO	4,001,000 SF
EXISTING RATIO	4,631,000 SF
PROPOSED RATIO	4,491,000 SF
* CART CORRAL	6 CORRALS
* PARKING SPACES DESTROYED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO	
** 10 SPACES REQUIRED BASED ON THE TOTAL PROVIDED PARKING PER ADA CODE. MEDIAN AGE = 54 = 1% OF PARKING TO BE ADA FEER WALMART REQUIREMENTS	
MINIMUM DIMENSIONS FOR 90° OFF-STREET PARKING: STALL WIDTH = 9' STALL DEPTH = 19' AISLE WIDTH = 24'	

SITE ANALYSIS TABLE - SONIC

SONIC	1,766 SF
SONIC - OUTDOOR SEATING	1,250 SF
RESTAURANT = SPACES/SF	24 SPACES REQUIRED
OUTDOOR SEATING = 1 SPACE/75 SF	17 SPACES REQUIRED
TOTAL SPACES REQUIRED	41 SPACES REQUIRED
TOTAL EXISTING PARKING - PHASE I	35 SPACES
PROPOSED STANDARD PARKING	35 SPACES
ACCESSIBLE - TO REMAIN	2 SPACES
COMPACT SPACES PROPOSED	2 SPACES
TOTAL PROPOSED PARKING	41 SPACES
MINIMUM DIMENSIONS FOR 90° OFF-STREET PARKING: STALL WIDTH = 9' STALL DEPTH = 19' AISLE WIDTH = 24'	

- #### SITE NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOORS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE CONSTRUCTION SPECIFICATION.
 - ALL INTERIOR CURBED RADI ARE TO BE 3' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON THE PLANS. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. SIGNAGE, TRAFFIC SIGNALS & POLES, ETC AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE LEGEND, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - TOTAL LAND AREA IS 6,615.09 ± ACRES (± 0.001 ACRES ± 6.79 ACRES). NO WETLANDS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.
 - MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS.
 - REFER TO ARCH PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - ALL W/M GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
 - TYPICAL 30" PARKING STALL DEPTH IS 20" AND TYPICAL PARKING STALL WIDTH IS 9' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH. CONTRACTOR TO COORDINATE WITH CEC/FIELD DISCREPANCIES DURING CONSTRUCTION PHASE PRIOR TO STRIPING.

- #### SITE LEGEND - PHASE I - WALMART
- 1. PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 45° AND 135° WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. (PHASE I LOCATION TO REMAIN)
 - 2. PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS. (PHASE I LOCATION TO REMAIN)
 - 3. "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. (PHASE I LOCATION TO REMAIN)
 - 4. 6" x 6" WIDE SQUARE TYPICAL UNLESS NOTED OTHERWISE. (PHASE I LOCATION TO REMAIN)
 - 5. 4" WIDE x 12" HIGH YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL. (PHASE I LOCATION TO REMAIN)
 - 6. 10' x 16' STRIPED AREA PAINTED 30" x 45" AT 45° AT 2'-0" O.C. AT JOB DRAINAGE LOCATION. (PHASE I LOCATION TO REMAIN)
 - 7. 1/4" TRANSFORMER ON CONCRETE TRANSFORMER PAD. (PHASE I LOCATION TO REMAIN)
 - 8. ACCESSIBLE PARKING SPACE TYPICAL. (PHASE I LOCATION TO REMAIN)
 - 9. CART CORRAL TYPICAL. (PHASE I LOCATION TO REMAIN)
 - 10. ARROW PAVEMENT MARKING TYPICAL. SEE PLAN FOR TYPE. (PHASE I LOCATION TO REMAIN)
 - 11. FIRE HYDRANT. (PHASE I LOCATION TO REMAIN)
 - 12. "NO PARKING FIRE LANE" SIGN. (PHASE I LOCATION TO REMAIN)
 - 13. "STOP" SIGN 30" SIGN UNLESS SPECIFICALLY STATED. (PHASE I LOCATION TO REMAIN)
 - 14. STOP BAR. "STOP" PAINTS ON PAVEMENT AND DOUBLE SOLID YELLOW LINE. (PHASE I LOCATION TO REMAIN)
 - 15. 12" x 48" BALE AND PALLET RECYCLING PROVIDE A 15' WIDE x 10' CONCRETE PAD ADJACENT TO RECYCLE AREA. (PHASE I LOCATION TO REMAIN)
 - 16. NOT USED
 - 17. FIRE LANE STRIPING. (PHASE I LOCATION TO REMAIN)
 - 18. TRUCK EXIT SIGN. (PHASE I LOCATION TO REMAIN)

- #### SITE LEGEND - PHASE II - WALMART/SONIC
- 1. CART CORRAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
 - 2. ARROW PAVEMENT MARKING TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
 - 3. "STOP" SIGN. 30" SIGN UNLESS SPECIFICALLY STATED SEE DETAIL SHEET.
 - 4. STOP BAR. "STOP" PAINTS ON PAVEMENT AND DOUBLE SOLID YELLOW LINE.

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL W/M GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLET AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. W/M GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

LIGHTING LEGEND

KEY	ATTRIBUTES
	EASB502F55096BLCKD2F 25ft pole on 3ft base
	EASB5F4F55096BLCKD2F 25ft pole on 3ft base
	EASBKH2F55096BLCKD2F and 1-EASB5F4F55096BLCKD2F 25ft pole on 3ft base
	EASB5H4F55096BLCKD2F 25ft pole on 3ft base
	EASB5F4F55096BLCKD2F 25ft pole on 3ft base
	EASB5H4F55096BLCKD2F 25ft pole on 3ft base
	EASB5KH2F55096BLCKD2F 25ft pole on 3ft base

PAINTING STRIPING TABLE

SWSL4"	SINGLE WHITE SOLID LINE / 4" WIDE
SYSL4"	SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL4"	DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL10"	SINGLE YELLOW SOLID LINE / 10" WIDE
MSL4"	SINGLE WHITE DASHED LINE / 4" WIDE
SBWL4"	SINGLE BROWN YELLOW LINE / 4" WIDE
SWL24"	SINGLE WHITE SOLID LINE / 24" WIDE

LIGHTPOLES THAT ARE SHADED ARE TO REMAIN IN THE SAME LOCATION IDENTIFIED AS PART OF PHASE I

DATE: 05/26/2016
PROJECT NO: 147253706
SHEET NUMBER: 6220

Kimley»Horn

DESIGN ENGINEER: SARA BATTLES, P.E.
AS NOTED BY: KEJ
REQUIRED BY: KEJ
DRAWN BY: KEJ
CHECKED BY: SHB
DATE:

Walmart STORE #4546-00
VERO BEACH, FLORIDA
WAL-MART STORES EAST, LP
VERO BEACH, FLORIDA

811
Know what's below.
Call before you dig.



DEPARTMENTAL CORRESPONDENCE

TO: Chairman Larry Lauffer and Planning
and Zoning Board Members

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

FROM: Cheri B. Fitzgerald, AICP 
Project Manager

DATE: August 11, 2016

SUBJECT: **Public Hearing Request by WMAK Holdings, LLC to Amend the Zoning Map from RM-8 to POI, for Property Totaling Approximately 6.1 Acres Generally Located East of US Highway #1, South of 36th Street and North of 33rd Street (Application #Z16-000003-MAP) – Planning and Zoning Board meeting of August 18, 2016**

Request

WMAK Holdings, LLC is requesting a zoning map amendment to change the zoning from RM-8, Multiple-Family Residential to POI, Professional Office and Institutional District for property comprising approximately 6.1 acres generally located east of US Highway #1, south of 36th Street and north of 33rd Street (south and west of Indian River Medical Center). Attachments to the report include: Attachment A- Draft Ordinance Amending Zoning Map and Attachment B- Application Package.

Description of Parcel and Designations

Property Owner: WMAK Holdings, Inc.

Parcel ID: 32-39- 35-00000-1000-00015/0

Size of Parcel: Approximately 6.1 acres of a total of 21.6 acres

FLUM Designation: RM, Residential Medium (up to 10 units/acre)

Existing Zoning Designation: RM-8, Multiple-Family Residential (up to 8 units/acre)

Requested Zoning Designation: POI, Professional Office and Institutional

Existing Site Conditions and Infrastructure

Existing Site Conditions. The site is currently undeveloped and forested. The site is surrounded on all three sides by unincorporated Indian River County.

Neighborhood Land Use and Zoning Patterns. Directly abutting the subject property to the north and east are parcels that include various medical uses, and are zoned MED, Medical. The Indian River Medical Center property abuts the northeast corner of the subject property. To the west the properties are partially undeveloped with a medical use on the western section of the property, and are zoned CG, General Commercial and RM-6, Multi-Family Residential. All of the properties referenced above are located outside the city limits in the unincorporated county.

The abutting property to the south is located in the city limits and is currently vacant, with a zoning designation of RM-8, Residential Multifamily.

Utilities. The subject property is located within the City’s electric, water and sewer service areas. Water and sewer facilities are available in the vicinity of the site. Capacity is available in all these systems to support the proposed change in zoning designation and the allowable uses.

Transportation Facilities. The subject property currently does not have road frontage. US#1 (an arterial roadway) is located approximately 1,000 feet west of the subject property. It should be noted appropriate infrastructure including roadway facilities will be required as part of any future site plan and development approval.

Comparison of Existing Versus Requested Zoning District Designations

Zoning Designations. The existing zoning of the subject property is RM-8, Multiple-Family Residential. The proposed zoning designation is POI, Professional, Office, and Institutional. A comparison of the two zoning districts permitted/allowable uses is provided in the table below:

<i>Uses</i>	<i>Zoning Districts</i>	
	<i>RM-8</i>	<i>POI</i>
Administrative Services	-	P
Adult Congregate Living Facilities	P	P
Business and Professional Offices	-	P*
Day Care Services	-	P
Single-Family Residences	P	P
Duplexes	P	-

Banks and Financial Institutions	-	P
Radio or Television Studios or Stations	-	P
Places of Worship	-	P
Cosmetology Salons and Barber Shops	-	P
Multiple-Family Residences	P	-
Nursing or Convalescent Homes	P	P
Public and Private Utilities	-	P
Health and Fitness Clubs	-	P*
Accessories to Permitted Uses	P	P

P = Permitted Use; * with conditions/exceptions (excludes veterinary services)

There are three (3) uses that are allowed in both zoning districts. These uses include: single-family residential, adult congregate living facilities, and nursing homes.

A summary of the differences in the allowed uses in both zoning districts are as follows:

- The RM-8 (existing) zoning district allows two (2) uses that are not permitted in the proposed POI zoning district (duplexes and multiple-family residences).
- The POI (proposed) zoning district allows nine (9) additional uses that are not permitted in the existing RM-8 zoning district (administrative services, business and professional offices - including medical and dental, banks and financial institutions, radio or television studios, places of worship, cosmetology salons and barber shops, public and private utilities, and health and fitness clubs integrated with 50,000 square feet of development).

In summary, a comparison of the existing (RM-8) and proposed zoning (POI) indicates the proposed zoning would allow less residential uses and more professional office and commercial uses as stated above.

Review and Analysis

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

Justification for Amendment. Pursuant to Section 65.22(i)(1), the staff finds that the requested amendment is warranted and justified to provide for expansion and access to the Medical Node area surrounding Indian River Medical Center. The POI zoning designation would support growth in the medical node area.

Finding: The staff finds that the requested amendment to the Zoning Map is warranted to support future growth of the medical node area.

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

- Land Use Element Policy 1.15: *The City shall rezone land consistent with Table 1.11, Relationship between Land Use Designation and Zoning Districts. The City recognizes that not every zoning district allowed within a land use designation is appropriate for every site within that designation. Therefore, the City may deny a rezoning request, even if the requested zoning district is consistent with a site's land use designation, if the request does not meet zoning map amendment standards of the land development regulations or other legitimate public purpose.* The POI, Professional, Office, and Institutional zoning district is listed as one of the appropriate zoning districts under the RM, Residential Medium future land use designation. The request to amend the zoning map meets the standards of the land development regulations as stated in the following review and analysis.

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

- Land Use Element Policy 1.16: *The land development regulations may contain provisions for an office, institutional and financial use zoning district(s), called a Professional Office Institutional (POI) District, that shall be limited to appropriate locations within medium and high residential, mixed use, and commercial land use designations. This zoning district(s) is intended to provide for a transition and/or buffer between medium to high density residential and more intensive non-residential uses and to preserve the essentially residential character of blighted or declining residential areas, which are no longer appropriate for residential use but are not considered appropriate for a broad range of commercial uses as permitted in commercial zoning districts. This zoning district(s) is to be located principally along arterial roadways.* The subject property is located within the RM, Residential Medium land use designation. The POI zoning district provides a transition and/or buffer between the RM-8, Multiple-Family Residential zoning district located adjacent to the south of the subject property. The subject property does not currently have road frontage, however, US#1 (an arterial roadway) is located approximately 1,000 feet to the west of the site.

Finding: The staff finds the request consistent with Policy 1.16 based on the above analysis.

- **Zoning District Standards and Criteria:** *The amendment shall be consistent with the Land Development Regulations and zoning standards and criteria.* Section 62.17 states in the purpose of the POI district “*this district is designed to establish areas of primary office uses and compatible auxiliary uses as support functions. Major areas of implementation should include highway-oriented locations and those areas suitable for providing transitional areas between residential and commercial areas.*” The subject property is located adjacent to existing medical office uses which would allow for expansion of these uses. The closest highway is US#1 located approximately 1,000 feet west of the site. The POI district would provide a transition between the RM, Multiple-Family Residential zoning adjacent to the south of the subject property.

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

- **Compatibility with Zoning Map Designations within the Immediate Vicinity of the Subject Property:** *The amendment shall be compatible with Zoning Map designations within the immediate vicinity of the proposed change.* The properties to the north and east of the subject property are zoned MED, Medical. The property to the west is zoned CG, General Commercial and RM-6, Multi-Family Residential. The property to the south is located in the City Limits and has a RM-8, Residential Multifamily zoning designation. The professional/medical office land use pattern already exists on all three sides of the subject property. The POI zoning designation is compatible with and provides a transition between the RM-6 and RM-8, Multiple-Family residential districts located to the west and south.

Finding: The staff finds the proposed POI zoning designation is compatible with the zoning district designations in the immediate vicinity of the subject property.

- **Changed Conditions:** *Changed conditions to the property, neighborhood, or the area in the vicinity in which the property is located that warrant an amendment.* As stated in the application and in the justification for the proposed amendment, the property owner has requested the amendment to allow for future expansion and access to the existing adjacent Medical Node area.

Finding: The staff finds that the request to change the zoning district designation to POI is warranted due to the already existing professional/medical office uses in the area.

- **Maintenance of the Level of Service:** *The amendment is consistent with the concurrency requirements of the Comprehensive Plan and Land Development Regulations.* Under either the existing zoning designation or the requested

designation the existing sanitary sewer, potable water, solid waste, drainage/stormwater, and traffic have sufficient capacity to handle potential future development and meet Level of Service standards.

The applicant provided a comparison analysis of conceptual possible redevelopment assumptions between the existing zoning uses and the proposed and the potential impacts on level of service standards and concurrency (found in Attachment B). The analysis concludes the potential impacts would be less than with the proposed change in zoning for sanitary sewer and potable water. Solid waste generation would likely increase, however, the overall impacts are marginal.

Hypothetically, the drainage impacts are similar between the two zoning district uses, with perhaps more intense improvements required for the commercial/professional office uses. The change in zoning has no negative impact to City drainage facilities according to the City Public Works Engineering Department. All drainage/stormwater improvements that are part of a future development project would be required to conform to city and state requirements.

The traffic impact analysis prepared by the applicant states the potential increase in traffic generation due to the change in zoning designation (assumptions made: 48 multi-family residential condo/townhouses and medical office 70,000 square feet) could be an increase of approximately 2,189 (total daily trips) or 178 pm (total trips).

Given the potential increase in traffic the analysis concludes: "Based upon the preceding traffic impact analysis, no deficiencies were identified and the roadway network in the vicinity of the site can accommodate the proposed site traffic without significant degradation to level of service."

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

- **Consistency and Harmony:** *The requested amendment is consistent with the public interest and is in harmony with the purpose and intent of the land development regulations.* The proposed amendment is in the public interest by potentially facilitating growth in the medical node area and is consistent with the purpose and intent of the land development regulations and the POI zoning district, as discussed in previously in this document.

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

Recommendation

Based on the analysis and findings above, and the responses provided in the applicant's justification for the proposed amendment, the staff recommends that the Planning and Zoning Board approve submittal of the following ordinance to the City Council for favorable consideration: Draft Ordinance amending the Official Zoning Map for the subject property from RM-8 to POI.

Attachments

/cbf

ORDINANCE NO. 2016 – _____

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, REQUESTED BY WMAK HOLDINGS, LCC AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF RM-8, MULTIPLE-FAMILY RESIDENTIAL DISTRICT, TO POI, PROFESSIONAL OFFICE AND INSTITUTIONAL DISTRICT, FOR PROPERTY GENERALLY LOCATED EAST OF US HIGHWAY #1, SOUTH OF 36TH STREET AND NORTH OF 33RD STREET, CONTAINING 6.1 ACRES, MORE OR LESS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, property owners WMAK Holdings, LLC submitted an application for an amendment to the City of Vero Beach Official Zoning Map pursuant to Chapter 65, Article III, of the City’s Land Development Regulations, requesting a change in the Official Zoning Map designation from RM-8, Multiple-Family Residential District, to POI, Professional Office Institutional District for property comprising 6.1 acres, more or less, generally located east of US Highway #1, south of 36th Street and north of 33rd Street; and

WHEREAS, the Planning and Zoning Board held an advertised public hearing on the zoning map amendment on August 18, 2016, and made a recommendation to the Vero Beach City Council; and

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VERO BEACH, FLORIDA, THAT:

Section 1. Adoption of “WHEREAS” clauses.

The foregoing “WHEREAS” clauses are hereby adopted and incorporated herein.

Section 2. Adoption of Amendment to the Official Zoning Map.

The amendment to the Official Zoning Map of the City of Vero Beach is hereby adopted for the property generally located east of US Highway #1, south of 36th Street and north of 33rd Street, comprising 6.1 acres, more or less, as graphically depicted in the Exhibit “A” attached and incorporated herein.

Section 3. Conflict and Severability.

In the event any provision of this Ordinance conflicts with any other provision of the Code or other applicable law, the provisions of this Ordinance shall apply and supersede. If any phrase or portion of this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

Section 4. Effective Date

This Ordinance shall become effective upon final adoption by the City Council.

This Ordinance was read for the first time on the ____ day of _____, 2016, and was advertised on the ____ day of _____, 2016, as being scheduled for a public hearing to be held on the ____ day of _____, 2016, at the conclusion of which hearing it was moved for adoption by Councilmember _____, seconded by Councilmember _____, and adopted by the following vote:

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

ATTEST:

CITY OF VERO BEACH, FLORIDA

Tammy K. Vock
City Clerk

Jay Kramer
Mayor

[SEAL]

Approved as to form and legal
sufficiency:

Approved as conforming to municipal
policy:

Wayne R. Coment
City Attorney

James R. O'Connor
City Manager

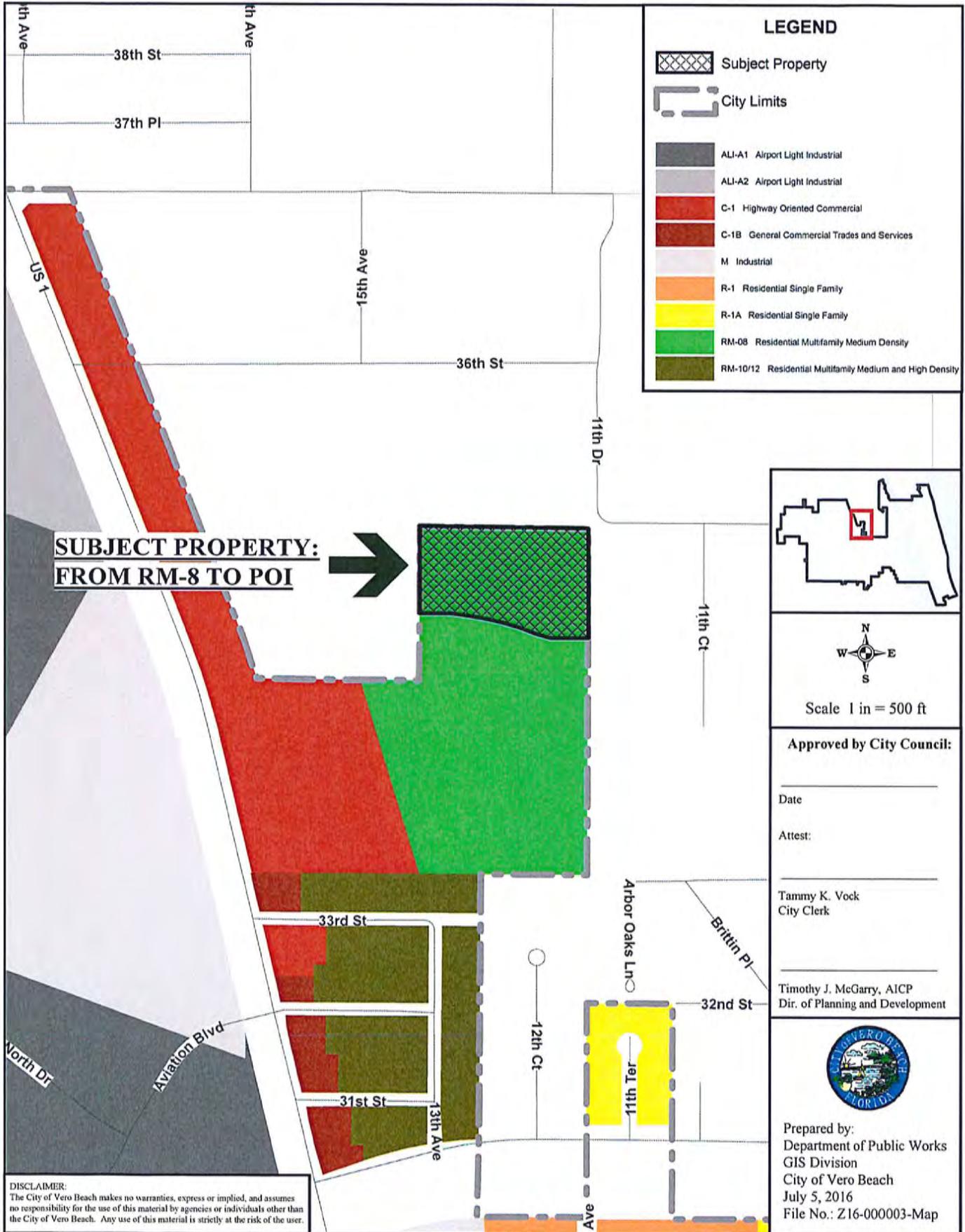
Approved as to technical requirements:

Timothy J. McGarry, AICP
Director, Planning & Development

/cbf

Location and Zoning Map

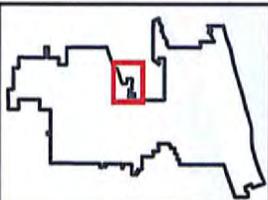
Exhibit "A"



LEGEND

-  Subject Property
-  City Limits
-  ALI-A1 Airport Light Industrial
-  ALI-A2 Airport Light Industrial
-  C-1 Highway Oriented Commercial
-  C-1B General Commercial Trades and Services
-  M Industrial
-  R-1 Residential Single Family
-  R-1A Residential Single Family
-  RM-08 Residential Multifamily Medium Density
-  RM-10/12 Residential Multifamily Medium and High Density

**SUBJECT PROPERTY:
FROM RM-8 TO POI**



Scale 1 in = 500 ft

Approved by City Council:

Date

Attest:

Tammy K. Vock
City Clerk

Timothy J. McGarry, AICP
Dir. of Planning and Development



Prepared by:
Department of Public Works
GIS Division
City of Vero Beach
July 5, 2016
File No.: Z16-000003-Map

DISCLAIMER:
The City of Vero Beach makes no warranties, express or implied, and assumes no responsibility for the use of this material by agencies or individuals other than the City of Vero Beach. Any use of this material is strictly at the risk of the user.

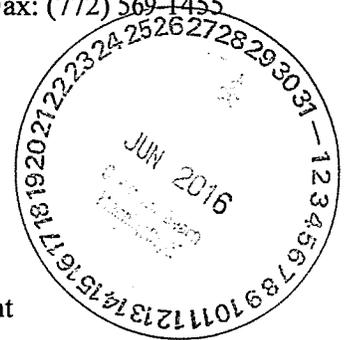
Knight, McGuire & Associates, Inc.
Consulting Engineers and Planners
 80 Royal Palm Pointe, Suite 401
 Vero Beach, Florida 32960

David S. Knight, P.E.
 Scott B. McGuire, P.E.

Phone: (772) 569-5505
 Fax: (772) 569-1455

June 28, 2016

Cheri B. Fitzgerald, AICP
 City of Vero Beach Planning & Development
 1053 20th Place – P.O. Box 1389
 Vero Beach, Florida 32961-1389



Subject: Application Completeness Review – Zoning Map Change Amendment
 Application; #z-16-000003-MAP, US#1/ Pickerill Lane

Cheri,
 The following information is being provided in response to the application review for the Zoning Map Change.

Part V. (Amendment Justification)

The requested amendment would allow for rezoning of approximately 5.9 acres +/- from RM-8 to POI. The priority is to ensure that proposed zoning amendment and new development will be consistent with the City's Capital Improvements outlined in the Comprehensive Plan, and concurrency requirements. Future improvements related to the permitted uses under the POI map designation will be within the adopted levels of service standards, availability, and capacity of facilities.

Redevelopment Assumptions

A comparison between the possible development of Professional, Office, and Institutional (POI) permitted uses and the existing use, RM-8. The analysis will be based on the comparison of conceptual impacts permitted in the existing zoning district (RM-8) and the proposed zoning district (POI).

	Existing	Proposed
Zoning	RM-8 (minimum density) 8-units/ acre x 5.92 acres	POI (Development) 10,000 sf / acre x 5.92
Total	47 multi-family units	59,200 sf office building

Existing Site

The property is vacant with no existing structures. Therefore, for the purpose of this comparison information for the existing zoning (RM-8) and proposed re-zoning will be based on maximum density and building area per acre. The existing use (RM-8) is not in operation.

Concurrency Evaluation

Sanitary Sewer

Sanitary Sewer generation rates are typically less for POI commercial- medical/ dental office development than multi-family development. Average sewer rates for the proposed POI development would be approximately 42% less than RM-8 multi-family unit development based on each ERU being equivalent to 250 gallons per day (gpd).

POI: $59,200 \text{ sf} \times 1 \text{ ERU} / 3,000 \text{ sf} = 19.73 \text{ ERU} = 4,933 \text{ gpd}$
RM-8: 47-units (1 ERU per unit) = 47 ERU = 11,750 gpd

Potable Water

Potable water demand will be decreased by re-zoning the current acreage from RM-8 to POI. Professional/ Medical Office buildings will utilize less potable water based on each ERU being equivalent to 250 gallons per day (gpd).

POI: $59,200 \text{ sf} \times 1 \text{ ERU} / 3,000 \text{ sf} = 19.73 \text{ ERU} = 4,933 \text{ gpd}$
RM-8: 47-units (1 ERU per unit) = 47 ERU = 11,750 gpd

Solid Waste

Solid Waste generated would change from residential to commercial containerized collection. The amount of solid waste may be increased due to general office waste; however, the collection is containerized and a larger portion of the waste will be recyclable material. In comparison, the impact on solid waste collection will be marginal compared to the development of 47 multi-family residential units since it is anticipated that amount of recyclable waste will increase substantially.

POI: $59,200 \text{ sf} \times 0.20 \text{ tons} / 100 \text{ sf} = 118.4 \text{ Tons/year}$
RM-8: 47-units $\times 1.20 \text{ tons} / 100 \text{ sf} = 56.4 \text{ Tons/year}$

Drainage

Impervious improvements for POI would include driveways, parking, and sidewalk improvements; up to 75% of the parcel may be used for impervious surface areas, including the building and roof coverings. Roughly 70% of the RM-8 zoned 6.1 acres may be used for impervious surface areas; however, non-impervious surfaces such as residential lawn areas would potentially recharge ground water less efficiently than compacted areas of soil or landscaped areas that include shrubs, trees and ground covers.

In comparison to maximum impervious surface area, commercial development improvements may require more invasive drainage improvements, including retention and detention of stormwater. The existing zoning is not in operation; drainage impacts for new development are anticipated to increase. Significant drainage improvements would be required for any redevelopment. Conceptual POI development will be in conformance with applicable city, state (SJRWMD and FDEP), and Federal codes for the site development of drainage system(s).

Traffic

Since the current zoning is not in operation; any development would increase traffic impacts. Estimated trip generation and distribution for the proposed conceptual POI development in comparison to the existing RM-8 zoning are provided in the enclosed report. The following information is taken from the Traffic Impact Summary:

1. **Location:** East of US 1 and south of Pickerill, in the City of Vero Beach.
2. **Size:** 6.1 acres rezoned from COVB RM8 to COVB POI. 70,000 sf of Medical Office
3. **Trip Generation:** See attached.
4. **Area of Influence Boundaries:** 65th Street (north), 12th Street (south), US Hwy. 1 (east), 66th Avenue (west).
5. **Significant Roads:** US Hwy. 1 (SR 60 to 65th St.), 27th Ave. (12th St. to Aviation), 26th St. (66th Ave. to 27th Ave.), and Aviation Blvd. (26th St. to 27th Ave.).
6. **Significant Intersections:** 26th St. @ 43rd Ave., and 26th St./ Aviation @ 27th Ave.
7. **Trip Distribution:** See Appendix A
8. **Internal Capture Rate Applied:** none
9. **Pass-by Capture:** 23% Pass-by.
10. **Peak Hour Directional % (ingress/egress):** a.m.: 79% /21%, pm: 28% /72%

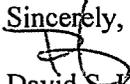
11. **Traffic Count Factors Applied:** 10/06/15 to peak season 1.07, 12/22/15 to peak season 1.05
12. **Off-Site Improvements:** none.
13. **Roadway Capacities (IRC Link Sheets):** See Appendix B
14. **Assumed roadway and/or intersection improvements:** none
15. **Significant Dates**
 - a. Pre-study conference: April 2016
 - b. Traffic counts: intersections - none required roads -link sheets based upon year2014 seasonally-adjusted traffic counts provided by Indian River County
 - c. Study approval:
16. The proposed site is not subject to the IRC's SR 60 interest share contribution as it is no longer required by the County.

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WMAK 6.1 ACRE REZONING TRIP GENERATION COMPARISON													
Land Use	Intensity	Total Trips							Primary Trips (excluding pass-by)				
		Daily Trips	AM	AM in	AM out	PM	PM.in	PM out	Daily Trips	AM in	AM out	PM in	PM out
PROPOSED SITE													
Medical Office	70,000 sf	2,529	167	132	35	211	59	152	1,947	102	27	45	117
Residential Condo/Townhouse	48 units	340	39	7	32	33	22	11	340	7	32	22	11
POTENTIAL INCREASE		2,189	128	125	3	178	37	141	1,607	95	-5	23	106
Notes: Trip generation was calculated using the following rates from ITE's Trip Generation Manual, 9th Edition. Pass-by rate based upon IRC's previously published rate for the proposed land use.													
Daily Traffic Generation													
Medical Office	ITE 720	$T=36.13(x)$							Medical Office = 77% new				
Residential Condo/Townhouse	ITE 230	$\ln(T)=0.87 \ln(x)+2.46$							Residential = 100% new				
AM Peak Hour Traffic Generation													
Medical Office	ITE 720	$T=2.39(x)$							(79% in, 21% out)				
Residential Condo/Townhouse	ITE 230	$\ln(T)=0.80 \ln(x)+0.26$							(17% in, 83% out)				
PM Peak Hour Traffic Generation													
Medical Office	ITE 720	$\ln(T)=0.90 \ln(x) + 1.53$							(28% in, 72% out)				
Residential Condo/Townhouse	ITE 230	$\ln(T)=0.82 \ln(x)+0.32$							(67% in, 33% out)				
Prepared: June, 2016 © 2016 Motorist Design of Merritt Island, Inc.													

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The complete report "Traffic Impact Analysis WMAK 6.1 Acre COVB Rezone", June 2016, and "WMAK 6.1 Acre Rezone Traffic Impact Summary are enclosed for a full review.

Sincerely,

 David S. Knight, P.E.

ZONING MAP CHANGE AMENDMENT APPLICATION

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

Date Received 4/22/16

Application # Z16-000003 -MAP

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

APPLICANT Raymond Comparetta Telephone (772) 473-0656
Fax #: _____

MAILING ADDRESS 4231 Diamond Square, Vero Beach, FL 32967

SITE OWNER WMAK, LLC Telephone _____
Fax #: _____

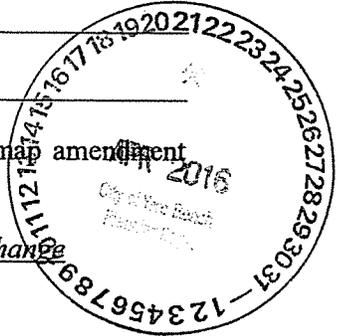
OWNER ADDRESS 3500 U.S. Highway One, Vero Beach, FL 32960

SIT ON Section 35 Twp. 32S Range 39E- West of US Highway One and Pickerll Ln.

PARCEL I.D. NUMBER 32393500000100000015.0

PROPOSED ZONING CHANGE: FROM RM-8 TO POI

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



Application Fee*

with Future Land Use Change

Large Scale (More than 10 acres)	\$3,370	\$4,090
✓ Small Scale (Less than 10 acres)	\$2,460	\$3,010

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

[Signature] 4/15/16
Applicant Signature Date

[Signature] 4/15/16
Property Owner Signature Date

RAYMOND A. COMPARETTA
(Print Name)

ADAM KATZ, III
(Print Name)

Application Complete (6/29/16)

ZONING MAP CHANGE JUSTIFICATION

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

1. Describe why the proposed change is needed, including any change in circumstances to the property or the neighborhood/area in which the property is located that warrant a change in the Zoning Map designation.
2. Describe how the proposed amendment to the Zoning Map is compatible with the goals, objectives, and policies of the Land Use Element and other affected elements of the Comprehensive Plan and consistent with zoning district standards and criteria.
3. Describe how the proposed amendment is compatible with the Zoning Map designations within the immediate vicinity of the property subject to the proposed change and will not lead to undesirable changes to established residential neighborhoods.
4. Provide School Impact Analysis, if allowable residential density is increased, indicating number of potential dwelling units by type. For purposes of dwelling unit type, the applicant shall use single family units for R-1AAA through R-1 and multi-family for all other zoning districts.
5. Provide data and analysis of the impacts on non-educational school facilities and services subject to the concurrency requirements of the Capital Improvements Element of the Comprehensive Plan. This analysis should show the availability of and demand on the following: sanitary sewer; solid waste; drainage; potable water; roads; and recreation, as appropriate. The demand estimates should be based on the change in demand over the current land use designation for the property and clearly spell out the assumptions used in the demand and availability analysis.

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

ADDITIONAL MATERIALS REQUIRED

The following materials are also required:

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

Zoning Map Change Justification

The following is a summary of the zoning change requirements related to the proposed zoning map amendment application for parcel 32393500000100000015.0; recently annexed within the limits of the City of Vero Beach, Section 35 Township 32S Range 39E.

- I. The proposed change is requested to provide growth and access to the Medical Node area surrounding Indian River Medical Center. The POI designation would be compatible with the abutting zoning map designations and support growth in the medical node area.
- II. The proposed amendment to the Zoning Map is compatible with the following goals, objectives, and policies of the Land Use Element and other affected elements of the Comprehensive Plan.

The priority is to ensure that the proposed zoning amendment and new development will be consistent with the overall objectives for future growth based on existing Land Use Elements in relation to Capital Improvements, Schedule, and Concurrency Management System.

The proposed Zoning Map designation; POI will maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

The POI classification is compatible with the following goals and objectives related to Land Use Elements.

- Sanitary Sewer and Potable Water
 - Provide efficient wastewater and potable water service compatible with conservation of natural sources.
- Solid Waste
 - Provide safe and sanitary method of solid waste collection and disposal, consistent with maintaining public health.
- Storm Discharge
 - System will meet all requirements of the Florida Department of Environmental Regulation, the St. Johns River Water Management District and the City of Vero Beach; providing required onsite retention, detention, and exfiltration.
- Roads (Traffic Circulation)
 - The traffic circulation system, and improvements thereto, will be coordinated with new development as depicted on the Future Land Use Map in order to retain the appropriate level of service or otherwise provide for adequate and safe access concurrent with such new development or redevelopment.
 - Development will provide for adequate traffic control.
 - The transportation system will be compatible with the Land Use Element and other elements of the Comprehensive Plan.

- Transportation system design, plans, and programs will be coordinated with applicable federal, state and local governmental entities.
- The traffic circulation system in the City shall protect community and neighborhood integrity.

- III. The zoning map amended designation is compatible with adjacent properties. The adjacent zoning map designation to the west is C-1 (City of Vero Beach), and on all other sides the parcel is bordered by C/I designated zones per the Indian River County Land Use Map. These areas are designated to include several intensity categories. The zoning map amendment change from the existing designation to POI is compatible with the permitted uses under commercial/ industrial land use map designations in relationship to intensity and density.
- IV. The proposed non-residential development under the POI map designation will not impact allowable residential density.
- V. The requested amendment would allow for rezoning of approximately 5.9 acres +/- from RM-8 to POI. The priority is to ensure that proposed zoning amendment and new development will be consistent with the City's concurrency requirements and Capital Improvements outlined in the Comprehensive Plan.

Future improvements related to the permitted uses under the POI map designation will be within the adopted levels of service (LOS) standards, availability, and capacity of facilities. The future growth and development will also bear its proportionate share of cost to maintain the adopted LOS.

- VI. Additional Materials Required
- Copy of Property Deed
 - Two (2) Sealed Surveys- Sketch and Legal Description
 - Traffic Impact Assessment – Not included; pending completion
 - Copy of submitted materials

This Document Prepared By and Return to:
Calvin B. Brown, Esq.
Collins, Brown, Caldwell, Barkett,
Garavaglia & Lawn, Chartered
P.O. Box 64-3686
Vero Beach, FL 32964-3686

Parcel ID Number: 32-39-35-00000-1000-00015/0

Warranty Deed

This Indenture, Made this 20th day of December, 2013 A.D., Between
Oculina Bank, a Federally Chartered Institution

of the County of Indian River, State of Florida, grantor, and
WMAK Holdings, LLC, a Florida limited liability company

whose address is: 3500 U.S. Highway One, Vero Beach, FL 32960

of the County of Indian River, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Indian River State of Florida to wit:

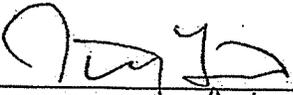
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
(Continued on Attached)

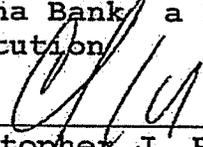
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

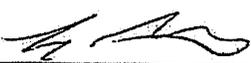
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Oculina Bank a Federally Chartered
Institution

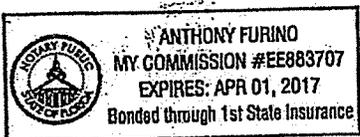

Printed Name: Anthony Furino
Witness

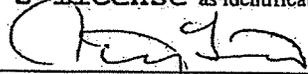
By:  (Seal)
Christopher J. Russell
Executive Vice President
P.O. Address: 4450 24th Avenue, Vero Beach, FL 32967


Printed Name: Benjamin M. McKelvey
Witness

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 13 day of December, 2013 by
Christopher J. Russell, Executive Vice President of Oculina Bank, a
Federally Chartered Institution
who is personally known to me or who has produced his Florida driver's license as identification.




Printed Name: _____
Notary Public
My Commission Expires: _____

Warranty Deed - Page 2

Parcel ID Number: 32-39-35-00000-1000-00015/0

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2013.

EXHIBIT A

Lots 15, 16 and 17, Block 1, RD CARTER'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, page 28, of the Public Records of St. Lucie County, Florida, said lands now lying and being in the City of Vero Beach, Indian River County, Florida, together with a portion of the Northeast 1/4 of Section 35, Township 32 South, Range 39 East, Indian River County, Florida, all of the above being more particularly described as follows:

Commencing at a 4"x4" concrete monument at the Southeast corner of said Northeast 1/4 of Section 35, proceed North 89° 44' 29" West along the South line of said Northeast 1/4 a distance of 422.40 feet to a 5/8" diameter iron rod at the Northeast corner of said RD CARTER'S SUBDIVISION; thence proceed South 00° 22' 36" East along the West line of said subdivision a distance of 150.00 feet to a 3" diameter axle at the Southeast corner of Lot 17 of said RD CARTER'S SUBDIVISION, said point lying on the North right-of way (r/w) line of 33rd Street (50' r/w width per said plat); thence North 89° 56' 42" West along said North r/w line, a distance of 150.00 feet to 1/2" diameter iron rod with cap stamped "Carter Assoc." at the Southwest corner of said Lot 15 of RD CARTER'S SUBDIVISION; thence North 00° 22' 36" West along the West line of said Lot 15, a distance of 150.00 feet to the Northwest corner of said Lot 15; thence North 89° 56' 42" West along the North line of said RD CARTER'S SUBDIVISION, a distance of 87.61 feet to the Southeast corner of lands described in O.R. Book 1628, page 713, Indian River County, Florida Public Records, said point being 660.00 feet West of the 4"x4" concrete monument at the point of beginning of this description; thence North 15° 48' 14" West along the East line of O.R. Book 1628, page 713, a distance of 782.62 feet to a point on the South line of lands described in O.R. Book 1162, page 1814, Indian River County, Florida Public Records, said point being 36.55 feet East of the Southwest corner of said lands as measured along said South line, said point also being 624.84 feet East of the Easterly r/w line of U.S. Highway No.1 (State Road No.5, 120' r/w) as measured along said South line extended West; thence South 89° 28' 23" East along said South line, a distance of 220.13 feet to a 1/2" diameter iron rod with cap stamped "Carter Assoc." at the Southeast corner of said lands; thence North 00° 23' 07" West along the East line of said lands and the Northerly extension thereof, a distance of 597.92 feet to a point on the Westerly extension of the South line of GROVE PLACE MEDICAL PARK, as recorded in Plat Book 15, page 14, Indian River County, Florida Public Records, said point being 1.10 feet West of the Southwest corner of said plat; thence south 89° 28' 23" East along said Westerly extension and said South line of said GROVE PLACE MEDICAL PARK plat, a distance of 656.96 feet to a point on the aforementioned East line of the Northeast 1/4 of Section 35, said point being 3.30 feet West of Southeast corner of said plat as measured along said South line; thence South 00° 00' 16" East along said East line of the Northeast 1/4 of Section 35, a distance of 1345.01 feet to the POINT OF BEGINNING.

SKETCH & DESCRIPTION

SECTION 35, TOWNSHIP 32 SOUTH, RANGE 39 EAST

PARCEL ID#

SHEET 1 OF 2

NOT VALID WITHOUT THE SKETCH
ON SHEET 2 OF 2

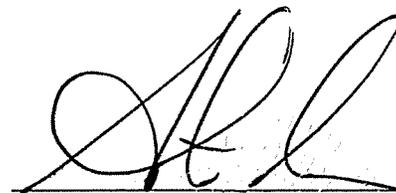
LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"x 4" CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 35; THENCE N00°00'16"W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 913.52 FEET TO A 1/2" DIAMETER IRON ROD STAMPED CARTER, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°59'44"W A DISTANCE OF 142.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 490.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°08'44" FOR AN ARC DISTANCE OF 146.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N72°51'32"W A DISTANCE OF 130.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 850.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°36'42" FOR A ARC DISTANCE OF 246.44 FEET TO A POINT ON THE WEST LINE OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2581, PAGE 870 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N00°24'14"W ALONG SAID WEST LINE A DISTANCE OF 339.20 FEET A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF GROVE PLACE MEDICAL PARK AS RECORDED IN PLAT BOOK 15, PAGE 14 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE S89°29'56"E ALONG SAID SOUTH LINE AND AN EXTENSION THEREOF, A DISTANCE OF 656.93 FEET TO THE SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 35; THENCE S00°00'16"E ALONG SAID EAST LINE A DISTANCE OF 431.49 FEET TO THE POINT OF BEGINNING. CONTAINS 5.92 ACRES MORE OR LESS.

SURVEYORS NOTES:

1.) BEARINGS BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 35 BEARS N00°00'16"W.



PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
STEVE CARTECHINE FLORIDA CERTIFICATE NO. 4895
CERTIFICATE OF AUTHORIZATION #LB 7545

4/14/14
DATE OF SIGNATURE

NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR: WMAK HOLDINGS, LLC

DRAWING NO.: IRS-16-207

PREPARED BY: INDIAN RIVER SURVEY, INC.
ADDRESS: 1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE: (772) 569-7880

SKETCH & DESCRIPTION

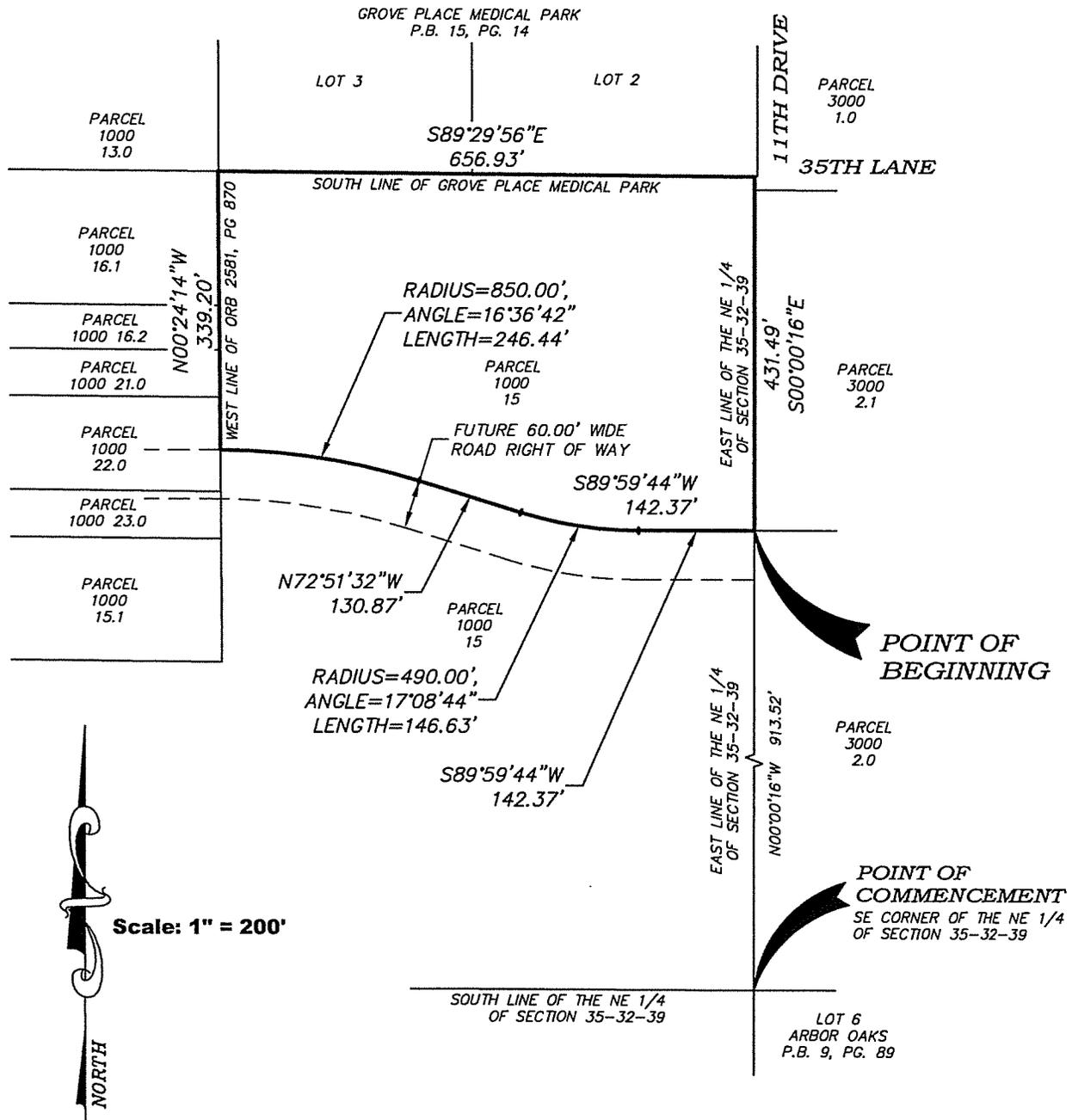
SECTION 35, TOWNSHIP 32 SOUTH, RANGE 39 EAST

PARCEL ID#

SHEET 2 OF 2

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

THIS IS NOT A SURVEY



Scale: 1" = 200'

PROJECT NO.: IRS-16-207

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 irs-16-207.dwg
 Apr. 14, 2016 - 5:14pm
 View: PLOT

REF: IRS-14-294

PREPARED BY:
 INDIAN RIVER SURVEY, INC.
 PROFESSIONAL SURVEYING
 AND MAPPING

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Larry Lauffer and Planning and
Zoning Board Members

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

DATE: August 12, 2016

SUBJECT: **Board Workshop on Draft Goal, Objectives and
Policies (GOPs) for the Housing Element
of the Comprehensive Plan**

At the Board's August 18th meeting a public workshop on the draft GOPs of the Housing Element will be conducted if time allows after the quasi-judicial hearings. Attached is a copy of the draft.

A copy of the 20-page data and analysis to be contained in the Technical Document for the Comprehensive Plan's Housing Element will not be presented at the workshop. However, if interested, the Board may request a copy or view a copy on line or at the Planning offices.

At the workshop, the staff intends to concentrate primarily on the most significant policies. However, the Board will be encouraged to ask any questions regarding those and any other policies. In particular, the staff would be very interested in any policies that the Board believes should be added or eliminated.

The draft GOPs are in a ~~strike-through~~ and underline format. Additionally in red are commentary notes providing a background explanation on the more important draft policies and rationale for some of the specific proposed changes.

As discussed at the previous workshops, rather than get bogged down in correcting typos or grammar at the workshop, the staff would appreciate your providing any such needed corrections to staff by e-mail, mail, or in person.

TJM/tf
Attachment

CHAPTER 4
HOUSING ELEMENT
GOAL, OBJECTIVES, AND POLICIES

~~City of Vero Beach~~

~~Housing Element~~

~~3.3 GOALS, OBJECTIVES, AND POLICIES~~

~~3.3.0 Goal 1: A housing supply which permits most households to enjoy safe and healthful living accommodations which meet accepted standards of affordability and which are located in pleasant environments where a sense of civic pride and personal well-being can be achieved.~~

GOAL

Affordable, sustainable, safe, and sanitary housing shall be provided that meets the varying housing needs of all existing and future residents of Vero Beach by encouraging preservation and revitalization of existing neighborhoods, the construction of new residential developments with a strong neighborhood identity, and the provision of adequate sites that allow a diversity of housing opportunities for various segments of the housing market.

Objective 1:

~~The City shall encourage the creation and/or preservation of affordable housing for existing and future residents.~~

[Note: Incorporated in Objective 4.]

Objective 1. Neighborhood Preservation, Rehabilitation, and Identity

The City shall encourage the provision of housing through the preservation of existing stable neighborhoods, rehabilitation of neighborhoods that have declined or in decline, and promoting new residential infill developments that promote strong neighborhood identity.

Policies:

1.1 The City shall support neighborhood enhancement projects for the maintenance and improvement of sidewalks, street lighting, and streetscapes that contribute to the preservation of neighborhood identity.

1.2 The City shall support residential compatibility for new infill development and redevelopment through requiring context-sensitive building and site design including the preparation of pattern books for individual neighborhoods, if appropriate.

1.3 The City shall protect neighborhoods from incompatible uses through its land use planning and Land Development Regulations.

~~1.7-1.4~~ The City shall encourage the stabilization and redevelopment of older, established neighborhoods by creating, where appropriate, special zoning districts which recognize the limitations of older subdivisions.

1.5 The City shall support historic preservation and neighborhood conservation through its Historic Preservation Commission and Land Development Regulations.

~~1.2-1.6~~ The City shall continue to protect existing housing stock through its zoning regulations and historic preservation regulations. The City shall thoroughly examine during the preparation of the Evaluation and Appraisal Report due by September 1, 2010, appropriate regulatory, policy, and administrative measures to further streamline the permitting process for affordable housing projects, modify any standards or regulations that unnecessarily increase the cost of housing, and strategies for encouraging and promoting new affordable housing and preservation of the existing affordable housing stock.

~~1.3-1.7~~ The City shall encourage infill development, removal of blighting influences and stabilization of neighborhoods through educational means such as meetings, research, and information exchanges, as well as coordinated and joint programs and activities by public and private sectors.

~~1.41.8.~~ The City shall explore ways to increase the viability of existing neighborhoods through development incentives as identified by pertinent policies in the Land Use Element. The City shall make a formal request to be included as a member of an advisory committee appointed by the Board of County Commissioners to provide additional guidance on County and City housing policies. Comprised of representatives of the housing industry, financial institutions, Housing Authority and citizens, the committee shall be advisory and terminated upon acceptance of its final report. This committee shall submit a final report to the Board of County Commissioners and City Council by 1993 containing the following:

[Note: The City of Vero Beach is a member of the “Indian River County “Affordable Housing Advisory Committee” which coordinates housing assistance programs such as the State Housing Initiative Partnership.]

- ~~o~~ — Recommend strategies for housing and neighborhood conservation alternatives and feasibility;
- ~~o~~ — Public/private joint sponsorship of activities and funding programs;
- ~~o~~ — Approaches to reduce housing costs and upgrade neighborhoods;
- ~~o~~ — Policies concerning the formation of non-profit housing sponsors; and
- ~~o~~ — Principles and criteria to guide residential density planning, special housing

~~facility locations, and effective means of integrating housing planning with general community planning.~~

Objective 2. Adequate Housing Sites for Diversity of Housing

The City shall ~~have adequate sites to~~ endeavor to accommodate current and anticipated housing demand for all income groups and groups with special housing needs ~~by having sites.~~ The sites shall ~~have an~~ with appropriate future land use and zoning designations which allow for a balanced housing market with a mixture of housing types, including ~~mobile and~~ manufactured (“mobile homes”) homes.

[Note: Manufactured housing refers to mobile homes which are licensed as a motor vehicle and are not approved under the Florida Building Code. Modular housing must be Florida Building Code standards and may locate anywhere zoning allows residential dwellings.]

Policies:

- 2.1 The City of Vero Beach shall continue to enforce and monitor compliance with its Fair Housing Ordinance to ensure equal housing opportunities consistent with Title VIII of the Civil Rights Act of 1968 and the Florida Fair Housing Act.
- 2.2 The City of Vero Beach, through its Future Land Use ~~plan~~ Map, hereby designates land for residential land uses and support services for a wide variety of housing types (including mobile homes), densities, and physical environments to facilitate an equally wide variety of housing costs for present and future residents with special consideration given to the following:
 - Lot sizes, setbacks and land use mixes;
 - Proximity to public transportation, recreational facilities, and community services, such as shopping, personal services, and health care; ~~and~~
 - Compatibility of land use relationships and neighborhood character;
 - Reduction of automobile travel to meet normal daily needs for access to employment, services, recreation and other local activities;
 - Infill and redevelopment; and
 - Mixed-Use opportunities (especially in the downtown, appropriate commercial districts, and older neighborhoods needing revitalization).
- 2.3 The City shall provide technical assistance to ~~existing and~~ any future community development corporations, housing trust funds, community land trusts or similar non-governmental agencies for stabilizing and redeveloping residential neighborhoods and providing affordable housing.
- 2.4 ~~The City shall inventory all surplus City-owned land and foreclosed properties that could be used for affordable housing and will coordinate the identification of such lands with the County, the School Board, the SJRWMD and other public land owners in the City. The City will cooperate with the State Department of Community Affairs in its annual~~

~~inventory of State-owned land available for affordable housing development.~~

~~The City shall make these lands available for affordable housing development using a competitive Request for Proposal process, seeking proposals from the private sector. To ensure that these units will meet affordable housing needs, the RFP process shall require units produced average less than 85% of City median home price and 90% of all units be less than median price.~~

[Note: See Policy 2.5.]

~~2.5 By 1992, the City will identify private sector participants agreeable to participate in a low cost housing demonstration program. The City's role will involve technical assistance and permitting.~~

~~2.4 The City shall promote a diversity of housing choices and opportunities by providing a regulatory framework that includes incentives for residential infill and redevelopment and mixed commercial-residential development.~~

~~2.5 The City shall prepare an inventory list of all real property within its jurisdiction to which it holds fee simple title and which is appropriate for use as affordable housing every three years per Section 166.0451 Florida Statutes. The inventory list shall include the address and legal description of each such property and specify whether the property is vacant or improved. The City Council shall review the inventory list at a public hearing and may revise it at the conclusion of the public hearing. Following the public hearing, the City Council shall adopt a resolution that includes the inventory list of such property.~~

[Note: Section 166.0451 F.S. requires that every three years the City to prepare an inventory list of all real property within its jurisdiction to which it holds fee simple title that is appropriate for affordable housing.]

Objective 3. Sustainable and Energy Efficient Housing Standards

~~The City of Vero Beach shall reduce the number of dwelling units with housing code violations through increased code enforcement programs. By 1995, the number of code violations shall be reduced from approximately 1.5 % of total housing to 0.5%.—~~

The City shall strive to fulfill the City's housing needs while promoting sustainable and energy efficient standards.

Policies:

3.1 The City shall promote conservation programs and energy efficient practices that reduce housing operation costs for energy, sewer and water usage, within the structure and for landscaping, in new residential developments and redevelopment housing areas.

3.2 The City shall consider offering regulatory incentives to encourage developers to use

green building standards and energy efficient technologies.

- 3.3 The City shall ensure a compatible relationship between new housing and vehicle circulation patterns and encourage pedestrian and bicycle interconnectivity and accessibility to transit in order to minimize traffic impacts and promote healthy lifestyles in new residential development and redevelopment projects.
- 3.4 The City shall promote transit supportive mixed-use residential development in close proximity to services to reduce dependence on automobile use in new residential developments and redevelopment areas.
- 3.5. The City shall encourage all housing structures be constructed with cost effective efficiency construction standards. and whenever economically feasible, housing should meet or exceed standards set forth by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or other national or state recognized high-performance conservation building rating system as approved by the Florida Department of Management Services.
- 3.6 The City shall consider providing development incentives for projects that meet or exceed the USGBC and LEED standards.

Objective 14. Affordable and Workforce Housing

The City shall encourage the creation and/or preservation of affordable and workforce housing for existing and future residents to meet the future needs assessment identified in Technical Document of this plan for very-low, low and moderate low income households in the City based on the Florida Housing Data Clearinghouse prepared by the Shimberg Center for Housing Studies:

Policies:

- 4.1. The following definitions for affordable and workforce housing shall be used by the City in this Comprehensive Plan and the City's programs and policies:

"Affordable Housing" means housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of annual median income (AMI) as measured by the U.S. Bureau of the Census and updated annually by the Department of Housing and Urban Development.

"Workforce Housing" is defined as housing affordable to natural persons or families whose total annual household income does not exceed 140% of the annual median income, adjusted for household size.

"Extremely Low Income" means one or more natural persons or a family whose total annual household income does not exceed 30% of median annual adjusted gross income.

“Very Low Income” means one or more natural persons or a family whose total annual household income does not exceed 50% of median annual adjusted gross income.

“Low Income” means one or more natural persons or a family whose total annual household income does not exceed 80% of median annual adjusted gross income.

“Moderate Income” means one or more natural persons or a family whose total annual household income does not exceed 120% of median annual adjusted gross income.

“Essential Services Personnel” means personnel whose household incomes do not exceed 140% of the annual median income as determined annually by the Florida Housing Finance Corporation and adjusted for family size, who are employed in areas in which they are considered essential service personnel , including but not limited to teachers and educators, police and fire personnel, skilled construction trades personnel and health care personnel, and other job categories defined as essential by Indian River County.

~~1.14.2~~ In adopting any amendments to the City’s Land Development Regulations, the City shall ensure that any proposed revisions in development standards and review procedures do not create unnecessary delays in project approval or other barriers to affordable and workforce housing.

~~1.54.3~~ The City Planning staff shall, update housing needs, data and analysis every seven years in in conjunction with the preparation of the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan. by 1992, present to the City Council an update of the housing needs of the City based on new data from the 1990 U.S. Census (particularly with regard to very low and low income households). The update shall include a review of the effectiveness of coordination activities, and resulting impacts of City initiatives described in this Element for implementation following adoption of the Comprehensive Plan.

~~1.64.4~~ The City of ~~Vero Beach~~ shall identify Federal, State and other sources of funding earmarked for low and moderate income housing and, where appropriate, actively pursue these funds for local use.

[Note: This policy recognizes the limitations on seeking funding for affordable housing and the requirements that such funding may place on the City.]

~~1.8~~ — The City shall assess the percentage of affordable housing available to City households in the very low, low, and moderate income groups as part of the 2010 Evaluation and Appraisal Report (EAR) and establish specific objectives and measures for increasing this percentage in EAR amendments to the Comprehensive Plan.

~~1.9~~ — The City shall update the data and analysis of the Housing Element by July 2009 as part of the 2010 Evaluation and Appraisal Report (EAR).

1.7 4.5 The City shall facilitate the provision of housing affordable for extremely low, low, very

low, and moderate income groups, and essential service personnel by promoting infill development, redevelopment of the existing housing stock, and flexible zoning regulations and investigating the need and desirability to allow accessory dwelling units in some single family residential zoning districts.

[Note: Accessory dwelling units are defined in Section 163.31771, F.S. An accessory dwelling unit is an ancillary or secondary living unit on the same lot as the primary dwelling unit. The unit must only be rented to a household or individual meeting the moderate or lower income thresholds defined in Policy 4.1. To adopt such an ordinance, the City must make a finding that there is a shortage of affordable rentals in its jurisdiction. The County has adopted such an ordinance. One issue with such an ordinance is its administration and enforcement.]

1-84.6 The City shall designate adequate sites with appropriate land uses and densities on the Future Land Use Map, to ensure that adequate supply of land exists in the City for the private sector to provide for the housing needs of the extremely low, very low, low and moderate income families, essential service personnel, the elderly, and special need residents.

1-8 4.7 The City shall consider a density bonus program for planned residential and mixed use projects that sets aside a certain percentage or number of dwelling units for extremely low, very low, low, and moderate income families, essential service personnel, and employer assisted housing.

[Note: The administration and enforcement an issue that needs to be fully examined before embarking on this type of program.]

Objective 3-5. Substandard Housing and Property Maintenance

The City of Vero Beach shall continue to reduce the number of substandard dwelling units with housing code violations and the number of poorly maintained residential properties in the City's older, established neighborhoods, through active increased code enforcement programs with the cooperation and support of neighborhood homeowners and civic associations whenever possible. ~~By 1995 the number of code violations shall be reduced from approximately 1.5% of total housing to 0.5%.~~

Policies:

~~3.15.1 The Standard Housing Code shall continue to be the City's standard for public health, safety, and welfare with regard to occupancy limits based on unit size, provision of adequate plumbing facilities and prevention of exterior physical deterioration. The City shall protect public health, safety, and welfare by enforcing the adopted Vero Beach Code standards for housing, property maintenance, elimination of unsafe buildings, and nuisances. This code will be enforced by the Building Department and Code Enforcement Officer.~~

5.2 The City shall replace the Southern Housing Code, Standard Unsafe Building Abatement

Code and existing property maintenance provisions of the Land Development Regulations and City Code by enacting the International Property Maintenance Code as amended.

~~3-25.3~~ An inventory of housing conditions based on Code Enforcement data shall be undertaken prior to 1993 on a neighborhood by neighborhood basis to determine units suitable for concentrated code enforcement, rehabilitation, demolition, and, if appropriate, relocation or other actions to achieve a suitable residential environment included as part of community baseline data to be collected for each neighborhood consistent with available staffing resources.

~~3-35.4~~ The City shall encourage improved housing maintenance by property owners, neighborhood associations, and tenants by providing consumer information and technical assistance, and if requested by the neighborhood or civic association, instituting a comprehensive code enforcement sweep that may the active support of volunteer residents assisting City Solid Waste personnel in removing debris, trash, abandoned appliances and other items negatively impacting the neighborhood.

~~3-4 5.5~~ The City shall consider the feasibility and interest in the encourage improved neighborhood appearance by establishing the establishment of a neighborhood awareness programs and providing annual merit recognition awards for neighborhood improvement programs.

~~3-55.6~~ The City shall support neighborhood conservation and stabilization efforts of local neighborhood and civic associations, where feasible consistent with staff and financial resources, by using the comprehensive framework and methodology for identifying, prioritizing, and addressing neighborhood needs in neighborhood infrastructure, public facilities and public service improvements needs.

~~5-1 5.7~~ Spot rRemoval and abatement of blighted structures and blighting influences, as well as groups of structures, shall be achieved actively pursued, where feasible both financially and legally, in conjunction with code enforcement programs.

~~5-2 5.8~~ Residents displaced by City government initiated housing rehabilitation, and redevelopment or other publicly initiated activities code enforcement activities, shall be provided technical assistance to expedite facilitate their relocation.

Objective 4-6. Coordination with Indian River County Housing Programs

The City shall continue to provide affordable housing assistance to coordinate with Indian River County and its housing assistance programs and organizations to facilitate access to affordable and workforce housing. qualified applicants by assisting them in securing help from private and non profit organizations in lieu of public assistance for at least 20 previously unassisted households annually beginning in 1992.

Policies:

~~4.1-6.1 The City shall continue to provide assistance and information regarding public-private partnerships or private non-profit organizations for the purposes of implementing the Community Development Block Grant, Home Investment Partnerships Program, State Housing Initiative Partnership (SHIP), and other entitlement funds or programs to secure funding for affordable and workforce housing. The City Council shall request the Housing Authority to identify by July 1, 1992 its agency objectives regarding the number and types of recipients the Authority is able to serve annually, based on data in its possession and presented in this Element, and its staff capabilities as well as additional assistance required for each program administered by it and the extent to which such efforts will meet the demonstrated need by the year 1995~~

~~4.26.2 The City shall support the Indian River Affordable Housing Advisory Committee as the entity for promoting affordable housing and recommending incentives for the development of new affordable units.~~

~~4.36.3 The City shall continue to provide a representative at the Affordable Housing Advisory Committee. The City Council will evaluate the report of the Housing Authority and take appropriate initiatives to support, augment, and facilitate assistance to families and individuals who are unable to provide housing within acceptable cost limits of 30% of gross household income, or who require rehabilitation, financial, and/or technical assistance to assure safe, healthful, and affordable housing.~~

~~4.3 The City shall sign interlocal agreements with the County to participate in the Housing Trust Fund which will be created pursuant to the County's housing policies established in the Comprehensive Land Use Plan.~~

Objective 5:

The City of Vero Beach will reduce the estimated 304 substandard housing units by 50% by 1995.

Policies:

~~5.1 Spot removal of blighted structures and blighting influences, as well as groups of structures, shall be achieved. 5.2 Residents displaced by housing rehabilitation and redevelopment or other publicly initiated activities, shall be provided technical assistance to expedite their relocation.~~

~~5.3 The City and the Housing Authority shall jointly develop appropriate principles to guide activities and priorities in housing conservation, rehabilitation and redevelopment.~~

~~5.4 The City of Vero Beach will continue to utilize the adopted Standard Housing Code for housing and neighborhood quality standards.~~

Objective 67. Elderly and Special Needs Housing

The City of Vero Beach will continue to ensure that sites are available for group homes and care facilities in residential areas to accommodate housing for the elderly and special need residents consistent with the requirements of the Civil Rights Act of 1968, Florida Fair Housing Act, and Americans with a Disability Act (ADA) and case law. ~~an additional 100 residents by 1995~~ Special need residents include all protected classes of individuals under the Civil Rights Act and ADA.

Policies:

~~6.1~~ 7.1 ~~The City of Vero Beach shall coordinate its efforts in meeting the needs for special housing with efforts~~ those of the State Department of Health and Rehabilitative Services Florida Agency for Health Care Administration, Florida Department of Children and Families, and Florida Agency for Persons with Disabilities that license such housing and facilities to ensure the provision of these homes and other special housing types in residential neighborhoods of compatible density.

~~6.2~~ 7.2 ~~The City of Vero Beach shall encourage private and non-profit sponsors to initiate projects and assist in obtaining financial assistance for those sponsors from all available sources to ensure that an adequate supply of group and foster care~~ special needs housing and facilities is ~~are~~ provided for City residents.

[Note: An issue is that in some case, these types of housing and facilities for protected classes (such as detoxification facilities) are being located in the City to serve nonresidents due to the amount of return on investment from catering to a rich clientele. The related issue is the “sober” houses which are not licensed by the State of Florida.]

7.3 ~~As applied by the City special needs housing shall mean all protected groups or individuals under the Civil Rights Act of 1968 and the ADA.~~

~~6.3~~ ~~The City of Vero Beach shall enact regulations requiring that all foster and group home developments include barrier free design features.~~

[Note: The Florida Building Code pre-empts the City from enacting such regulations without getting approval from the State Building Code Board.]

~~6.4~~ 7.4 ~~The City’s Land Development Regulations shall contain provisions to permit the development of group homes and foster care facilities in residential districts in densities, which correspond with the prevailing development pattern,~~ consistent with Chapter 419, Florida Statutes.

7.5 ~~The City shall continue to evaluate the need to provide additional development incentives to encourage the production of housing for the elderly and persons with special housing needs.~~

7.6 ~~The City shall encourage housing and supportive services for the elderly and special needs residents.~~

[Note: Elderly housing is handled through zoning typically as an adult congregate living facility. Future Land Use and Zoning designations establish where such housing is either allowed as a permitted or conditional use. The staff doesn't believe there is a need for any provisions in the LDR's addressing site selection other than the review standards that any site plan must undergo.]

Objective 7-8. Conservation and Preservation of Historic Housing Structures

The City of Vero Beach will inventory significant older housing and enforce regulations which require the housing be maintained in good condition. shall maintain and update an inventory of all residential buildings that are 50 years or older and establish incentives and programs, as appropriate, to provide for conservation, maintenance, and rehabilitation of historic homes eligible for inclusion on the Vero Beach Register of Historic Places.

Policies:

7.1 — ~~Technical assistance shall be provided by the City staff to individuals and organizations having individual or collective interests in conserving historic or architecturally significant structures, neighborhoods and areas. Assistance will, at a minimum, include preparation of applications for the Historic Preservation Grants in Aid program administered by the Division of Archives, History and Records Management Bureau of the Florida Department of State.~~

7.2 — ~~The City shall adopt a Historic Preservation Ordinance not later than July 2008.~~

8.1 The City shall explore with the Indian River County the possibility of the County enacting an ordinance to provide ad valorem tax exemption from County general fund taxes for City applicants that are approved for a City ad valorem tax exemption for rehabilitation of a historic building.

[Note: The City's ad valorem tax rate is one of the lowest in the tax. Unfortunately, it doesn't provide much of an incentive to go through the whole application process and get few tax breaks. The incentive would be more attractive if the applicant also received exemption from the ad valorem taxes levied by the County for its General Fund.]

8.2 The City shall update the 1992 and other subsequent surveys of historic buildings for the Florida Master File and City records to provide current and up-to-date data on historic buildings to be used by the Historic Preservation Commission and City staff in the development of incentives and provision of outreach and technical assistance programs to owners of historic buildings to promote the conservation, maintenance, and rehabilitation of these historic buildings.

Objective 8:

~~By 1992 the City of Vero Beach will have interlocal agreements with Indian River County to establish housing assistance and housing programs for affordable housing for the local percentage of the population which is in need of housing assistance.~~

Policies:

~~8.1 The City of Vero Beach will, through the Housing Authority and other means, coordinate with Indian River County to develop housing assistance programs.~~

Objective 9:

~~To allow the continuance of existing mobile home sites pursuant to the needs and desires of the mobile home residents, as well as the City as a whole.~~

Policies:

~~9.1 Amend the Land Development Regulations, to be adopted by September 1, 1990 and zoning map to allow for the continuance of existing mobile homes and for the replacement of existing mobile homes when removal occurs for any reason.~~

Objective 10. 9. Mobile Homes

~~Establish Continue a land use classification which provides for a mixture of housing types. This designation shall provide adequate sites for mobile homes and the criteria guiding the location of sites for mobile homes. the Future Land Use designation of MHP (Mobile Home Park) to allow for adequate sites for the continuation of mobile homes on existing sites.~~

Policies:

~~10.1 The City will permit the placement of mobile homes in a variety of residential zoning districts in the City in conformity with Section 320.8285(5), FL Stat., as well as all other state and federal laws; provided that such placement is in conformity with all City architectural, aesthetic, landscaping and similar regulations. While it is the intent of this policy to ensure locational choices in a variety of residential areas of the City for the siting of mobile homes, nothing in the applicable laws requires the City to allow mobile homes in all residential districts.~~

~~9.1 The City shall review the existing mobile home parks and prepare amendments to the Land Development Regulations to bring the zoning for existing mobile home parks outside airport property into full compliance with the MHP (Mobile Home Park) designation as called for in Policy 1.27 of the Land Use Element.~~

[Note: The problem is the underlying zoning of the MHP designated sites conflicts with the Future Land Use designation.]

9.2 The City shall allow the continuance of existing mobile home parks subject to these parks complying with City Codes.

DRAFT