AGENDA
REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, FEBRUARY 21, 2019, 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 Meeting – January 24, 2019

III. PUBLIC COMMENT

IV. PUBLIC HEARING
   [Quasi-judicial]
   Site Plan Application Submitted by Vero Beach Custom Homes, Inc. for the Construction
   of an 18,000 Square Feet, Four-story Mixed Use/Commercial and Residential Building
   Located at 1797 14th Avenue (#SP18-000008).

V. PLANNING DEPARTMENT MATTERS

VI. BOARD MEMBERS’ MATTERS

VII. ADJOURNMENT

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

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

PUBLIC INVITED TO ATTEND
PRESENT: Chairman, Lawrence Lauffer; Member: Robin Pelensky, Alternate Member #1, Richard Cahoy and Alternate Member #2, Ken Daige Also Present: Planning and Development Director, Jason Jeffries and Deputy City Clerk, Sherri Philo

Excused Absences: Steven Lauer, Honey Minuse and John Carroll

I. PRELIMINARY MATTERS
   A. Agenda Additions and/or Deletions
      None

II. APPROVAL OF MINUTES
   A. Regular Meeting – December 20, 2018
      Mrs. Pelensky made a motion to approve the minutes of the December 20, 2018 Planning and Zoning Board meeting. Mr. Cahoy seconded the motion and it passed unanimously.

   B. Regular Meeting – January 10, 2019
      Mr. Daige made a motion to approve the minutes of the January 10, 2019 Planning and Zoning Board meeting. Mr. Cahoy seconded the motion and it passed unanimously.

III. PUBLIC COMMENT
     None

IV. DISCUSSION OF ANNUAL REPORT
     Mr. Jason Jeffries, Planning and Development Director, gave a Power Point presentation on the Annual Report, Planning Staff Work Plan and the 2019 Work Plan for the Planning and Zoning Board (attached to the original minutes). He referred to the schedule of projects. He asked the Board members for their feedback as to if there are projects listed that they feel should be put off or if there are projects they would like considered that are not listed.

     Mr. Lauffer questioned the project, Drug Treatment Uses.

     Ms. Kira Honse, Interim City Attorney, said that follows under the sober homes.

     Mrs. Pelensky questioned if they should push that up on the priority list.

     Mr. Jeffries said it could be moved up a little as to the time, but the Use Matrix (project three (3) on the schedule) would need to be completed first.

     The Board members approved the Planning and Zoning Board 2018 Annual report to be submitted to the City Council.
V. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that the February 7, 2019 Planning and Zoning Board meeting has been cancelled.

VI. BOARD MEMBERS’ MATTERS

None

VII. ADJOURNMENT

Today’s meeting adjourned at 2:14 p.m.

/sp
DEPARTMENTAL CORRESPONDENCE

TO: Chairman Larry Lauffer and Planning and Zoning Board Members
THROUGH: Jason H. Jeffries, AICP  
Director of Planning and Development
FROM: Cheri B. Fitzgerald, AICP  
Principal Planner
DATE: February 12, 2019
SUBJECT: Site Plan Application #SP18-000008; Construction of a Mixed-Use Commercial/Residential Building; Location - 1797 14th Avenue

OVERVIEW

The applicant, Vero Beach Custom Homes, Inc., is proposing to construct a 18,000 square feet, four-story mixed use building. The building uses include: six (6) residential units (7,200) square feet and commercial uses (office and retail) (10,800) square feet.

BACKGROUND

The address of the subject property is 1797 14th Avenue. The property is located at the south and west corner of the intersection of 18th Street and 14th Avenue in the Downtown area. Both streets are City owned and 14th Avenue is designated an urban collector. The level of service along 14th Avenue is “C” as stated in the City’s Comprehensive Plan.

There was a building on the property and it was initially built in 1946 and used as a single-family residential dwelling unit and subsequently a professional office. The building has since been removed and the site is currently vacant.

The property is designated MX, Mixed Use, on the Future Land Use Map and the Zoning Classification is DTW, Downtown District. The DTW Downtown District allows mixed uses in a single building and permits retail, professional offices and residential uses.

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

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

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

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

  **Analysis.** The site plan’s compliance with all development regulations was reviewed by the Planning and Development, Public Works, Water and Sewer, and Indian River County Fire Safety and Prevention. The attached project description and fact sheet provides information on how the project meets specific development regulations. The proposed site plan meets all open space, stormwater management, parking, landscaping and other regulations.

  There are stormwater improvements to the site that are part of the site plan. The project includes mixed uses which are encouraged in the Downtown Zoning District. Parking is partially located in the rear of the building and is provided through redesign and construction of five (5) on-street parking spaces. Present infrastructure capacities do not exceed level of service standards, therefore, concurrency studies will not be required per Code Section 62.302.

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

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

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

  **Analysis.** The proposed design and layout of internal driveways, parking and internal movements of vehicles and pedestrians meet the land development code requirements and have been reviewed by Public Works/Engineering/Solid Waste and the County Fire Safety & Prevention and are not expected to create hazardous conditions or conflicts.
(2) The proposed location and design of the site’s ingress and egress points will not result in off-site traffic congestion or hazards in the immediate vicinity of the project.

**Analysis.** The project includes a driveway connection along 18th Street along the north property line. 18th Street terminates just west of the project site near the school property. There are no proposed driveway connections along 14th Avenue. The driveway connections are typical and are similar to others in the vicinity.

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

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

**Analysis.** Similar existing land uses surround the subject property, including multi-family residential and professional offices. The Indian River County School Board Freshman Learning Center campus is located to the west. Also the surrounding zoning is DTW, Downtown and C-1, Commercial, other than the RM-10/12 Multiple-Family Residential to the west where the Freshman Learning Center campus is located.

Both 18th Street and 14th Avenue are City owned and 14th Avenue is designated an urban collector. The level of service along 14th Avenue is “C” as stated in the City’s Comprehensive Plan.

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

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

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

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

  (3) Exterior lighting shall be arranged as to shield or deflect the light from adjoining properties and public streets and cutoff lighting shall be used for any non-residential parking lot.
Analysis. The proposed outdoor mechanical and utility equipment will be located and or screened from the public right-of-way. The dumpster will be screened. The plan notes the lighting requirements.

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

FINDINGS AND RECOMMENDATIONS

Based on the above analysis and findings, the staff finds that the proposed site plan application meets the provisions for site plan approval and recommends approval of the site plan subject to the following conditions:

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

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

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

4. The applicant shall comply with the tree removal application (#TR18-00006) mitigation requirements as noted on site plan documents prior to the issuance of a certificate of occupancy.

/cbf
Attachments
ATTACHMENT
PROPOSED FOUR-STORY MIXED USE BUILDING
FOR VERO BEACH CUSTOM HOMES, INC.
PROJECT DESCRIPTION AND FACT SHEET

PROJECT DESCRIPTION

The proposed project consists of constructing a 18,000 square feet, four-story mixed use building. The proposed building uses include six (6) residential units and 10,800 square feet of commercial uses (office and retail).

GENERAL INFORMATION

Application No.: #SP18-000008
Location: 1797 14th Avenue (southwest corner of 18th Street and 14th Avenue)
Owner: Vero Beach Custom Homes, Inc.
Applicant: Same
Engineer: Mills, Short and Associates
Parcel ID #: 33-39-02-00010-0030-00011.0

SITE INFORMATION

Zoning/Future Land Use: DTW, Downtown/MX, Mixed Use
Existing Uses: Previously-residential/office - removed existing building – now vacant
Area of Development: 0.37 acres (16,295 sq. ft.)

Surrounding Zoning:
North: DTW, Downtown (across 18th St.)
South: C-1, Commercial
East: DTW, Downtown (across 14th Avenue)
West: RM-10/12, Medium & High Density Multiple-Family Residential

Surrounding Existing Land Uses:
North: Multi-Family Residential Apartments – 22 units (across 18th Street)
East: Office
South: Office
West: School – Freshman Learning Center Campus
## DEVELOPMENT SPECIFICATIONS

<table>
<thead>
<tr>
<th>Specifications/Code Citations [Sec.62.300]</th>
<th>Allowed/Required</th>
<th>Proposed</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density (max - 17dus/acre)</td>
<td>6</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Minimum Floor Area (Sq.ft.)</td>
<td>500</td>
<td>903</td>
<td></td>
</tr>
<tr>
<td>Building height (ft)</td>
<td>50</td>
<td>48</td>
<td></td>
</tr>
<tr>
<td>Building Floor Area (sq. ft.)</td>
<td>32,590</td>
<td>18,000</td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>2.00</td>
<td>1.11</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Size (sq. ft.)</td>
<td>n/a</td>
<td>16,295</td>
<td></td>
</tr>
<tr>
<td>Setbacks (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yards – north/east - each</td>
<td>10</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Side yards – south/west - each</td>
<td>10</td>
<td>22-72</td>
<td></td>
</tr>
<tr>
<td>Open space (%)</td>
<td>10</td>
<td>38</td>
<td></td>
</tr>
<tr>
<td>Parking [Sec. 62.310; 63.02 &amp; 63.04]</td>
<td></td>
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<tr>
<td>MF Residential 2/du/6dus = 12 ps</td>
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<tr>
<td>Retail 1/250sf/4,500 sf = 18 ps *</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office 1/300sf/6,300 sf = 21 ps *</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*Exemptions [39-30=9/2=4.5/5 ps]</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Total Required Parking [includes 1 handicap]</td>
<td>17</td>
<td>17</td>
<td>1.</td>
</tr>
<tr>
<td>Flood Zone</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Finished Floor Elevation (ft)</td>
<td></td>
<td>21.0</td>
<td></td>
</tr>
<tr>
<td>Equipment screening/location (north)</td>
<td>yes</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Exterior lighting/shield/cut-off [noted]</td>
<td>yes</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Dumpster enclosure/screening (northwest)</td>
<td>yes</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Sidewalk (5 ft wide) (north &amp; east)</td>
<td>yes</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Traffic Impact Statement/Study</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>304 AADT [less than 400 trips]</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>

Comments: 1. Parking is required to be located in the rear of building or be provided through redesign and construction of public or on-street parking areas. The project includes (5) new on-street parking spaces. The first 30 commercial spaces are exempt and the remainder of the required commercial parking is reduced by 50%.
### LANDSCAPE REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirements/ Code Citations [Sec. 72.12]</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Perimeter Landscape Buffers</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscape strip (width) (ft) (north)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Landscape strip (width) (ft) (east)</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Trees (1/40 ft) (20 ft)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Hedge (shrubs)</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Landscape strip (width) (ft) (west)</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Trees (1/40 ft) (124 ft)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Hedge (shrubs)</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Landscape strip (width) (ft) (south)</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Trees (1/40 ft) (133 ft)</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Hedge (shrubs)</td>
<td>54</td>
<td>54</td>
</tr>
<tr>
<td><strong>Off-Street Parking Interior</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Size (100sf/2 islands)</td>
<td>200sf</td>
<td>320sf</td>
</tr>
<tr>
<td>End of Row Trees (1/2)</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Landscape Area (15sf *8 sp)</td>
<td>120sf</td>
<td>120sf</td>
</tr>
<tr>
<td>Parking Area Trees (1/225sf)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Open Space Areas</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trees (1/2,500sf) (1,644 ft)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Trees</strong> (2 existing-22&quot; &amp; 40&quot; live oaks)</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td><strong>Max. number of trees replaced by</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>palms [Sec. 72.13(b)] (25%)</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Large canopy trees [Sec. 72.13(b)] (1/3)</td>
<td>4</td>
<td>8 exceeds</td>
</tr>
<tr>
<td>3&quot; DBH required trees [Sec. 72.13(b)] (2/3)</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td><strong>Tree Removal Mitigation (replace live oak tree)</strong></td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>
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

APPLICANT: VB CUSTOM HOMES, INC. 
Telephone: 239-860-1666
Fax or Email: BARONAVI@AOL.COM

MAILING ADDRESS: 2043 14TH AVENUE VERO BEACH FL

PROPERTY OWNER: VB CUSTOM HOMES, INC.

OWNER ADDRESS:

SITE ADDRESS: 1791 14TH AVENUE VERO BEACH FL

PARCEL I.D. NUMBER: 33-39-02-00010-0030-00011.0

ZONING DISTRICT: DTW
FLOOD ZONE: X

CONDITIONAL USE ?: PLANNED DEVELOPMENT?

Floor Area Square Footage: Existing 2,656 Proposed 18,000

Number of Dwelling Units: Existing 0 Proposed 5

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:

The proposed project includes removing the existing single story structure and construction a new 18,000 s.f. mixed use building. Proposed uses are 9,000 sf. office, 4,500 s.f. residential and 4,500 s.f. retail.

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

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

Applicant Signature Date *Property Owner Signature Date

Applicant Name (Print) Property Owner (Print)

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

Application Fee: ____________________
1ST LEVEL FLOOR PLAN

SCALE 1"=40'
RIGHT SIDE ELEVATION

SCALE: 1/10" = 1'-0"