1. CALL TO ORDER

2. APPROVAL OF MINUTES
   A) October 8, 2015

3. PUBLIC COMMENT

4. ELECTION OF OFFICERS
   A) Chairman
   B) Vice Chairman

5. PUBLIC HEARINGS (Quasi-Judicial)
   A) Public Hearing on Application for Architectural Review Submitted by Parent Construction for a proposed restaurant located at 3435 & 3485 Ocean Drive

6. OLD BUSINESS

7. NEW BUSINESS

8. PLANNING AND DEVELOPMENT DIRECTOR’S MATTERS

9. CHAIRMAN’S MATTERS

10. MEMBER’S MATTERS

11. ADJOURNMENT

This is a Public Meeting. Should any interested party seek to appeal any decisions made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings and that, for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a special accommodation 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.
PRESENT: Chairman, Richard Bialosky; Member: Chris Crawford, Alternate Member #1, Walter Geiger and Alternate Member #2, John Holt Also Present: Planning and Development Director, Tim McGarry; Assistant City Attorney, Peggy Lyon and Deputy City Clerk, Sherri Philo

Excused Absences: Duane Weise and Alice Johnson
Unexcused Absence: Peter Bernholz

1. CALL TO ORDER

The Chairman called today’s meeting to order at 2:00 p.m.

2. APPROVAL OF MINUTES

A) December 17, 2012

Mr. Geiger made a motion to approve the minutes of the December 17, 2012 Architectural Review Commission (ARC) meeting. Mr. Crawford seconded the motion and it passed unanimously.

3. PUBLIC COMMENT

None

4. ELECTION OF OFFICERS

*Please note that this item was discussed last on today’s agenda.

A) Chairman
B) Vice Chairman

Mr. McGarry noted that this Commission has not met in three years. He said currently their scope of work is limited to the Overlay District and if the members are not able to help with working on this specific criteria to put in the Code then he was not certain they should keep this Commission going.

Mr. Bialosky said that he sits on the Commission for the Cultural Arts Village and felt that they might need architectural review. He felt that this Commission should continue meeting and work on getting the criteria finished. He asked what exactly needs to be done.
Mr. McGarry said they need to come up with specific guidelines. He felt that they should have a workshop meeting to discuss them. Once they have the guidelines the Chairman could present them to the City Council.

Mr. Bialosky suggested looking at Ordinances from other cities.

Mr. McGarry said that he and the Chairman would work on agenda items for their next meeting.

After a brief discussion, the Commission members agreed to wait to hold Election of Officers until they have a full Commission present.

5. PUBLIC HEARINGS

A) Public Hearing on Application for Architectural Review Submitted by St. Paul’s Church, Inc. for a Proposed Church – Located at 969-999 Flamevine Lane

*Please note that this item was heard first on today’s agenda.

The Chairman read the Site Plan Application for a proposed church by title only.

There were no ex parte communications reported.

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

Mrs. Peggy Lyon, Assistant City Attorney, noted that any exhibits presented today would need to be submitted to the City Clerk’s office to be held for the appellant time period.

Mr. Tim McGarry, Planning and Development Director, explained to the Commission members that they would need to follow the provisions of Code Section 62.506 to determine if the application fits the criteria. He noted that they can make other recommendations, but they would only be advisory.

Mr. Allen Matthews, of C.E. Block Architects, said St. Paul’s Church is planning to build a small two-story church on the property. He reported that the church is designed to seat about 150 members during a service. The second floor would be for administrative functions, it would have Sunday School classrooms, and a youth area. He then showed the Commission members the examples of the colors to be used.

Mr. Bialosky asked what roofing material would be used.

Mr. Matthews said it would be a flat cement tile that is designed to look like suede. He showed the Commission members a sample of the stone trim work that would go around the arched entries and possibly around the windows.

Mr. Bialosky asked what color is the awning.

Mr. Matthews showed a sample of the proposed color of the awning.
Mr. Crawford asked will the awning be metal.

Mr. Matthews said it more than likely would be metal. He then showed the Commission members samples of the gutters noting that they would match the trim color so they would blend in, as well as a sample of a dark bronze color that would be on the cross and stairway railings.

Mr. Bialoski asked would the windows be bronze.

Mr. Matthews said the windows and the main doors would be a dark mahogany type color.

Mr. Crawford said the light fixtures on the light poles were a high cool white color. He was curious as to why they chose a bright color.

Mr. Matthews said a lighting package has been submitted to the Church for review and a final decision has not been made.

Mr. Crawford suggested that they use more of an amber color and that they not use up-lighting.

Mr. Matthews said the intent is to have the lights shining down.

Mr. Crawford asked what is the height of the parapet on the flat roof.

Mr. Matthews said there is not a parapet. He said the Ordinance calls for a parapet for buildings with flat roofs, but he felt the Ordinance was meant for hotels or retail buildings where the parapet would hide any type of rooftop equipment. He said the church building would mostly have a slopped roof with a few small sections of a flat roof. He said the flat roofs were designed to have interior roof drains and the roof slopes away from the exterior wall down to the roof drains. He said no matter how far away someone is they would not have any view of anything other than what looks like a parapet.

Mr. McGarry said the Ordinance was intended for retail on street development. They did not think about a church.

Mr. Bialosky felt that the building was tasteful and was a nice addition. He asked is it their intention that the trellis over the columns would be dark stained wood.

Mr. Matthews answered yes.

Mr. Bialosky suggested that when they look at it to look at it again with the thought of having whitewash. He said either was fine, but there were a lot of dark colored elements. He suggested that they add liter boxes where the downspout meets the gutter. He felt that they did a really nice job.

The Chairman opened and closed the public hearing at 2:25 pm, with no one wishing to be heard.
Mr. Crawford said there were a few technical inconformities, but in his opinion they were okay.

Mr. Bialosky made a motion that the ARC finds that the facts presented and reviewed today were competent substantial evidence to grant the application based upon the Code requirements. Mr. Geiger seconded the motion and it passed 4-0 with Mr. Holt voting yes, Mr. Geiger yes, Mr. Crawford yes, and Mr. Bialosky yes.

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. PLANNING AND DEVELOPMENT DIRECTOR’S MATTERS

None

9. CHAIRMAN’S MATTERS

None

10. MEMBER’S MATTERS

The Board agreed to have the Deputy City Clerk prepare their Annual Report.

11. ADJOURNMENT

Today’s meeting adjourned at 2:40 p.m.

/sp
TO: Chairman Richard Bialosky and Architectural Review Commissioners

THROUGH Timothy J. McGarry, AICP
Planning and Development Director

FROM: Gayle Lafferty, AICP
Senior Planner

DATE: March 22, 2017

SUBJECT: Public Hearing on Application for Architectural Review Submitted by Parent Construction, for a Proposed Restaurant Located at 3435 & 3485 Ocean Drive

Enclosed is the submitted application package for the above proposed restaurant. To assist the Commission in its review, a copy of Section 62.506 – Building Design Standards of the City Code is attached.

The review standards are to be applied by the Commission in making a determination of whether or not the overall design of the project is consistent with the intent and provisions of the Cardinal Drive/Ocean Drive Commercial Overlay District to encourage physical design characteristics of a pedestrian-oriented, mixed residential-commercial district with storefront shopping streets.

A site plan for the project has been reviewed by the Planning and Development Department and approved by the Planning and Zoning Board, subject to approval by the Architectural Review Commission.

As a reminder, the public hearing will be quasi-judicial; therefore, Commissioners should not discuss the proposed project with other Commissioners or the public prior to the public hearing or make a site visit to the project property.

Should you have any questions prior to the meeting, please call me.

GL
Attachment
APPLICATION FOR ARCHITECTURAL REVIEW
OCEAN DRIVE/CARDINAL DRIVE COMMERCIAL
OVERLAY DISTRICT
City of Vero Beach Planning Department
1053 20th Place - P.O. Box 1389
Vero Beach, FL 32961-1389
(772) 978-4550 / Fax (772) 778-3856 / planning@covb.org

SITE PLAN APPLICATION # MA 16-000056
SITE PLAN APPROVAL: Planning Director Planning and Zoning Board
APPLICANT: Parent Construction Telephone: (772) 231-6803
Fax or Email: (772) 231-6005
MAILING ADDRESS: 612 Beachland Blvd. Vero Beach, FL 32967
PROPERTY OWNER
Jose Valle
OWNER’S ADDRESS: 1553 San Ignacio Ave, Coral Cables, FL
PROJECT DESCRIPTION: Single Story CMU Restaurant
Building

81343532485
SITE ADDRESS: 3445 Ocean Drive Vero Beach, FL
PROJECT DESCRIPTION: Single Story CMU Restaurant Building

NAME AND LICENSE # OF DESIGN PROFESSIONAL: Jeff L. Roy
Atricent d’Architecture by Jeff L. Roy, Inc
Development Incentive(s) Requested: Yes No X

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

Along with this application submit 7 copies (11”X17”) of the design materials as described in the attached Design Application Requirements to demonstrate compliance with Building Design Standards (attached) and other information as required by Pages 2 through 4 of this application. All design materials shall be prepared by a design professional so licensed to prepare such design materials pursuant to Chapters 471 and 481, Florida Statutes.

Application Fee: $50 C
$180 C
$230 C

Page 1 of 4
Sec. 62.506 - Building design standards.

(a) **Applicability.** New or substantially improved principal buildings shall comport with the building design guidelines of this section and all other applicable code design provisions to the maximum extent practicable as determined by the architectural review commission. No project may be approved by the appropriate authorizing authority unless the architectural review commission makes the determination that the overall design of the project is consistent with the intent and provisions of this article to encourage physical design characteristics of a pedestrian-oriented, mixed residential-commercial district with storefront shopping streets. The architectural review commission may approve minor variations from the design guidelines in this section to accommodate varying architectural styles based on a demonstration of good cause by the applicant.

(b) **Building entries.** The main doorway for public entry into a principal building shall be from the street façade and shall be clearly defined. A building on a corner lot may have its main entrance on the building corner corresponding to the lot corners. If the main entrance is provided on the corner of the building, rather than meeting the build-to-lines that intersect at the corner, the building facade shall be angled to face the intersection and have architectural features in place making such corner of the building prominent. There shall be no difference in the elevations of a building entry and adjacent sidewalk, unless Coastal Construction Control Line standards apply.

(c) **Modulation.** Building elevations shall repeat features that create a logical pattern from each street view. Acceptable features to help define each façade elevation include:

1. Consistent window patterns;
2. Porches or covered entries;
3. Balconies or bay windows;
4. Alternating dormers, stepped roofing or gables; and
5. Material changes according to building plane, light fixtures, trellises, or key landscape features.

(d) **Passageways.** Any building that exceeds 200 feet in length shall provide a pedestrian walkway or passageway at the ground floor in a location that provides convenient access to parking at the rear of the building. The walkway/passageway shall not be less than ten feet in width and may include outdoor dining, retail displays, or other amenities associated with public open space as long as such amenities are otherwise approved under this Code and a five-foot passage for pedestrians is maintained. The walkway/passageway shall be open to the public and shall not be included in the FAR.

(e) **Colors.** No more than three colors on the exterior façade plus one accent color shall be allowed. The three colors shall be in a compatible range.

(f) **Roofs.** The following design standards shall be followed for roofs:

1. Roofs may be hip, gable, or flat with a pitch of between 4:12 to 12:12.
2. No mansard roofs shall be allowed.
3. All pitched roofs shall have an overhang of at least 12 inches and may extend to a maximum of 30 inches beyond the building façade.
(5) Buildings with flat roofs shall include a parapet on the street façade and all side facades pursuant to the following guidelines:
   a. The top of the parapet shall be no less than 24 inches in height, but no higher than 48 inches, as measured along the face of the façade from the top of the flat roof.
   b. Parapets shall be treated as unique architectural elements on the facades of flat roof buildings with special attention paid to the use of articulation, signage, details, inlays, friezes or other appropriate elements.

(6) Street façades, that are 100 linear feet or greater in length, shall incorporate in at least two locations a, minimum three foot change in the roof edge and/or parapet treatment from the dominant roof design.

(g) **Building materials.**

(1) Exterior wall building materials shall include any of the following:
   a. Stucco;
   b. Precast concrete;
   c. Stone;
   d. Wood siding;
   e. Cementitious board products;
   f. Masonry brick (texture masonry shall be permitted); or
   g. Tile.

(2) No more than two materials in (1) above shall be used in a façade, except for trim elements.

(3) Except for flat roofs, that shall have no material specifications, roof materials shall include any of the following:
   a. Metal standing seam;
   b. Clay or concrete tile;
   c. Composite tile; or
   d. Slate or synthetic slate (no asphalt or fiberglass shingle shall be permitted).

(4) Doors and windows shall include any of the following:
   a. Painted or stained wood frame;
   b. Metal; or
   c. Vinyl clad wood frame.

(h) **Windows.** Windows shall adhere to the following standards:

(1) Street level windows shall be clear or lightly tinted glass; no heavily tinted, mirrored, or reflective glass of any kind shall be permitted.

(2) A minimum of 50 percent of the linear dimension of the ground level street façade shall consist of windows or glass doorways.

(3)
No street façade shall continue uninterrupted by a window or a functional public access doorway for a maximum linear distance of greater than 12 feet.

(Ord. No. 2013-03, § 2, 1-22-2013)
NEW RESTAURANT SHELL BUILDING:
OCEAN DRIVE
FASHION CENTER
3445 OCEAN DRIVE
VERO BEACH, FLORIDA
REV. SPA - 02/16/2017

ARCHITECT:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960

ENGINEER:
Mills, Short & Associates
Telephone: 772.226.7282
Cellphone: 772.473.6323
Eight Hundred Eighth Street
Vero Beach, Florida 32962
FLOOR PLAN

ONE STORY
OFFICE/RETAIL PLAZA
5,400-2450 OCEAN DRIVE
8,400 S.F.
F.F.E. = 7.56'

FASHION CENTER RESTAURANT
SHELL BUILDING - 2,685 SF
OUTDOOR DINING - 390 SF
OUTDOOR COOLER/FREEZER - 60 SF
TOTAL - 3,125 SF
ASSEMBLY OCCUPANCY
F.F.E. = 7.56' NAVD

EXISTING BUILDINGS
3401 & 3445 OCEAN DRIVE
4,503 S.F. (RETAIL)
4,525 S.F. (OFFICE)
F.F.E. = 7.30
AD PARKING SPACES
EXCLUDING ALLEYS (PROPERTY BEHINDARY TO OCEAN)

Architect:
Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960
(772) 770-9094 ph/fax
(772) 766-1611 cell

Specified
Drawing Title:
FLOOR PLAN

Reg. No.: AR94653
License No.: AR94653

Date Signed:
Rev. No. A2.10
Sheet No. A2.10

Dimensions:
Scale 1/4" = 1'-0"
NEW SHELL BUILDING
OCEAN DRIVE
FASHION CENTER
VERO BEACH, FLORIDA

Project:
NEW SHELL BUILDING:
OCEAN DRIVE
FASHION CENTER
3445 OCEAN DRIVE
VERO BEACH, FLORIDA

Key Plan:

Scale, 1/4" = 1'-0" BUILDING

ADJACENT EXISTING BUILDINGS

ALUMINUM GUTTER
AND DOWNSPOUTS:

8" CMU PARAPET WALL
WITH MIN. 5/8" HAND OF THE CRAFTSMAN STUCCO FINISH

EXISTING BUILDING CANVAS AWNING
57'-0" MLI. PER 12" SLOPE

CMU PARAPET WALL
WITH MIN. 5/8" HAND OF THE CRAFTSMAN STUCCO FINISH

ASHION CENTER RESTAURANT
16" CMU PARAPET WALL
WITH MIN. 5/8" HAND OF THE CRAFTSMAN STUCCO FINISH

ARCHITECTURAL ELEMENT:
FORMED AND POURED 12" CONCRETE PEDIMENT
WITH HAND OF THE CRAFTSMAN STUCCO FINISH

Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960

Drawing Title:
ROOF PLAN

Drawing No.:
J.L.R. 16 2 6

Sheet No.:
A2.20

Key Plan:

Issues:

No.: Date: Description:
1. SPA 11/16/2016
2. COVBARC 12/23/2016
3. REV. SPA 01/23/2017
4. COVBARC 02/16/2017

Architect:

Atelier d'Architecture
By Jeff L. Ray, Inc.
912 22nd Place
Vero Beach, Florida 32960

(772) 770-9094 ph/fax
(772) 766-1611 cell

ROOF PLAN
Project Location
# UPLIGHT SHADE COLLECTION: The Cherokee

## ULC12-PC
- Diameter: 12"
- Height: 9 1/2"

## ULC14-PC
- Diameter: 14"
- Height: 10"

## ULC16-PC
- Diameter: 16"
- Height: 10 1/2"

## ULC18-PC
- Diameter: 18"
- Height: 11 1/2"

### Model # | Item # | Standard Finish | Mounting Options | Mounting Color | Optional Accessories | Accessory & Guard Colors | Wattage/Lamp Options | Correlated Color Temperature | Voltage
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<td>S-Stern Mount</td>
<td>ULC14-PC</td>
<td>200-White</td>
<td>Standard 1; SBK Black; SWH White</td>
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<td>ULC16-PC</td>
<td>300-Dark Green</td>
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<td>ULC18-PC</td>
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<td>CN-Chain Hung</td>
<td>Other: 975-Galvanized</td>
<td>For additional colors, see color chart</td>
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<td>Chain Hung 3:</td>
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### Notes:
- Suitable for Damp locations. Standard length 8 feet.
- Suitable for Dry locations Only (Not CSA listed). Standard length 6 feet.
- Standard length is 3ft.
- Additional lengths available on Cord, Stem & Chain
- Clear glass not recommended for LED. Suitable for Wet Location (except when cord mounted)
THE BASICS

DESCRIPTION
This tile is part of our Bermuda Collection. It has a base color of Natural Gray. This color has not been antiqued. The texture on the tile is Broom Swept, and it has been sealed to minimize efflorescence. Nail holes have been placed at 1.5 in.

PROFILE
Bermuda

BASE COLOR
Natural Gray

ANTIQUE
none

TEXTURE
broom swept

PRODUCT ID
N-NTGR-NN-Y-BS-15

QUICK CODE
5008

ADDITIONAL INFO

COLOR LOADING
category 1

PRICE REFERENCE
total cost of reroof will be approximately 10-15% more than a roof installed with our base tile

ENERGY EFFICIENCY
CRRC
SR: .23 TE: .92 SRI: 24

AVAILABILITY
most likely in stock now

SIMILAR RELATED

Natural Gray
no antique
Bermuda Collection

Natural Gray
white antique
Bermuda Collection

Natural Gray
black antique
Bermuda Collection

Natural Gray
black antique
Estate Collection

TILE INFORMATION
a guide from start to finish

ENTEegra
about us
Building – Benjamin Moore: Lion Heart - 306
TRIM – Benjamin Moore: Decorators White - I-04
Awnings – Benjamin Moore: Carbon Copy - 2117-70
Shutters – Benjamin Moore: White Vanilla -2017-70
Lion Heart

LRV: 60

This color is part of the Classic Color Collection. Surround yourself with your color favorites. These elegant, Classic Colors guarantee beautiful, usable color all the time, every time. A collection of 1,1 hues that consumers and professionals have enjoyed for years, the colors in this palette are as tin are forward.
Carbon Copy

LRV: 5

This color is part of Color Preview. A collection of bold, saturated colors that brings spaces to life for those looking to illuminate their world with pure, extraordinary color. A great complement to Classic Colors, Color Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colors that create striking combinations.
Building – Benjamin Moore: Lion Heart - 306
TRIM – Benjamin Moore: Decorators White - I-04
Awnings – Benjamin Moore: Carbon Copy - 2117-70
Shutters – Benjamin Moore: White Vanilla -2017-70
Lion Heart

LRV: 60

This color is part of the Classic Color Collection. Surround yourself with your color favorites. These elegant, Classic Colors guarantee beautiful, usable color all the time, every time. A collection of 1,100 hues that consumers and professionals have enjoyed for years, the colors in this palette are as timeless as they are forward.

GOES WITH SHADES SIMILAR

ALL COLORS

SEE IN ROOM

SHARE

BUY SAMPLE
Carbon Copy

LRV: 5

This color is part of Color Preview. A collection of bold, saturated colors that brings spaces to life for those looking to illuminate their world with pure, extraordinary color. A great complement to Classic Colors, Color Preview offers a collection of 1,232 hues that excite and inspire with pure, deep, clear colors that create strong combinations.
White Vanilla

LRV: 87

As softly shaded as vanilla ice cream, this very light off-white taps a yellow undertone for added depth.
Decorator's White

PM-3

GOES WITH

ШADES

Decorator's White

LRV: 83

Also known as Decorator's White OC-149. The faintest touch of gray softens this versatile shade of white.