AGENDA
REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, JULY 18, 2019, AT 1:30 PM
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA

I. PRELIMINARY MATTERS
Agenda Additions and/or Deletions

II. APPROVAL OF MINUTES
Regular Meeting – June 20, 2019

III. PUBLIC COMMENT

IV. PUBLIC HEARING

[Quasi-judicial]
A. An Ordinance of the City of Vero Beach, Florida, Amending the Official Zoning Map by Changing the Zoning District Designation from ALI-1, Airport Light Industrial – 1 to ALI-A1, Airport Light Industrial – A1, for Property Located at the Northeast Corner of 43rd Avenue and Airport West Drive, Containing 2.61 Acres More or Less; Providing for an Effective Date (#Z19-000009-MAP)

[Quasi-judicial]
B. Site Plan Application Submitted by MBV Engineering, Inc., for the Construction of Two 11,872 Square Feet Storage Hangars Located at 3450 Airport West Drive (#SP19-000004)

[Legislative]
C. An Ordinance of the City of Vero Beach, Florida, Requested by Elizabeth and Matilde Sorensen, Amending the Comprehensive Plan Future Land Use Map by Changing the Future Land Use Designation from RL, Residential Low (Up to 6 Units/Acre) to RM, Residential Medium (Up to 10 Units/Acre) for Property Located at 705 Azalea Lane, Containing 0.27 Acres More or Less, Providing for an Effective Date (#C19-000002-FLUM-MAP)

[Quasi-judicial]
D. An Ordinance of the City of Vero Beach, Florida, Requested by Elizabeth and Matilde Sorensen, Amending the Official Zoning Map by Changing the Zoning District Designation from R-1, Single-Family Residential District to POI, Professional, Office and Institutional District for Property Located at 705 Azalea Lane, Containing 0.27 Acres, More or Less, Providing for an Effective Date (#Z19-000003-MAP)
[Legislative]
E. An Ordinance of the City of Vero Beach, Florida, Amending Chapter 60 (Appendix. Definitions) of the Land Development Regulations to Revise or Add the Definitions of Amusement Game or Machine, Commercial Amusement, Simulated Gambling Establishment, Simulated Gaming Device, Vending Machine and Video Arcades; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date (#Z19-000010-TXT)

[Legislative]
F. An Ordinance of the City of Vero Beach, Florida, Amending Chapter 60, Section 60.06 (Only Specified Uses Allowed; Interpretation) of the Land Development Regulations; Updating the Reference Materials for Land Use Interpretation; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date (Z19-000011-TXT)

V. DISCUSSION OF REVISIONS TO THE SIGN CODE

VI. PLANNING DEPARTMENT MATTERS

VII. BOARD MEMBERS’ MATTERS

VIII. ADJOURNMENT
PRESENT: Vice Chairman, Steve Lauer (arrived at 1:45 p.m.); Member: Honey Minuse and Alternate Member #1, Richard Cahoy Also Present: Principal Planner, Cheri Fitzgerald; Planning and Development Director, Jason Jeffries; Interim City Attorney, Anastasia Protopapadakis from Gray and Robinson and Deputy City Clerk, Sherri Philo

Excused Absences: John Carroll and Jose Prieto
Unexcused Absence: Robin Pelensky

Today’s meeting was called to order at 1:48 p.m.

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Regular Meeting – May 16, 2019

Mr. Cahoy made a motion to approve the minutes of the May 16, 2019 Planning and Zoning Board meeting. Mrs. Minuse seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Quasi-judicial]


The Vice Chairman read Site Plan Application #SP18-000011 submitted by Knight, McGuire & Association, Inc., by title only.

Ms. Anastasia Protopapadakis, Interim City Attorney from Gray and Robinson, explained to the applicant that they only have three (3) members of the Board present for today’s hearing and because this is a quasi-judicial hearing they will need all three (3) votes in order for the application to pass. She asked the applicants if they wanted to proceed today.

Mr. Bruce Barkett, attorney for the applicant, stated that they would like to proceed.

There were no ex parte communications reported.

The Deputy City Clerk swore in staff and all witnesses present for today’s hearing en masse.
Mrs. Cheri Fitzgerald, Principal Planner, briefly went over staff's report with the Commission members accompanied by a Power Point presentation (both attached to the original minutes). Based on staff's analysis and findings, staff finds that the proposed site plan application meets the provisions for site plan approval and recommends approval of the site plan subject to conditions listed in staff's report.

Mr. Cahoy referred to the emergency and/or second egress/ingress to the property.

Mrs. Fitzgerald said that is for emergencies only.

Mr. Cahoy asked was that required by the Fire Department. Mrs. Fitzgerald answered yes.

Mr. Cahoy felt an additional cut on Indian River Boulevard should be avoided, not added.

Mr. Jason Jeffries, Planning and Development Director, said that is a fire safety requirement. He noted that it is for emergency access only and will not be for general traffic.

Mr. David Knight, of Knight, McGuire, and Associates, said that he is present to answer any questions of the Board.

Mrs. Minuse said with regard to egress/ingress, you can only make a right hand turn onto Indian River Boulevard going north so if you wanted to go south you would have to turn right onto Indian River Boulevard and then turn around to head south. She asked is that correct.

Mr. Knight answered yes.

Mrs. Minuse asked is the emergency access road going to be available to make a turn.

Mr. Knight answered no. He explained that it is a stabilized access and will not be recognizable as an access except to the Fire Department. Otherwise, it is a non-usable access.

The Vice Chairman opened and closed the public hearing at 2:15 p.m., with no one wishing to be heard.

Mrs. Minuse felt the backup material was very comprehensive.

Mr. Cahoy said this project has been before the Board several times in various stages over the last few years so he finds no reason not to approve it.

Mrs. Minuse made a motion to approve staff's recommendation. Mr. Cahoy seconded the motion and it passed 3-0 with Mr. Cahoy voting yes, Mrs. Minuse yes, and Mr. Lauer yes.

V. DISCUSSION OF REVISIONS TO THE SIGN CODE

Mr. Jeffries reported that this is a follow up discussion from their May meeting and based on their comments staff made some revisions. He then went over the proposed revisions to the draft Ordinance with the Board members accompanied by a Power Point presentation (both attached to the original minutes).

*Please note that questions and discussion took place throughout the presentation.
Mrs. Minuse questioned the title of the proposed Ordinance.

Mr. Jeffries said at this point in the discussions, he would be more concerned with the revisions of the Code. He said they don’t need to worry about the title or the whereas statements in the proposed Ordinance in that they will be changing as further amendments are made to the Code. He said they will be discussing this again at their July meeting.

Mr. Lauer asked are they still allowing 120 temporary signs per year. He was referring to page 16, Section 38.11 (a) (2) – A maximum of 20 such freestanding signs may be placed and (8) - no more than a cumulative total of six off-premises temporary weekend sign permit per applicant may be issued in a calendar year (20 x 6 = 120).

Mr. Jeffries answered yes.

Mr. Lauer said that he still has a problem with that.

Mr. Jeffries said that he would look at that again. He said there are only two (2) organizations that have multiple events per year, which are the Oceanside Business Association and Mainstreet.

Mr. Lauer said that he did not have a problem with the Downtown Friday events, the Oceanside Business Association events, or charitable organizations, but with businesses. He said they would be opening Pandora’s box because they could be inundated with signs.

Mr. Jeffries said that he would look at this again.

Mr. Lauer asked where are they with the Ordinance on the dumpsters and Pods.

Mr. Jeffries reported that the City Council recently passed the Ordinance and Code Enforcement is out enforcing it.

Mr. Lauer said not at the Holiday Inn.

Mr. Jeffries said that he would check with Code Enforcement.

VI. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that their first meeting in July has been cancelled in that it falls on the July 4th holiday. He reported that their next meeting will be held on July 18, 2019.

VII. BOARD MEMBERS’ MATTERS

None

VIII. ADJOURNMENT

Today’s meeting adjourned at 3:10 p.m.

/sp
DEPARTMENTAL CORRESPONDENCE

TO: Chairman John Carroll, Jr and Planning and Zoning Board Members

FROM: Jason H. Jeffries, AICP ~..J Director of Planning and Development

DATE: July 8, 2019

SUBJECT: Request by City of Vero Beach to Rezone ±2.61 Acres from ALI-1, Airport Light Industrial-1 to ALI-A1, Airport Light Industrial – A1; located at the northeast corner of 43rd Avenue and Airport West Drive (Application #Z19-000009-MAP)

Overview

This is a request to rezone approximately 2.61 acres of land from ALI-1, Airport Light Industrial-1 Zoning District to ALI-A1, Airport Light Industrial – A1 Zoning District. The subject property is located at the northeast corner of 43rd Avenue and Airport West Drive.

The following are attachments to this report:

- Attachment A-Location Map of Subject Property
- Attachment B-Draft Ordinance Amending Zoning Map
- Attachment C-Zoning Map Change Amendment Application

Background

Existing Site Conditions. The site is currently vacant or undeveloped.

Existing Land Use and Zoning Patterns. The site and adjacent properties to the north, east and south are designated (I) Industrial on the City’s Future Land Use Map. The undeveloped land to the west of the site is designated (RL) Residential Low.

Table 1. Adjacent Land Uses and Zoning Classifications:

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Land Uses</th>
<th>Land Use Designation</th>
<th>Zoning Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Airport Runway</td>
<td>Industrial</td>
<td>ALI-A1 (Airport Light Industrial-A1)</td>
</tr>
<tr>
<td>South</td>
<td>Commercial &amp; Industrial Flex Building</td>
<td>Industrial</td>
<td>ALI-1 (Airport Light Industrial-1)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped Land</td>
<td>Residential Low</td>
<td>MPZ (Master Plan Zone)</td>
</tr>
</tbody>
</table>
The proposal is to change the zoning to ALI-A1 (Airport Light Industrial-A1). The purpose of the ALI districts are to provide for a distribution of uses at the Vero Beach Municipal Airport, which are compatible and complementary of one another and the airport at-large. The airport runway is located to the north of the site and the existing Corporate Air facility (fixed-base operator) is located to the east, both adjacent properties are zoned ALI-A1 for airport related uses. The properties to the south and across Airport West Drive are light industrial developments and are zoned ALI-1 for light industrial uses. The undeveloped land across 43rd Avenue to the west of the site is zoned MPZ (Master Planned Zone).

**Environment.** The subject property is a vacant/undeveloped parcel adjacent the airport runway. The subject property is located in Flood Zone "X".

**Utilities and Services.** The subject property is located in the City’s current water and sewer service area and capacity is available in the system to provide necessary services.

**Transportation Facilities.** The subject property has road frontage on two streets including 43rd Avenue (urban minor arterial roadway) to the west and Airport West Drive (local road) to the south. Airport West Drive, fronting the subject property to the south, is a paved two-lane roadway, with approximately 60 feet of public right-of-way, and is a city road. 43rd Avenue, fronting the subject property to the west, is a paved two-lane roadway, with approximately 120 feet of right-of-way, and is a county road. The airport runway facilities are located to the north of the subject site.

**Comparison of Existing versus Requested Zoning District Designations**

The existing zoning of the subject property is ALI-1, Airport Light Industrial-1. The proposed zoning designation is ALI-A1, Airport Light Industrial-A1. A comparison of the two zoning districts permitted/allowable uses is provided in Table 2.

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>ALI-A1</th>
<th>ALI-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aeronautical schools</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Aeronautical student dormitory*</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Air freight terminals</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Aircraft assembly and service</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Aircraft manufacturing</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Aircraft sale and rental</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Aircraft storage hangars</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Airline operations</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Aviation-related offices**</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Commercial amusements</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Eating establishments</td>
<td>X***</td>
<td>X</td>
</tr>
<tr>
<td>Educational institutions</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Financial institutions</td>
<td>X***</td>
<td>X</td>
</tr>
<tr>
<td>Fire stations-airport response</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Fire stations-general response</td>
<td>X</td>
<td></td>
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<tr>
<td>Fixed-base operators</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
Permitted Uses: |
<table>
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<th></th>
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<tbody>
<tr>
<td>ALI-A1</td>
</tr>
<tr>
<td>Flying clubs</td>
</tr>
<tr>
<td>Funeral homes</td>
</tr>
<tr>
<td>Government uses</td>
</tr>
<tr>
<td>Hotels and motels</td>
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<tr>
<td>Light industrial</td>
</tr>
<tr>
<td>Places of worship</td>
</tr>
<tr>
<td>Personal services</td>
</tr>
<tr>
<td>Private clubs</td>
</tr>
<tr>
<td>Professional and business offices</td>
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<tr>
<td>Public and private utilities</td>
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<tr>
<td>Research center</td>
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<tr>
<td>Retail uses</td>
</tr>
<tr>
<td>Runway dependent uses</td>
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<tr>
<td>Self-storage facilities</td>
</tr>
<tr>
<td>Terminal facilities</td>
</tr>
<tr>
<td>Vehicular rentals</td>
</tr>
<tr>
<td>Vehicular sales and services</td>
</tr>
<tr>
<td>Vehicular service and repair</td>
</tr>
<tr>
<td>Accessory uses</td>
</tr>
</tbody>
</table>

* Permitted only in conjunction with aeronautical schools located in the ALI-A1 or ALI-1 zoning district.

** Permitted only in conjunction with FBO or Airline operations located in the ALI-A1 zoning district.

*** Permitted only within a terminal.

As noted below, the two zoning districts share four (4) permitted uses, they are: aeronautical schools, fire stations for airport response, public and private utilities, and vehicular rentals. There are several uses, such as eating establishments, financial institutions, government, personal services, offices, and retail that are permitted in the ALI-1 district and are only permitted within the airport terminal in ALI-A1 district. The ALI-1 zoning district is mainly designated for commercial and industrial uses versus the proposed ALI-A1 zoning district permits airport related uses, such as fixed-based operators, aircraft sales and rental, storage hangars, and airline operations.

**Review and Analysis**

The staff reviewed the proposed zoning map change based on the standards for considering amendments as required in Chapter 65, Article III, of the City’s Land Development Regulations. Sections 65.22(i)(1) and (5) set the review standards for amendments to the zoning map.

**Justification for Amendment.**  Pursuant to Section 65.22(i)(1), the justification for the proposed amendment to the zoning map for the subject property is discussed below:

**Findings:** The amendment is justified based on the location of the subject site, adjacent to the airport runway, is more suitable for airport related uses permitted in the ALI-A1 district than commercial or industrial uses permitted in the ALI-
1 district. The rezoning will permit the existing fixed-base operator located on land to the east of the subject site to expand its operations.

Consistency of the Requested Rezoning with the Comprehensive Plan and Zoning District Standards and Criteria. Pursuant to Section 65.22(i)(5)a., the consistency with the goals, objectives and policies of the Comprehensive Plan, Land Development Regulations, and zoning district standards and criteria as discussed below:

- Land Use Element Policy 1.18: The City shall rezone land consistent with Table 2-2, Relationship between Future Land Use Designation and Zoning Districts, and the standards set forth in this policy and elsewhere in the element. The City recognizes that not every zoning district allowed within a future 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 the following standards:
  (a) Consistency with the goals, objectives, and policies of the Comprehensive Plan;
  (b) Compatibility with zoning map designations abutting or in the immediate vicinity of the subject property;
  (c) Changed conditions to the subject property and the neighborhood or area in the vicinity in which the property is located that warrant an amendment;
  (d) Maintenance of adopted level of service on roadways, public school facilities, sanitary sewer, potable water, solid waste, storm drainage, and recreation;
  (e) Maintenance of an orderly and logical development pattern; and
  (f) Consistency with the public interest.

The requested zoning designation is ALI-A1, Airport Light Industrial-A1. This zoning district is listed as one of the appropriate districts under the I, Industrial future land use designation. The I, Industrial designation allows development in areas suitable for residential, light industrial, aviation oriented, and supportive community services with maximum development intensity of 1.0 floor area ratio (FAR), as permitted in Policy 1.11 discussed below.

Finding: The requested change in zoning designation is consistent with Policy 1.18. and Table 2-2 in the City’s Comprehensive Plan.

- Land Use Element Policy 1.11: The Industrial (I) Land Use designation shall be applied to those areas that are suitable for small to medium urban scale development and intensities. Those areas shall be limited to lands that are located adjacent to major transportation facilities such as airports, arterial streets or railroads, buffered from residential neighborhoods or located with
consideration to environmental impacts and other performance standards provided for in the Land Development Regulations. This land use category shall or may allow a broad mixture of residential, mixed residential, light industrial, aviation oriented, education and nonresidential uses and supportive community services depending upon whether the use is listed as a permitted use or conditional use in the applicable underlying zoning district.

The subject property is located in I, Industrial future land use category. The subject property is adjacent to the airport runway facilities to the north and an existing fixed-base operator to the east. The subject property is also located along an arterial roadway.

Finding: The subject property is within an industrial land use designation (I), as noted above. The zoning change request is consistent with Policy 1.11. The proposed zoning change will provide the ability for an airport operator to expand adjacent to the airport runway.

Compliance with Other Review Standards for Rezoning in the City Code. Pursuant to Section 65.22(i)(5)b. through g., the proposed zoning map amendment meets the following standards:

- Compatibility with Zoning Map Designations within Immediate Vicinity: The amendment is compatible with the Zoning Map designation within the immediate vicinity of the proposed change. The properties to the north (airport runway) and east (fixed-base operator) of the subject property are zoned ALI-A1, the same as the zoning district requested for the subject site. The property across Airport West Drive, to the south of the subject property, is zoned ALI-1. The property across 43rd Avenue, to the west, is zoned MPZ, Master Plan Zone, and is undeveloped residential property.

Finding: The proposed change is considered compatible zoning map designation with the zoning map designations within the immediate vicinity to the north, east and south. The residential zoning map designation to the west is on property that is undeveloped and buffered from existing industrial uses by an arterial road.

- 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 discussed previously under the justification for the amendment, the existing airport runway to the north and expansion of the fixed-base operator to the east warrant the amendment from the need for property zoned for commercial and light industrial development at the airport to airport related uses on the subject site.

Finding: Conditions in the area near the vicinity of the proposed zoning map have changed since the adoption of the ALI zoning districts in 1986 and warrant the proposed amendment.
Maintenance of the Level of Service: *The amendment is consistent with the concurrency requirements of the Comprehensive Plan and Land Development Regulations.* Since a request to change the zoning map is not part of development review or a site plan, the impacts on available public facilities can only be considered in general terms. Specific impacts on public facilities and concurrency are addressed as part of the City’s development review process. In general terms, the following information is provided.

The Capital Improvements Element of the Comprehensive Plan states there is available capacity to support future demand on public facilities and services such as sewer, water, solid waste, and roads.

**Finding:** The change from ALI-I to ALI-A1 will not significantly change the traffic impact on levels of service, since both districts permit industrial or airport related uses.

Orderly and logical: *The requested amendment maintains an orderly and logical development pattern.* Approval of the change in zoning would allow for the development of airport related uses on a site adjacent the airport runway.

**Finding:** The change in zoning will allow for the development of airport related uses on land adjacent the airport runway.

**Staff Recommendation**

Based on the analysis and findings above, the staff recommends that the Planning and Zoning Board recommend approval by the City Council of the following:

- Draft Ordinance amending the Zoning Map designation from ALI-1 to ALI-A1 (+2.61 acres) for the subject property.
AERIAL LOCATION MAP
Corporate Air Lease

LEGEND

1. COVB City Limits
2. Subject Property

Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
July 1, 2019

Scale: 1" = 500'

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FUTURE LAND USE MAP
Corporate Air Lease

LEGEND
- CV: City Limits
- Subject Property
- CV: Conservation
- I: Industrial
- RL: Residential Low

Scale: 1" = 500'

Approved by City Council:

Date: 
Attest: 

Tammy K. Bursick 
City Clerk

Jason H. Jeffries 
Planning & Development Director

Prepared by: 
Department of Public Works 
GIS Division 
City of Vero Beach 
July 1, 2019 
File No: 

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LEGEND

C.C.: Cove City Limits

Subject Property

- ALI-1: Airport Light Industrial
- ALI-A1: Airport Light Industrial
- ALI-A2: Airport Light Industrial
- MPZ: Master Plan Zone

"PROPOSED DRAFT"

Scale: 1" = 500'

Approved by City Council:

Date:

Attest:

Tammy K. Burnsick
City Clerk

Jason H. Jeffries
Planning & Development Director

Prepared by:
Department of Public Works
GIS Division
City of Vero Beach
July 1, 2019
File No.

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SUBJECT PROPERTY:
FROM ALI-1 (AIRPORT LIGHT INDUSTRIAL)
TO ALI-A1 (AIRPORT LIGHT INSTITUTIONAL)
AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA,
AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE
ZONING DISTRICT DESIGNATION FROM ALI-1, AIRPORT LIGHT
INDUSTRIAL - 1 TO ALI-A1, AIRPORT LIGHT INDUSTRIAL - A1,
FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 43RD
AVENUE AND AIRPORT WEST DRIVE, CONTAINING 2.61 ACRES
MORE OR LESS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the property owner, the City of Vero Beach, 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 ALI-1, Airport Light Industrial-1 District to ALI-A1, Airport Light
Industrial-A1 District for property comprising 2.61 acres, more or less, located at the northeast
corner of 43rd Avenue and Airport West Drive; and

WHEREAS, the Planning and Zoning Board, serving as the local planning agency under
Florida Statute 163.3174, after a public hearing held on July 18, 2019, finds that the zoning map
amendment is consistent with relevant goals, objectives and policies contained within the City’s
Comprehensive Plan and made a recommendation to the Vero Beach City Council; and

WHEREAS, notice was given as required by law that the Official Zoning Map of the
City of Vero Beach, Florida, be amended to change designation from ALI-1, Airport Light
Industrial-1 District to ALI-A1, Airport Light Industrial-A1 for property comprising 2.61 acres,
more or less, located at the northeast corner of 43rd Avenue and Airport West Drive, as defined in
this Ordinance; and

WHEREAS, advertisements were placed in a newspaper of general circulation and
provided the public with at least ten (10) days advance notice of this Ordinance's public hearings
to be held by the Planning and Zoning Board and the City Council of the City of Vero Beach
(“City Council”) in the City Council Chambers, located on the first floor of City Hall in the City
of Vero Beach; and

WHEREAS, public hearings were held pursuant to the notices described above at which
hearings the parties in interest and all others had an opportunity to be and were, in fact, heard;
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:

Page 1 of 3
Plus Exhibit(s) incorporated by reference
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 located at the northeast corner of 43rd Avenue and Airport West Drive, comprising 2.61 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 by title for the first time on the __ day of _______ 2019, and was advertised on the __ day of ________ 2019, for a public hearing to be held on the __ day of ____________ 2019, at the conclusion of which hearing it was moved for adoption by Councilmember ________________, seconded by Councilmember ________________, and adopted by the following vote of the City Council:

Mayor Val Zudans
Vice Mayor Anthony W. Young
Councilmember Laura Moss
Councilmember Harry Howle III
Councilmember Robert Bracket
ATTEST: CITY OF VERO BEACH, FLORIDA

Tammy K. Bursick
City Clerk

Val Zudans
Mayor

ADMINISTRATIVE REVIEW
(For Internal Use Only—Sec. 2-77 COVB Code)

Approved as to form and legal sufficiency:

John Turner
City Attorney

Approved as conforming to municipal policy:

Monte K. Falls
City Manager

Approved as to technical requirements:

Jason H. Jeffries, AICP
Planning and Development Director
EXHIBIT "A"
PROPERTY DESCRIPTION
REZONING OF AIRPORT WEST SUBDIVISION PARCELS
PARCELS #32-39-34-00003-0000-000022.0 & 32-39-34-00003-0000-000023.0

Situated in the State of Florida, County of Indian River, City of Vero Beach, and being a part of Airport West Subdivision as recorded in Plat Book 10, Page 89 of the Public Records of Indian River County, Florida, and being more particularly bounded and described as follows:

Lots 22 and 23 of said Airport West Subdivision;

Together with:

The 60 foot wide Drainage Right of Way lying between Lots 21, 22 and 23 of said Airport West Subdivision;

Said rezoning parcels containing 113,550 square feet or 2.61 acres more or less.
Vero Beach Regional Airport

60' Drainage Right of Way

Airport West Subdivision
Plat Book 7 Page 85

Lot 23

Lot 21

Lot 22

Lot 24

43rd Avenue
(120' R/W)

60' Drainage Right of Way

(To be abandoned)

Airport West Drive
(60' R/W)

Subject Rezoning
(113,500 S.F. or 2.61 Acres)

This sketch is not a survey

David Gay, PSM #5973

City of Vero Beach
Department of Public Works
Survey & Engineering Division

Sketch of Property Description
Subject Rezoning
Lots 22, 23 and Drainage Right of Way
Airport West Subdivision

Exhibit "A"

Rev. No. 0/A

Approved By

Date

Copyright

Description
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

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  MBV Engineering, Inc.  Telephone 772-569-0035
Fax #: 772-778-3617

MAILING ADDRESS  1835 20th Street; Vero Beach, FL 32960

SITE OWNER  City of Vero Beach  Telephone 772-978-4710
Fax #: 772-978-4716

OWNER ADDRESS  1053 20th Place; Vero Beach, FL 32960

SITE LOCATION  3450 Airport West Drive

PARCEL I.D. NUMBER  32-39-24-00003-0000-00016.0 - 23.0

PROPOSED ZONING CHANGE: FROM ALI-1 TO ALI-A1
(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.

Applicant Signature  6/19/19  Property Owner Signature  6/20/19

Martin Falls, P.E. - City Manager

Mr. Ryan McLean, E.I.  (Print Name)  Mr. Monte Falls, P.E. - City Manager  (Print Name)
TO: Chairman John Carroll, Jr and Planning and Zoning Board Members

FROM: Jason H. Jeffries, AICP - Director of Planning and Development

DATE: July 10, 2019

SUBJECT: Site Plan Application #SP19-000004; Construction of (2) 11,872 sq. ft. Aircraft Hangers and Related Infrastructure

REQUEST

A request by MBV Engineering, Inc, on behalf of Corporate Air, Inc (lessee) and City of Vero Beach (Owner), for a Major Site Plan to construct two (2) 11,872 sq. ft. aircraft hangers and related infrastructure for the expansion of an existing fixed-based operator located on Vero Beach Airport property at 3450 Airport West Drive.

OVERVIEW

Corporate Air is an existing fixed-base operator located at 3450 Airport West Drive on Vero Beach Regional Airport property. The company provides aircraft fueling services, maintenance, hangar storage, and charter flight service. The first aircraft storage hanger was constructed in 2007 at the site. In 2015, the applicant received major site plan approval to construct an aircraft storage hanger and a new terminal building for charter flight services and passenger concierge services in two phases. The terminal building was constructed in 2017. The applicant constructed a tarmac instead of the aircraft hangers in 2018.

The applicant is proposing to expand the fixed-base operation in two additional phases by constructing two (2) additional 11,872 sq. ft. aircraft hangers and additional aircraft ramp facilities. The applicant has lease two additional parcels from the City of Vero Beach and a section of an existing drainage right-of-way (ROW) the City is proposing to abandon. The additional parcels are located to the west of the existing facility.

BACKGROUND

The project parcel is located at the northeast corner of the intersection of Airport West Drive and 43rd Ave adjacent to the airport runway. The project site is I, Industrial, on the Future Land Use Map, and the Zoning classification is ALI-1, Airport Light Industrial-1. The site is currently vacant and undeveloped.

The ALI-1 zoning district does not permit fixed-base operators or aircraft storage hangers. To facilitate the expansion of this operation at the airport, the City is processing an application to rezone the property to ALI-A1, Airport Light Industrial-A1, which allows fixed-base operator and aircraft storage hanger uses. In addition, the City is processing an application to abandon the existing drainage right-of-way and easement. The City will dedicate a new drainage easement through the site.
The adjacent parcel to the north is the runway protection zone for the airport runway and is required to be clear of obstructions and is zoned ALI-A1, Airport Light Industrial-A1. The adjacent parcel to the east is the existing location of the fixed-base operator and is zoned ALI-A1, Airport Light Industrial-A1. The property across 43rd Avenue to the west is undeveloped property zoned MPZ, Master Plan Zone. The property across Airport West Drive to the south of the subject parcel is developed with commercial and industrial flex buildings and zoned ALI-1, Airport Light Industrial-1.

Table 1. Adjacent Land Uses and Zoning Classifications:

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Land Uses</th>
<th>Land Use Designation</th>
<th>Zoning Classification</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>Airport Runway</td>
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<td>ALI-A1 (Airport Light Industrial-A1)</td>
</tr>
<tr>
<td>South</td>
<td>Commercial &amp; Industrial Flex Building</td>
<td>Industrial</td>
<td>ALI-1 (Airport Light Industrial-1)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped Land</td>
<td>Residential Low</td>
<td>MPZ (Master Plan Zone)</td>
</tr>
</tbody>
</table>

SITE PLAN EVALUATION

Section 64.10 of the Code requires that all approved site plans and amendments to site plans 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 are the project's compliance with all pertinent provisions of the Land Development Regulations and the performance standards for the proposed use, and layout of the development. The staff's specific analysis and findings regarding these standards are identified below:

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

  **Analysis.** The site plan's compliance with all development regulations was reviewed by the Planning and Development, Public Works, Water and Sewer, Airport and all other review agencies. Attachment A provides information on how the project meets development regulations. The proposed site plan meets open space, setback, landscape, parking, stormwater management and all other land development regulations.

  **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))**

  **Analysis.** The proposed aircraft hangars and associated aircraft ramp facilities provide a continuation of similar uses to the existing aircraft hangar facility on the east side of the
subject property and are compatible with the surrounding airport operations and commercial and industrial uses to the south.

The proposed layout of the driveways and parking meet the code requirements and will not create a safety hazard or an adverse impact on adjacent properties. The additional parking provided with the expansion should address current issues related to employees and customers parking in the right-of-way.

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

- Development standards (Sec. 64.10(c))

Analysis. The proposed aircraft hangars and associated aircraft ramp facilities provide a continuation of similar uses to the existing aircraft hangar facility on the east side of the subject property. All business and services provided by the development will be conducted within an enclosed building. Exterior lighting will be arranged to deflect light from adjacent properties and directed downward to avoid distractions to airborne pilots and taxing aircraft on or in the vicinity of the airport. The building elevations for the aircraft hangars are proposed to be constructed of metal with faux stone architectural accents. Sec. 64.10(c) provides an exemption for metal buildings in the ALI zoning districts. Building and mechanical equipment will be screened.

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

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:

Public Works

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 the 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 obtain a City of Vero Beach Right of Way Permit.

Water and Sewer

4. Notify the City Water & Sewer Department 48 hours prior to any construction near the existing 12” Raw Water Main. No vibratory compaction within 10 feet of the existing pipe.
Aviation

5. Receive a Determination of No Hazard from the FAA pursuant to Part 77, Federal Aviation Regulations. All proposed landscaping or plantings shall be selected with a mature height that meets the requirements of FAR Part 77. Tenant shall either provide an approved airspace study, or submit plans with 4-point latitude and longitude coordinates for all areas of construction to enable the airport to conduct the airspace study.

6. The applicant shall notify the Airport Director's office at least 72 hours prior to using any construction crane that extends greater than 35 feet in height above the ground. Proper lights and flags are required.

7. All construction on airport property, including leased property, shall adhere to current FAA/FDOT standards for airport construction including but not limited to the AC 150/5300-13 and AC 150/5370-10. Applicant shall ensure that its engineer provides written assurance that all FAA/FDOT construction standards have been met and inspected on site.

8. During construction, the applicant shall maintain site security and prevent unauthorized access to the airfield. Temporary fencing and/or barricades shall be reviewed by the Airport Director's office on site. After construction, fencing shall meet current FAA/TSA requirements for airfield security and wildlife exclusion. Any new fencing or gates shall have advance approval of the Airport Director's Office.

9. During and after construction, any and all external site lighting shall be of appropriate luminosity and be directed downward at a sufficient angle so as to avoid a visual distraction to pilots in airborne or taxiing aircraft on or in the vicinity of the airport.

10. Plantings on the leased property shall be placed at least 60 feet from the edge of the Taxilane. Plantings shall be selected to increase survivability and reduce debris during tropical storms. Plantings should be evergreens or palms so as not to create foreign object debris (FOD) such as leaves or acorns, which may be a hazard to aircraft.

Planning and Development

11. City Council approval of zoning map amendment application #Z19-000009 to rezone the site from ALI-1 to ALI-A1

12. City Council approval of abandonment of existing drainage right-of-way and easement and dedication of a new drainage easement.

13. An application for building permit(s) for Phase III of the project must be made within 6 months of the effective date of the approved site plan and final inspection obtained by no later than two years from the effective date of the approved site plan. The application for building permit(s) for the Phase IV buildings must be made by the end of December 2020, and the certificate of occupancy obtained by no later than the end of July 2021.

Attachments
PROJECT DESCRIPTION

The construction of two (2) 11,872 sq. ft. aircraft hangers and related infrastructure for the expansion of an existing fixed-based operator.

GENERAL INFORMATION

Application No.: #SP19-000004
Location: 3450 Airport West Drive
Owner: City of Vero Beach
Applicant / Engineer: MBV Engineering, Inc.
Parcel ID #: 32-39-34-00003-0000-00016.0; 21.0; 22.0; 23.0

SITE INFORMATION

Future Land Use: I - Industrial
Zoning: ALI-1 Airport Light Industrial-1 (Proposed: ALI-A1 Airport Light Industrial-A1)
Existing Use: Vacant
Area of Development: 3.92 acres (170,881 sq. ft.)

Surrounding Land Use & Zoning:

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Land Uses</th>
<th>Land Use Designation</th>
<th>Zoning Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
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<td>ALI-A1 (Airport Light Industrial-A1)</td>
</tr>
<tr>
<td>South</td>
<td>Commercial &amp; Industrial Flex Building</td>
<td>Industrial</td>
<td>ALI-1 (Airport Light Industrial-1)</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped Land</td>
<td>Residential Low</td>
<td>MPZ (Master Plan Zone)</td>
</tr>
</tbody>
</table>
**DEVELOPMENT SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Specifications/Code Citations [Sec. 61. 40]</th>
<th>Required / Allowed</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Building Height(ft)</td>
<td>50'</td>
<td>32' 1&quot;</td>
</tr>
<tr>
<td>Arch. Embellishments (ft)</td>
<td>15'</td>
<td>5'</td>
</tr>
<tr>
<td>Total overall Bldg. Height(ft)</td>
<td>65'</td>
<td>37' 1&quot;</td>
</tr>
<tr>
<td>Min. Setbacks (ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Side Yard</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>Parking [Sec.63.04]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Notes [Hanger 10,000 SF @ 1/1,1000 SF; 13,744 SF @ 1/2,000 SF = 16.82 or 17 spaces]</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Standard</td>
<td>16</td>
<td>29</td>
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<tr>
<td>ADA Spaces</td>
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<td>Total</td>
<td>17</td>
<td>30</td>
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<tr>
<td>Flood Zone (x )</td>
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</tr>
</tbody>
</table>
APPLICATION # SP19-000004

APPLICANT: MBV Engineering, Inc. Telephone: 772-569-0035
Fax or Email: aaronb@mbveng.com

MAILING ADDRESS: 1835 20th Street; Vero Beach, FL 32960

PROPERTY OWNER: Corporate Air

OWNER ADDRESS: 3200 Airport West Drive; Vero Beach, FL 32960

SITE ADDRESS: 3450 Airport West Drive


Floor Area Square Footage: Existing 0 Proposed 23,744 SF

Number of Dwelling Units (multifamily residential): Existing N/A Proposed N/A

The following specific modification (as shown on the attached plans) and/or the following use change and/or conditional use change is requested.

Construction of 23,744 +/- SF of storage hangar building, within the limits of the City of Vero Beach Regional Airport, and required site improvements.

Are trees being removed or relocated as part of this application? Yes _ No X
If yes, complete a Tree Removal Application.

This application is limited only to the specifically requested development approval and/or change of use, and/or conditional use. No permanent structure shall be located on City easements. Additional documentation as required in the attached Major Site Plan and Conditional Use Submittal Requirements is to be provided.

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

Mr. Ryan McLean, E.I.
Applicant Name (Print)

Mr. Rodger Pridgeon
Property Owner (Print)

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

** Separate review and fee may be required by IRC Fire Prevention **

Application Fee: $1620
DEPARTMENTAL CORRESPONDENCE

TO: Chairman Carroll and the Planning and Zoning Board Members

THROUGH: Jason H. Jeffries, AICP
Planning and Development Director

FROM: Cheri B. Fitzgerald, AICP
Principal Planner

DATE: July 8, 2019

SUBJECT: Elizabeth and Matilde Sorensen Request to Amend the Future Land Use Map (Amendment Application #C19-000002-FLUM-MAP)

Overview

This is a request to amend the City's Future Land Use Map from RL, Residential Low to RM, Residential Medium for property located at 705 Azalea Lane. The request is a small-scale (0.27 acres) map amendment. Attached is a draft ordinance for City Council consideration.

Background and Existing Conditions

The Planning and Development Department received a request to amend the City's Future Land Use Map. The subject parcel address is 705 Azalea Lane. The parcel size is approximately 0.27 acres and is located on the east side of SR A-1-A south of the intersection of Beachland Boulevard and SR A-1-A. The parcel identification number is 32-40-32-00006-0050-00015.0. The property owner(s) are Elizabeth and Matilde Sorensen.

The parcel currently contains a single-family residential dwelling unit. Existing commercial development (bank/financial and professional office building) is adjacent to the parcel to the north. To the east adjacent to the parcel is a single-family residential dwelling unit. To the south across Azalea Lane is also a single-family residential dwelling unit. Across SR A-1-A to the west is commercial parking lot for the adjacent office and bank/financial building. Southwest of the property, across SR A-1-A is a professional office building.

The parcel is currently designated RL, Residential Low (up to 6 dwelling units/acre) on the City's Future Land Use Map. The proposed future land use is RM, Residential Medium (up to 10 dwelling units/acre).
The adjacent future land use map designations are: to the north (C, Commercial); to the east (RL, Residential Low); to the south across Azalea Lane (RL, Residential Low); and to west across SR A1A (RH, Residential High).

A listing of existing land uses and land use designations on and surrounding the subject property are summarized as follows:

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Land Uses</th>
<th>Land Use Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Single Family Residential</td>
<td>RL, Residential Low</td>
</tr>
<tr>
<td>North</td>
<td>Office/Financial</td>
<td>C, Commercial</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential</td>
<td>RL, Residential Low</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>RL, Residential Low</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Parking Lot</td>
<td>RH, Residential High</td>
</tr>
</tbody>
</table>

Amendment Evaluation

Review of the Future Land Use Map amendment includes the applicable standards for considering such amendments in accordance with Chapter 65, Article III, of the City's Land Development Regulations. Section 65.22(i) sets the review standards for amendments.

Justification for Amendments. Pursuant to Section 65.22(i)(1), The applicant proposing any amendment shall justify the amendment including specific reasons warranting the amendment.

- The applicant's representative prepared the justification statement for the amendment. In summary, the justification is stated as follows: "In the almost sixty years since the home was constructed on the subject property, the residential nature of this property has transformed to commercial. The traffic from the abutting state highway and proximity of one of the highest used intersections within the city limits on the barrier island has become a fixture of this property. Traffic routinely stagnates next to this property at all hours of the day. The property is no longer suitable for a residential use due to the traffic volume and abutting commercial uses.”

A change in circumstances to the property or the neighborhood area has occurred since the 1960 construction of the single-family residential dwelling unit. The office/financial uses adjacent to and nearby have changed in 1985, 1994, and 2000.
The Indian River County, 2017 Traffic Volume Report, states the traffic count is 14,134 average annual daily trips on SR A-1-A between 17th Street and SR 60 (aka Beachland Boulevard).

**Finding:** The staff finds that the applicant has justified the request to amend the Future Land Use Map.

**Consistency of Requested Future Land Use Change with the Comprehensive Plan.** Pursuant to Section 65.22(i)(4), amendments to the future land use map shall be consistent with the goals, objectives, and policies of the comprehensive plan and Chapter 163, F.S.

- **Land Use Element Policy 1.17.** Applications requesting amendments to the Future Land Use Map shall be evaluated based on the following criteria: (a) Consistency with the goals, objectives and policies of the Comprehensive Plan including any location considerations for specific future land use designations pursuant to Policies 1.1 through 1.13; (b) Impact on public facilities and services; (c) Environmental impacts; (d) Compatibility with surrounding areas in terms of existing land use designations and uses; and (e) Other relevant issues.

Evaluation of the criteria in Land Use Element Policy 1.17 is included in the following sections of this document.

**Finding:** The staff finds that the request to amend the Future Land Use Map is consistent with Policy 1.17 as discussed in the following sections.

- **Land Use Element Policy 1.5.** The Residential Medium (RM) Land Use designation shall be applied to areas of the City that are suitable for single family, duplex, and multifamily residential uses with moderate densities, based on access to adequate public utilities and collector and local streets and areas that are a transition between single family detached and more intensive uses. This land use category shall allow single family, duplex, and multifamily residential development. Education facilities and supportive community services ancillary to the residential uses and institutional uses shall be allowed if listed as a permitted use or may be allowed if listed as a conditional use in the applicable underlying zoning district.

The subject property is located in an area that has access to adequate public utilities and collector and local streets. The property is located adjacent to SR A-1-A and 150 feet from the intersections of SR A-1-A and Beachland Boulevard, both 2-lane urban minor arterial roadways. Azalea Lane is a local street.
The property has access to public utilities. The property is in an area that is in transition between single family detached and more intense uses to the north, west and south west.

The staff would not support requests to change the Future Land Use Map designation to the south of the subject property along Azalea Lane, as the location is further away from the SR A-1-A/Beachland Boulevard intersection and the commercial development.

Finding: The staff finds that the request to amend the Future Land Use Map is consistent with Policy 1.5.

- Impact on Public Facilities and Services. Since a request to change the land use map is not part of development review or a site plan, the impacts on available public facilities are in general terms. Specific impacts on public facilities and concurrency are part of the City's development review process. In general, the Capital Improvements Element of the Comprehensive Plan states there is available capacity to support future demand on public facilities and services such as sewer, water, solid waste, and roads.

As part of the applicant's application for the proposed amendment (item #5) redevelopment assumptions were evaluated. The traffic impacts may increase, however, the increase should be modest. The existing Level of Service for SR A-1-A in this location is D. The potential redevelopment of the property can be accommodated with existing services and facilities.

Finding: The staff finds that the request to amend the Future Land Use Map will not have a negative impact on the provision of public facilities and services.

- Environmental impacts. The subject property consists of 0.27 acres. The property is developed with a single family residence.

Finding: The staff finds negligible environmental impacts are anticipated due to the size limitations of the subject property and the existing development.

- Compatibility with surrounding areas in terms of existing land use designations and uses. The existing land use designations surrounding the subject property are C, Commercial, to the north; RL, Residential Low, (up to 6 units/acre) to the east and to the south across Azalea Lane; and RH, Residential High (up to 15 units/acre), to the west across SR A1A.

The existing uses surrounding the property include a commercial development (bank/financial and professional office building) adjacent to the parcel to the north. To the south and west of the property across SR A-1A is a professional
office building. Across SR A-1-A to the west is commercial parking lot for the adjacent office and bank/financial building. To the east adjacent to the property is a single-family residential dwelling unit. To the south across Azalea Lane is also a single-family residential dwelling unit.

The proposed future land use RM, Residential Medium (up to 10 dwelling units/acre) is compatible with the surrounding existing land use designations, such as the C, Commercial (north), RH, Residential High (up to 15 units/acre) (west and south west) and RL, Residential Low (up to 6 units/acre) (east and south). The RM land use designation is applied to areas that are moderate densities and are a transition between single-family detached and more intensive uses.

**Finding:** The staff finds that the RM, Residential Medium land use designation is compatible with the surrounding areas in terms of existing land use map designations and uses.

- Applicable Requirements of Chapter 163, F.S: Amendments to the Future Land Use Map shall be consistent with all applicable requirements of Chapter 163, F.S. The proposed amendment, supporting staff analysis and data, and adoption process follows the requirements for an amendment to the Comprehensive Plan.

**Finding:** The staff finds that the requested amendment meets the requirements for an amendment of the Comprehensive Plan pursuant to Chapter 163, F.S.

**Summary**

The subject property is located adjacent and surrounded on two sides with higher intensive land use designations and existing uses. Development patterns have changed since the original zoning and single-family development. The property is located adjacent to SR A-1-A and 150 feet from the intersections of SR A-1-A and Beachland Boulevard, both 2-lane urban minor arterial roadways. SR A-1-A is an urban minor arterial and traffic volumes are greater than 14,000 annual average trips per day.

**Recommendation**

Based on the analysis and findings in this document, the staff recommends that the Planning and Zoning Board recommend approval for submission to City Council of the following: An Ordinance amending the Future Land Use Map designation for the subject property (± 0.27 acres) from RL, Residential Low to RM, Residential Medium.

Attachment
LOCATION MAP
705 Azalea Ln Vero Beach, FL

LEGEND

COVB City Limits

Subject Property

INDIAN LILAC RD

HOLLY RD

GREYTWIG RD

FIDDLEWOOD RD

EUGENIA RD

DATE PALM RD

CYPRESS RD

BANYAN RD

ACACIA RD

BEACHLAND BLVD

AZALEA LN

BOUGAINVILLEA LN

CAMELIA LN

DAHLIA LN

FLAMEVINE LN

Scale: 1" = 500'

Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
July 1, 2019

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 entirely at the risk of the user.
ORDINANCE NO. 2019 – ______

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP BY CHANGING THE FUTURE LAND USE DESIGNATION FROM RL, RESIDENTIAL LOW (UP TO 6 UNITS/acre) TO RM, RESIDENTIAL MEDIUM (UP TO 10 UNITS/acre) FOR PROPERTY LOCATED AT 705 AZALEA LANE, CONTAINING 0.27 ACRES MORE OR LESS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner(s), Elizabeth and Matilde Sorensen, submitted an application for amendment to the City of Vero Beach Future Land Use Map pursuant to Chapter 65, Article III, of the City’s Land Development Regulations, requesting changes in the Future Land Use Map designation from RL, Residential Low (up to 6 units/acre) to RM, Residential Medium (up to 10 units/acre) for property comprising 0.27 acres, more or less, located at 705 Azalea Lane; and

WHEREAS, the City Council adopted the Vero Beach Comprehensive Plan on April 4, 2018; and

WHEREAS, the properties described herein meet the criteria for small scale comprehensive plan amendments, pursuant to Section 163.3187(1) (c) of the Florida Statutes; and

WHEREAS, the Planning and Zoning Board, serving as the local planning agency under Florida Statute 163.3174, after a public hearing held on July 18, 2019, finds that the future land use map amendment is consistent with relevant goals, objectives and policies contained within the City’s Comprehensive Plan and made a recommendation to the Vero Beach City Council; and

WHEREAS, notice was given as required by law that the Future Land Use Map of the Comprehensive Plan of the City of Vero Beach, Florida, be amended to change designation from RL, Residential Low (up to 6 units/acre) to RM, Residential Medium (up to 10 units/acre) for property comprising 0.27 acres, more or less, located at 705 Azalea Lane; and

WHEREAS, advertisements were placed in a newspaper of general circulation and provided the public with at least ten (10 days) advance notice of this Ordinance’s public hearings to be held by the Planning and Zoning Board and the City Council of the City of Vero Beach (“City Council”) in the City Council Chambers, located on the first floor of City Hall in the City of Vero Beach; and
WHEREAS, public hearings were held pursuant to the notices described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; 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 (4) 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 Future Land Use Map.

The small scale amendment to the Future Land Use Map of the Vero Beach Comprehensive Plan is hereby adopted for the property located at 705 Azalea Lane, comprising 0.27 acres, more or less, as graphically depicted in the Exhibit “A” attached and incorporated herein.

Section 3. Transmittal of Copies of Amendment.

One copy each of this Ordinance is to be transmitted by the City Planning and Development Department to the State of Florida Department of Economic Opportunity, the Treasure Coast Regional Planning Council, Indian River County, and others.

Section 4. Conflict and Severability.

In the event any provision of this Ordinance conflicts with any 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 5. Effective Date.

The effective date of this ordinance is on the 31st day after adoption, as provided by Section 163.3187, Florida Statutes.

********************

Page 2 of 3
Plus Exhibit(s) incorporated by reference
This Ordinance was read by title for the first time on the ____ day of ________, 2019, and was advertised on the ____ day of ________________, 2019, for a public hearing to be held on the ____ day of ________________, 2019, at the conclusion of which hearing it was moved for adoption by Councilmember ____________, seconded by Councilmember ____________, and adopted by the following vote of the City Council:

Mayor Val Zudans
Vice-Mayor Anthony W. Young
Councilwoman Laura Moss
Councilmember Harry Howle, III
Councilmember Robbie Brackett

ATTEST:

CITY OF VERO BEACH, FLORIDA

Tammy K. Bursick
City Clerk

Val Zudans
Mayor

ADMINISTRATIVE REVIEW
(For Internal Use Only-Sec.2-77 COVB Code)

Approved as to form and legal sufficiency: Approved as conforming to municipal policy:

John S. Turner
City Attorney
Monte K. Falls
City Manager

Approved as to technical requirements:

__________________________
Jason H. Jeffries, AICP
Planning and Development Director

Page 3 of 3
Plus Exhibit(s) incorporated by reference
FUTURE LAND USE MAP
705 Azalea Ln, Vero Beach, FL

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.

LEGEND
- C: Commercial
- GU: Government/Institutional/Public Use
- P: Park
- RL: Residential Low
- RM: Residential Medium
- RH: Residential High

Scale: 1" = 500'

Approved by City Council:

Date:
Attest:

Tammy K. Bursick
City Clerk

Jason H. Jeffries
Planning & Development Director

Prepared by:
Department of Public Works
GIS Division
City of Vero Beach
July 1, 2019
File No: C19-000002-FLUM-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.
FUTURE LAND USE MAP (FLUM) 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 4/12/19 Application # Cq9-000002-FLUM-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 Elizabeth M. Sorensen and Matilde Sorensen
c/o Schulke, Bittle & Stoddard, LLC
Telephone 772-770-9622
Fax #: 772-770-9496

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

SITE OWNER Elizabeth M Sorensen and Matilde Sorensen
Telephone
Fax #:

OWNER ADDRESS 915 Bay Oak Lane, Vero Beach, FL 32963

SITE LOCATION 705 Azalea Lane, Vero Beach, FL 32963

PARCEL I.D. NUMBER 3240320006005000015.0

LEGAL DESCRIPTION Vero Beach Estates Blk 5 Lot 15, less w 10 ft and Lot 16 PBS 5-B

PROPOSED CHANGE: FROM RL: Residential Low TO RM: Residential Medium

(If this amendment requires a zoning change, a Zoning Change Application must accompany this request.)

Application Fee* with Zoning Change

<table>
<thead>
<tr>
<th>Scale Type</th>
<th>Large Scale (More than 10 acres)</th>
<th>Small Scale (Less than 10 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fee</td>
<td>$2,940</td>
<td>$2,100</td>
</tr>
<tr>
<td>Total</td>
<td>$4,090</td>
<td>$3,010</td>
</tr>
</tbody>
</table>

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

[Signatures and dates]

[Print Name] (Print Name)
FUTURE LAND USE MAP (FLUM) 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 FLUM change request, please provide justification for the proposed change by providing the following required items along with 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 FLUM designation.

2. Describe how the proposed amendment to the FLUM is compatible with the goals, objectives, and policies of the Land Use Element and other affected elements of the Comprehensive Plan.

3. Describe how the proposed amendment is compatible with the FLUM 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 for ES and RL designations and multi-family for all other designations.

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 FLUM change is in combination with a proposed Zoning Map 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.
Future Land Use Map (FLUM) Change Justification

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 FLUM designation.

The subject-property is located one hundred fifty feet (150') from the intersections of State Highway A1A and State Road Route 60 (a/k/a Beachland Boulevard). A twenty thousand square foot (20,000 s.f.) banking and professional office building is located immediately north of the subject-property. A thirty-two thousand square foot (32,000 s.f.) banking and professional office building is located immediately west of the subject-property. The property abuts State Highway A1A to the west. The zoning district immediately north of the subject-property is Tourist Commercial Services (C-1A) and the Future Land Use designation is “Commercial.” The zoning district immediately west of the subject-property is Residential Multifamily Medium & High Density (RM-10/12) and the Future Land Use Designation is “Residential High.”

The subject-property currently houses a single-family residence that was constructed in 1960. At the time of the construction, neither of the commercial buildings immediately north (constructed in 2000) or west (constructed in 1994) of the lot were in existence. The same may be said for the commercial building currently in existence immediately southwest of the subject-property (constructed in 1985). The following aerial depicts the area approximately two years prior to the construction of the home.

In the almost sixty years since the home was constructed on the subject-property, the residential nature of this property has transformed to commercial. The traffic from the abutting state highway and proximity of one of the highest used intersections within the city limits on the barrier island has become a fixture of this property. Traffic routinely stagnates next to this
property at all hours of the day. The property is no longer suitable for a residential use due to
the traffic volume and abutting commercial uses.

2. Describe how the proposed amendment to the FLUM is compatible with the goals, objectives,
and policies of the Land Use Element and other affected elements of the Comprehensive Plan.

Due to the evolution of the surrounding area (the three adjacent commercial properties are
Commercial areas per the Comprehensive Plan and the zoning for the two largest and closest
commercial properties is C-1A), this property's use can actually be used to support the adjacent
commercial properties. Moreover, this property can no longer survive viably as a residential use.
Developing the subject-property as a parking area to service an adjacent commercial with
sufficient buffering will allow for the inevitable maturation of the A1A and Beachland
Boulevard/State Road 60 intersection without adversely affecting a surrounding area.

Describe how the proposed amendment is compatible with the FLUM designations within the
immediate vicinity of the property subject to the proposed change and will not lead to
undesirable changes to established residential neighborhoods.

The subject-property, as it exists, contains an outdated residential structure greatly resembling
its existence on the date of its completion in 1960. Due to the property's proximity to three
commercial buildings, a state highway and a frenzied intersection, the property is no longer
viable for residential use or value. In short, no amount of construction or rehabilitation will allow
this property to escape the effects of its current surroundings. As such, the home will likely
remain unimproved and as there is no ability to justify the financial undertaking required to
remodel or reconstruct this home. Fortunately, this condition does not affect the other homes on
Azalea Lane to such an extent.

The intended use for the property is to install a parking facility to support the existing property
immediately north of the property. Even if the property were developed for an office or other
professional use, the property, due to its size, would have virtually no impact on the surrounding
homeowners. In all likelihood, any new development of this property would improve the appeal
of neighboring properties especially when taking into consideration the blight and degradation
of the existing home if a new use is not permitted for this property. The home, as it exists, is
viable as a low rent, rental property that is inconsistent with the neighboring values.

The commercial nature of this particular area and property is an accepted use of the
neighborhood and lends to a certain appeal of the Central Beach neighborhood. The sellers of
homes in this area frequently market the ability to walk to commercial business, restaurants and
stores in the same manner as they reference the proximity to the beach and ocean. The area has
a mixed-use appeal and the mere flip of the switch for the subject-property will not only be
consistent with the surrounding, existing uses but will go largely unnoticed. Because the
improvement of the home cannot be justified financially, the de facto use of this property is
already commercial in nature in that it will only ever be a low rent, rental property and will likely
never be owner occupied.
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.

The proposed FLUM change is will increase residential density by 1 unit — therefore, a school impact analysis is required. A copy of the IRC School District concurrency analysis is attached. Recommendations/approval from the School District are forthcoming.

1. RM (Proposed FLUM): 0.27 ac x 8 / ac = 2 units.
2. RL (Existing FLUM): 1 unit

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.

Redevelopment assumptions:
A comparison is made between the possible redevelopment of the properties as a multi-family use (2 units), and the existing use - 1 single family home. The existing use is currently in use and is at the highest permitted density allowed (1 unit). Therefore, the availability of public services to the extent needed for the single home is assumed to be vested and available for the office use.

1. RM – Multi-Family:
8 units per acre x 0.27 acres = 2 units

2. RL, max density permitted (Existing):
1 unit

Concurrency Evaluation:
- Sanitary Sewer: The sanitary sewer generation rates will increase slightly.
RM: 2 units x 1 ERU/Unit = 2 ERU = 500 gpd
RL: 1 unit x 1 ERU/Unit = 1 ERU = 250 gpd
*ERU is equivalent to 250 gallons per day of use.

- Potable Water: The potable water demand will increase slightly.
RM: 2 units x 1 ERU/Unit = 2 ERU = 500 gpd
RL: 1 unit x 1 ERU/Unit = 1 ERU = 250 gpd
*ERU is equivalent to 250 gallons per day of use.
- **Recreation**: The city's recreation area needs will not be detrimentally affected. The recreation areas are calculated by residential area growth. We are proposing to only increase the residential growth area by 1 unit.

- **Solid Waste**: The solid waste use will increase slightly.
  - RM: 2 units \( \times \) 1.2 tons/unit = 2.4 Tons Waste/Year
  - RL: 1 units \( \times \) 1.60 tons/unit = 1.6 Tons Waste/Year

- **Drainage**: The drainage impacts are anticipated to decrease. Currently the site is developed with a single family home that drains directly into the adjacent city owned and maintained streets, with little or no floodwater or pollution abatement. Any redevelopment of the site(s) would require conformance to all current applicable city, state (SJRWMD and FDEP) and federal codes for site development, including water quality (pollution abatement) and quantity (flooding impacts) requirements. Significant drainage improvements would be required with any redevelopment of the project site.

- **Traffic**: The traffic impacts will increase; however, the increase is modest. However, any new project will have to pay a traffic impact fee that should offset the increase in traffic.

### Traffic Statement

Per Indian River County Code / Policy – study area for traffic impacts include only:

1. 2 lane roadways with 8 or more peak hour directional
2. Multi-lane roadways with 15 or more peak hour directional

<table>
<thead>
<tr>
<th>Proposed: 2 units (MF)</th>
<th>Existing: 1 unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family – ITE 210</td>
<td>Single-Family – ITE 210</td>
</tr>
<tr>
<td>( T = 6.65(x) )</td>
<td>( T = 9.52(x) )</td>
</tr>
<tr>
<td>( T = 13 ) ADT</td>
<td>( T = 10 ) ADT</td>
</tr>
</tbody>
</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PM</td>
<td>PM</td>
<td></td>
</tr>
<tr>
<td>( T = 0.62 ) (x)</td>
<td>( T = 1.0 ) (x)</td>
<td></td>
</tr>
<tr>
<td>67% IN</td>
<td>67% IN</td>
<td></td>
</tr>
<tr>
<td>33% OUT</td>
<td>33% OUT</td>
<td></td>
</tr>
<tr>
<td>( T = 2 )</td>
<td>( T = 1 )</td>
<td></td>
</tr>
<tr>
<td>( = 1 ) IN</td>
<td>( = 1 ) IN</td>
<td></td>
</tr>
<tr>
<td>( = 1 ) OUT</td>
<td>( = 0 ) OUT</td>
<td></td>
</tr>
</tbody>
</table>
**Summary**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Intensity</th>
<th>ADT</th>
<th>PM</th>
<th>PM IN</th>
<th>PM OUT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed 2 unit Multi-Family</td>
<td>2 Units</td>
<td>13</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Existing Single-Family</td>
<td>1 Unit</td>
<td>10</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td><strong>Net Increase</strong></td>
<td></td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
</tbody>
</table>

**Distribution:**
Assume ¾ west, ¼ east. There are no more than 4 trips in any one direction on Azalea and no more than 3 trips in any one direction on A1A.

**Conclusion**

The redevelopment of the properties as viable commercial office projects is not anticipated to have a significant impact to the adjacent roadway networks.

The average daily traffic is estimated to increase slightly, and the PM peak hour of traffic will increase slightly, and the traffic volumes that may be added to any roadway link falls below diminimus thresholds established by Indian River County. (8 peak hour directional trips)
DEPARTMENTAL CORRESPONDENCE

TO: Chairman Carroll and the Planning and Zoning Board Members

THROUGH: Jason H. Jeffries, AICP
Planning and Development Director

FROM: Cheri B. Fitzgerald, AICP
Principal Planner

DATE: July 8, 2019

SUBJECT: Elizabeth and Matilde Sorensen Request to Amend the Zoning Map
(Amendment Application #Z19-000003-MAP)

Overview

This is a request to amend the City's Zoning Map from R-1, Residential Single-Family to POI, Professional, Office and Institutional for property located at 705 Azalea Lane. The size of the property is approximately 0.27 acres. Attached is a draft ordinance for City Council consideration.

Background and Existing Conditions

The Planning and Development Department received a request to amend the City's Zoning District Map. The subject parcel address is 705 Azalea Lane. The parcel size is approximately 0.27 acres and is located on the east side of SR A-1-A south of the intersection of Beachland Boulevard and SR A-1-A. The parcel identification number is 32-40-32-00006-0050-00015.0. The property owner(s) are Elizabeth and Matilde Sorensen.

The parcel currently contains a single-family residential dwelling unit. Existing commercial development (bank/financial and professional office building) is adjacent to the parcel to the north. To the east adjacent to the parcel is a single-family residential dwelling unit. To the south across Azalea Lane is also a single-family residential dwelling unit. Across SR A-1-A to the west is commercial parking lot for the adjacent office and bank/financial building. Southwest of the property, across SR A-1-A is a professional office building.

The parcel is currently designated RL, Residential Low (up to 6 dwelling units/acre) on the City's Future Land Use Map. The proposed future land use is RM, Residential Medium (up to 10 dwelling units/acre).
The adjacent zoning districts are: to the north and north west (C-1A, Tourist-Oriented Commercial); to the east (R-1, Residential Single-Family); to the south across Azalea Lane (R-1, Residential Single-Family); to west and south west across SR A1A (RM 10/12, Residential Multiple-Family).

A listing of existing land uses, land use designations, and zoning districts on and surrounding the subject property are summarized as follows:

<table>
<thead>
<tr>
<th>Subject Site</th>
<th>Land Uses</th>
<th>Land Use Designation</th>
<th>Zoning Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Office/Financial</td>
<td>C, Commercial</td>
<td>C-1A, Tourist Oriented Commercial</td>
</tr>
<tr>
<td>South</td>
<td>Single Family Residential</td>
<td>RL, Residential Low</td>
<td>R-1, Residential Single Family</td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>RL, Residential Low</td>
<td>R-1, Residential Single Family</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Parking Lot</td>
<td>RH, Residential High</td>
<td>RM 10/12, Multiple Family Residential</td>
</tr>
</tbody>
</table>

**Comparison of Existing and Proposed Zoning District Uses**

The following is a comparison list of the existing zoning district R-1, Residential Single Family Residential, and the proposed zoning district POI, Professional Office Institutional, permitted uses.

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>(R-1) Zoning District</th>
<th>(POI) Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residential</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Professional Offices (excluding veterinarian)</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Banks/Financial Institutions</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Administrative Services</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Radio/TV Studios/Stations</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Places of Worship</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Day Care Services</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Cosmetology Salons &amp; Barber Shops</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Nursing Homes &amp; Adult Congregate Living Facilities</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Public &amp; Private Utilities</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Health &amp; Fitness Clubs (w/conditions)</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
Amendment Evaluation

Review of the Zoning Map amendment is based on the applicable standards for considering such amendments in accordance with Chapter 65, Article III, of the City's Land Development Regulations. Section 65.22(i) sets the review standards for amendments.

Justification for Amendments. Pursuant to Section 65.22(i)(1), The applicant proposing any amendment shall justify the amendment including specific reasons warranting the amendment.

- The applicant's representative prepared the justification statement for the amendment. In summary, the justification is stated as follows: "In the almost sixty years since the home was constructed on the subject property, the residential nature of this property has transformed to commercial. The traffic from the abutting state highway and proximity of one of the highest used intersections within the city limits on the barrier island has become a fixture of this property. Traffic routinely stagnates next to this property at all hours of the day. The property is no longer suitable for a residential use due to the traffic volume and abutting commercial uses."

A change in circumstances to the property or the neighborhood area has occurred since the 1960 construction of the single-family residential dwelling unit. The office/financial uses adjacent to and nearby have changed in 1985, 1994, and 2000.

The Indian River County, 2017 Traffic Volume Report, states the traffic count is 14,134 average annual daily trips on SR A-1-A between 17th Street and SR 60 (aka Beachland Boulevard).

Finding: The staff finds that the applicant has justified the request to amend the Zoning District Map.

Consistency of the Requested Rezoning with the Comprehensive Plan and Zoning District Standards and Criteria. Pursuant to Section 65.22(i)(5), a proposed amendment to the Zoning District Map shall be consistent with the goals, objectives, and policies of the Comprehensive Plan, Land Development Regulations, and zoning district standards and criteria as discussed below:

- Land Use Element Policy 1.18: The City should rezone land consistent with Table 2-2, Relationship between Future Land Use Designation and Zoning Districts, etc.
The proposed zoning designation is POI, Professional Office Institutional. This zoning district is listed as one of the appropriate districts under the proposed RM, Residential Medium land use designation.

Finding: The staff finds that the requested change in the zoning district map for this property is consistent with Policy 1.18 and Table 2-2.

- Land Use Element Policy 1.23: Within the Residential Medium (RM) and Residential High (RH) designations, limited office, institutional, and financial uses shall be allowed under the Professional Office Institutional (PO) zoning district designation. The intent of this zoning district is to provide for a transition and/or buffer between medium to high density residential and more intensive non-residential uses or high volume traffic corridors to preserve the essentially residential character of existing residential areas impacted by high volume traffic corridors or undergoing transition to more office and business uses. Such areas may be no longer appropriate or attractive for low-medium density residential uses but are not considered for a broad range of commercial uses as permitted in commercial zoning districts. This zoning district is to be located principally along arterials or abutting existing office, medical, and commercial uses. Development within this district may be subject to approval through the Land Development Regulations' conditional use process based on specified design and performance standards to ensure compatibility with existing development and to ensure that off-site impacts of the development do not adversely impact the community character of residential neighborhood and properties in its immediate vicinity.

As stated in the above paragraph, Policy 1.23, provides specific criteria for potential locations of the POI zoning district. The subject property meets the criteria as follows: provides for a transition between more intensive non-residential uses (adjacent and surrounding office and financial/banking uses) or high volume traffic corridors (SR A-1-A/14,000 trips). The property is located along SR A-1-A (urban minor arterial roadway) and abuts existing office and financial/banking uses.

Based on the specific standards and criteria noted in Policy 1.23, of the Comprehensive Plan, the expansion of the POI zoning district to the east and/or south of the subject property would not be consistent.

Due to small size of the subject property (0.27 acres) the potential issue of “spot zoning” is reviewed. In general, if the zoning is enacted in accordance with a comprehensive plan, it is typically not “spot zoning.”

Finding: The staff finds that the request to amend the zoning district map for this location is consistent with Policy 1.23.
Zoning District Standards and Criteria: The amendment shall be consistent with the Land Development Regulations and zoning standards and criteria.

The purpose of the POI zoning district, as stated in the Land Development Regulations, is "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 in adjacent and surrounding existing office and financial/banking uses. SR A-1-A is adjacent to the property, which is a minor urban arterial with a volume of over 14,000 annual average daily trips. The location is suitable for providing a transition between residential and commercial uses.

The minimum width and depth of any POI lot shall be 100 feet (per Code Section 62.21). The width of the subject property is 90 feet. The applicant has stated a 10 feet wide easement along the east side of the property will be acquired as part of the any future redevelopment of the site.

Finding: The staff finds that the proposed zoning designation is consistent with the Land Development Regulations and zoning standards and criteria, subject to the 10 feet wide easement.

Compliance with Other Review Standards for Rezoning in the City Code. Pursuant to Section 65.22(i)(5)b. through f., the proposed zoning map amendment meets the following standards:

- Compatibility with Zoning Map Designations within Immediate Vicinity: The amendment is compatible with the Zoning Map designation within the immediate vicinity of the proposed change.

The adjacent zoning districts are: to the north and north west (C-1A, Tourist-Oriented Commercial); to the east (R-1, Residential Single-Family); to the south across Azalea Lane (R-1, Residential Single-Family); to west and south west across SR A1A (RM 10/12, Residential Multiple-Family). The zoning map designations in the immediate vicinity are compatible with the POI district. The POI zoning district is to provide a transition between more intense office/commercial uses and residential uses.

Finding: The staff finds that the POI zoning designation is compatible with the surrounding zoning map designations.
• **Changed Conditions:** Changed conditions to the property, neighborhood, or the area in the vicinity in which the property is located that warrant an amendment.

A change in circumstances to the property or the neighborhood area has occurred since the 1960 construction of the single-family residential dwelling unit. The office/financial uses adjacent to and nearby have changed in 1985, 1994, and 2000. The Indian River County, 2017 Traffic Volume Report, states the traffic count is 14,134 average annual daily trips on SR A-1-A between 17th Street and SR 60 (aka Beachland Boulevard).

**Finding:** The staff finds the changed conditions criteria has been met and the map amendment is warranted.

• **Maintenance of the Level of Service:** The amendment is consistent with the concurrency requirements of the Comprehensive Plan and Land Development Regulations. Since a request to change the zoning map is not part of development review or a site plan, the impacts on available public facilities are reviewed in general terms. Specific impacts on public facilities and concurrency are addressed as part of the City's development review process. In general terms, the Capital Improvements Element of the Comprehensive Plan states there is available capacity to support future demand on public facilities and services such as sewer, water, solid waste, and roads.

As part of the applicant’s application for the proposed amendment (item #5) redevelopment assumptions were evaluated. The traffic impacts may increase, however, the increase should be modest. The existing Level of Service for SR A-1-A in this location is D. The potential redevelopment of the property can be accommodated with existing services and facilities.

**Finding:** The amendment is consistent with the concurrency requirements.

• **Maintenance of an Orderly & Logical Development Pattern:** The amendment is consistent with the maintenance of an orderly and logical development pattern.

As noted in the amendment evaluation documented in this report, the proposed POI zoning district is consistent with the maintenance of an orderly and logical development pattern.

**Finding:** The amendment is consistent.

• **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.
As noted in the amendment evaluation documented in this report, the proposed POI zoning district is consistent with the intent of the land development regulations.

Finding: The amendment is consistent.

Summary

The subject property is located adjacent and surrounded on all three sides with higher intensive zoning district designations and existing uses. Development patterns have changed since the original zoning and single-family development. SR A-1-A is an urban minor arterial and traffic volumes are greater than 14,000 annual average trips per day. The POI zoning district location criteria in Policy 1.23 of the Comprehensive Plan is consistent with the location of the subject property and the request for the amendment.

Recommendation

Based on the analysis and findings in this document, the staff recommends that the Planning and Zoning Board recommend approval for submission to City Council of the following: A draft Ordinance amending the Zoning Map designation from R-1, Residential Single-Family to POI, Professional Office Institutional.

Attachment
ORDINANCE NO. 2019 –

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION FROM R-1, RESIDENTIAL SINGLE FAMILY TO POI, PROFESSIONAL OFFICE AND INSTITUTIONAL, FOR THE PROPERTY LOCATED AT 705 AZALEA LANE, CONTAINING 0.27 ACRES MORE OR LESS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner(s), Elizabeth and Matilde Sorensen, submitted an application for 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 R-1, Residential Single Family to POI, Professional Office Institutional District for property comprising 0.27 acres, more or less, located at 705 Azalea Lane; and

WHEREAS, the Vero Beach City Council has adopted the small scale amendment to the Comprehensive Plan Future Land Use Map to designate this property from RL, Residential Low (up to 6 units/acre) to RM, Residential Medium (up to 10 units/acre) for property comprising 0.27acres, more or less, located at 705 Azalea Lane; and

WHEREAS, the Planning and Zoning Board, serving as the local planning agency under Florida Statute 163.3174, after a public hearing held on July 18, 2019, finds that the zoning map amendment is consistent with relevant goals, objectives and policies contained within the City’s Comprehensive Plan and made a recommendation to the Vero Beach City Council; and

WHEREAS, notice was given as required by law that the Official Zoning Map of the City of Vero Beach, Florida, be amended to change designation from R-1, Residential Single Family to POI, Professional Office Institutional for property comprising 0.27 acres, more or less, located at 705 Azalea Lane, as defined in this Ordinance; and

WHEREAS, advertisements were placed in a newspaper of general circulation and provided the public with at least ten (10 days) advance notice of this Ordinance’s public hearings to be held by the Planning and Zoning Board and the City Council of the City of Vero Beach (“City Council”) in the City Council Chambers, located on the first floor of City Hall in the City of Vero Beach; and

WHEREAS, public hearings were held pursuant to the notices described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; and

Page 1 of 3

Plus Exhibit(s) incorporated by reference
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 Official Zoning Map.

The amendment to the Official Zoning Map of the City of Vero Beach is hereby adopted for the property located at 705 Azalea Lane, comprising 0.27 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 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 the effective date of the small scale amendment to the Future Land Use Map.

******************************************************************************
This Ordinance was read by title for the first time on the ____ day of ____, 2019, and was advertised on the ____ day of ________________, 2019, for a public hearing to be held on the ____ day of ________________, 2019, at the conclusion of which hearing it was moved for adoption by Councilmember ____________, seconded by Councilmember ____________, and adopted by the following vote of the City Council:

Mayor Val Zudans
Vice-Mayor Anthony W. Young
Councilmember Laura Moss
Councilmember Harry Howle, III
Councilmember Robbie Brackett

ATTEST:

CITY OF VERO BEACH, FLORIDA

______________________________  ______________________________
Tammy K. Bursick                              Val Zudans
City Clerk                                      Mayor

ADMINISTRATIVE REVIEW
(For Internal Use Only-Sec.2-77 COVB Code)

Approved as to form and legal sufficiency: approved as conforming to municipal policy:

______________________________  ______________________________
John S. Turner                             Monte K. Falls
City Attorney                              City Manager

Approved as to technical requirements:

______________________________
Jason H. Jeffries, AICP
Planning and Development Director

Plus Exhibit(s) incorporated by reference
ZONING DISTRICTS MAP
705 Azalea Ln, Vero Beach, FL

LEGEND

- Subject Property
- R-1: Residential Single Family
- R-1A: Residential Single Family
- R-10: Residential Multifamily Medium & High Dens
- R-10 / 12: Residential Multifamily Medium & High Dens
- R-13: Residential Multifamily High Density

Scale: 1" = 500'

Approved by City Council:
Date: ____________________________
Attest: ____________________________

Tammy K. Bursick
City Clerk

Prepared by:
Department of Public Works
GIS Division
City of Vero Beach
July 1, 2019
File No: Z19-000003-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.
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 4/12/19
Application #Z19-000003 -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 Elizabeth M. Sorensen and Matilde Sorensen Telephone 772-770-9622
Fax #: 772-770-9496
c/o Schuke, Bittle & Stoddard, LLC

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

SITE OWNER Elizabeth M Sorensen and Matilde Sorensen Telephone
Fax#: 772-770-9496
915 Bay Oak Lane, Vero Beach, FL 32963

OWNER ADDRESS

SITE LOCATION 705 Azalea Lane, Vero Beach, FL 32963

PARCEL I.D. NUMBER 32403200006005000015.0

PROPOSED ZONING CHANGE: FROM R-1: Residential Single Family TO POI: Professional Office and Institutional

(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

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<thead>
<tr>
<th>Scale</th>
<th>Amount 1</th>
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<tr>
<td>Large Scale (More than 10 acres)</td>
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<tr>
<td>Small Scale (Less than 10 acres)</td>
<td>$2,460</td>
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</table>

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

Applicant Signature 4/10/19
(Property Owner Signature 4/10/19)

(Print Name) APPLICANT
(Print Name) OWNER
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 Change Justification

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.

The subject-property is located one hundred fifty feet (150') from the intersections of State Highway A1A and State Road Route 60 (a/k/a Beachland Boulevard). A twenty thousand square foot (20,000 s.f.) banking and professional office building is located immediately north of the subject-property. A thirty-two thousand square foot (32,000 s.f.) banking and professional office building is located immediately west of the subject-property. The property abuts State Highway A1A to the west. The zoning district immediately north of the subject-property is Tourist Commercial Services (C-1A) and the Future Land Use designation is “Commercial.” The zoning district immediately west of the subject-property is Residential Multifamily Medium & High Density (RM-10/12) and the Future Land Use Designation is “Residential High.”

The subject-property currently houses a single-family residence that was constructed in 1960. At the time of the construction, neither of the commercial buildings immediately north (constructed in 2000) or west (constructed in 1994) of the lot were in existence. The same may be said for the commercial building currently in existence immediately southwest of the subject-property (constructed in 1985). The following aerial depicts the area approximately two years prior to the construction of the home.

In the almost sixty years since the home was constructed on the subject-property, the residential nature of this property has transformed to commercial. The traffic from the abutting state highway and proximity of one of the highest used intersections within the city limits on the barrier island has become a fixture of this property. Traffic routinely stagnates next to this
property at all hours of the day. The property is no longer suitable for a residential use due to the traffic volume and abutting commercial uses.

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.

   Due to the evolution of the surrounding area (the three adjacent commercial properties are Commercial areas per the Comprehensive Plan and the zoning for the two largest and closest commercial properties is C-1A), this property's use can actually be used to support the adjacent commercial properties. Moreover, this property can no longer survive viably as a residential use. Developing the subject-property as a parking area to service an adjacent commercial with sufficient buffering will allow for the inevitable maturation of the A1A and Beachland Boulevard/State Road 60 intersection without adversely affecting a surrounding area.

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.

   The subject-property, as it exists, contains an outdated residential structure greatly resembling its existence on the date of its completion in 1960. Due to the property’s proximity to three commercial buildings, a state highway and a frenzied intersection, the property is no longer viable for residential use or value. In short, no amount of construction or rehabilitation will allow this property to escape the effects of its current surroundings. As such, the home will likely remain unimproved and as there is no ability to justify the financial undertaking required to remodel or reconstruct this home. Fortunately, this condition does not affect the other homes on Azalea Lane to such an extent.

   The intended use for the property is to install a parking facility to support the existing property immediately north of the property. Even if the property were developed for an office or other professional use, the property, due to its size, would have virtually no impact on the surrounding homeowners. In all likelihood, any new development of this property would improve the appeal of neighboring properties especially when taking into consideration the blight and degradation of the existing home if a new use is not permitted for this property. The home, as it exists, is viable as a low rent, rental property that is inconsistent with the neighboring values.

   The commercial nature of this particular area and property is an accepted use of the neighborhood and lends to a certain appeal of the Central Beach neighborhood. The sellers of homes in this area frequently market the ability to walk to commercial business, restaurants and stores in the same manner as they reference the proximity to the beach and ocean. The area has a mixed-use appeal and the mere flip of the switch for the subject-property will not only be consistent with the surrounding, existing uses but will go largely unnoticed. Because the improvement of the home cannot be justified financially, the de facto use of this property is already commercial in nature in that it will only ever be a low rent, rental property and will likely never be owner occupied.
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.

The proposed zoning change is not increasing residential density – therefore, a school impact analysis is not applicable.

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.

**Redevelopment assumptions:**
A comparison is made between the possible redevelopment of the properties as a commercial office use and the existing use - 1 single family home. The existing use is currently in use and is at the highest permitted density allowed (1 unit). Therefore, the availability of public services to the extent needed for the single home is assumed to be vested and available for the office use.

1. **POI - Commercial development:**
   10,000 sf office bldg per acre x 0.27 acres = 2700 sf office

2. **R-1, max density permitted (Existing)**
   1 unit

**Concurrency Evaluation:**

- **Sanitary Sewer:** The sanitary sewer generation rates will not change significantly. Professional offices have a considerably lower sewage generation rate.
  POI: 2700 sf x 1 ERU/3,000 sf = 1 ERU = 250 gpd
  R-1: 1 unit x 1 ERU/Unit = 1 ERU = 250 gpd
  *ERU is equivalent to 250 gallons per day of use.

- **Potable Water:** The potable water demand will not change significantly.
  POI: 2700 sf x 1 ERU/3,000 sf = 1 ERU = 250 gpd
  R-1: 1 unit x 1 ERU/Unit = 1 ERU = 250 gpd
  *ERU is equivalent to 250 gallons per day of use.

- **Recreation:** The city’s recreation area needs will not be affected. The recreation areas are typically calculated by residential area growth. We are proposing to decrease the residential growth area. Consequently, the demand will decrease via the redevelopment.
- **Solid Waste:** The solid waste use will change from residential garbage to primarily paper products associated with an office use. The amount of solid waste is anticipated to increase slightly. However, the amount of waste that can be recycled should increase.

POI: 2700 sf x 0.20 tons/100 sf = 5.4 Tons Waste/Year
R-1: 1 units x 1.60 tons/unit = 1.6 Tons Waste/Year

- **Drainage:** The drainage impacts are anticipated to decrease. Currently the site is developed with a single family home that drains directly into the adjacent city owned and maintained streets, with little or no floodwater or pollution abatement. Any redevelopment of the site(s) would require conformance to all current applicable city, state (SJRWMD and FDEP) and federal codes for site development, including water quality (pollution abatement) and quantity (flooding impacts) requirements. Significant drainage improvements would be required with any redevelopment of the project site.

- **Traffic:** The traffic impacts will increase; however, the increase is modest. Typically, commercial uses generate slightly more traffic than residential uses. However, any new project will have to pay a traffic impact fee that should offset the increase in traffic.

**Traffic Statement**

Per Indian River County Code / Policy – study area for traffic impacts include only:

1. 2 lane roadways with 8 or more peak hour directional
2. Multi-lane roadways with 15 or more peak hour directional

**Proposed:** 2,700 SF Office

- Office – ITE 710
- \( \ln(T) = 0.97 \ln(x) + 2.5 \)
- \( T = 32 \text{ ADT} \)

**Existing:** 1 unit

- Single-Family – ITE 210
- \( T = 9.52(x) \)
- \( T = 10 \text{ ADT} \)

**PM**

- \( T = 0.95 \ln(x) + 0.36 \)
- 17% IN
- 83% OUT

- \( T = 4 \)
- = 1 IN
- = 3 OUT

**PM**

- \( T = 1.0(x) \)
- 67% IN
- 33% OUT

- \( T = 1 \)
- = 1 IN
- = 0 OUT
Summary

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<td>-1</td>
<td>2</td>
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</table>

Distribution:
Assume \( \frac{1}{2} \) west, \( \frac{1}{2} \) east. There are no more than 4 trips in any one direction on Azalea and no more than 3 trips in any one direction on A1A.

Conclusion

The redevelopment of the properties as viable commercial office projects is not anticipated to have a significant impact to the adjacent roadway networks.

The average daily traffic is estimated to increase slightly, and the PM peak hour of traffic will increase slightly, and the traffic volumes that may be added to any roadway link falls below diminimus thresholds established by Indian River County. (8 peak hour directional trips)
DEPARTMENTAL CORRESPONDENCE

TO: Chairman John Carroll, Jr and Planning and Zoning Board Members

FROM: Jason H. Jeffries, AICP, Director of Planning and Development

DATE: July 9, 2019

SUBJECT: Public Hearing on an Ordinance to Amend Chapter 60, relating to definitions for commercial amusements, video arcades, and simulated gambling establishments.

OVERVIEW

The attached draft ordinance proposes to amend Chapter 60 (Appendix, Definitions) to revise or add the definitions for amusement game or machine, commercial amusement, simulated gambling establishment, simulated gaming device, vending machine, and video arcades. Staff has prepared the attached draft to clarify the definition of video arcades as a permitted type of commercial amusement establishment and add definitions for simulated gambling establishment and simulated gaming device to clarify these types of internet cafes or gambling establishments are not permitted in the City of Vero Beach as commercial amusement establishment. The amendment will ensure these devices are not subject to abuse or interpreted in any manner as creating an exception to the state’s general prohibitions against gambling.

SUMMARY OF REVISIONS

The following are a summary of the definitions added to Chapter 60:

- **Amusement game or machine** is defined as a machine operated only for entertainment through activation and application of skill, with no material element of chance inherent in the game or machine, the person playing the machine controls the outcome of the game. The term specifically excludes types of gambling devices consistent with State regulatory definitions.

- **Commercial amusement.** The revised definition specifically excludes simulated gambling establishments.

- **Simulated gambling establishment** is defined as a location where simulated gambling devices (see definition) are operated, including but not limited to, game rooms, arcades, internet cafes, internet centers or sweepstakes redemption centers. Video arcades are specifically excluded from this definition.

- **Simulated gambling device** is defined as any mechanical or electrical equipment that may enable a user, upon the payment, to play a simulation of gambling game that, by either the use of skill or an element of chance with an outcome unpredictable to the user, may
provide the user to receive anything of value.

- Vending machine is an unattended self-service device that, upon insertion of a currency or a coin, card, or token, or by similar means, dispenses product including food, beverage, goods, wares, or merchandise, such as laundry soaps, other related laundry items, toiletries, or newspapers.
- Video arcades are a place of business having two or more amusement games or machines on premises which is operated for the entertainment of the general public as a bona fide amusement facility.

STAFF REVIEW AND ANALYSIS

The staff reviewed the proposed text amendments to the Land Development Regulations based on the standards outlined in Section 65.22(i)(1) and (3) of the City of Vero Beach Code. The staff’s analysis and findings are as follows:

Justification for the Amendment. The City of Vero Beach Land Development Code ("LDC") currently does not permit “simulated gambling establishments” or “internet cafes”; the LDC does permit video arcades as commercial amusements in certain commercial districts. The LDC, currently, does not define video arcades or simulated gambling establishments and relies solely on a definition for commercial amusement to state the prohibition of simulated gambling establishments. The proposed text amendment will clarify the use definitions.

The staff finds the text amendment in the attached proposed ordinance to be justified and warranted pursuant to Section 65.22(i)(1) based upon the above facts.

Consistency with the Comprehensive Plan. The staff finds the text amendment, as proposed by staff, to be consistent with the following objective and policies of the Land Use Element of the City’s Comprehensive Plan:

Land Use Objective 3. Land Development Regulations and Administration. The City should administer and maintain its Land Development Regulations in a manner consistent with the goals, objectives, and policies of this and other elements of the Comprehensive Plan and should revise these regulations as needed and appropriate to: 1) improve their readability, clarity, conciseness, and ease of administration; 2) create incentives and standards promoting mixed use, infill, and pedestrian/bicycle connected development in older residential neighborhoods and commercial areas; 3) reduce incompatibility between adjacent uses and maintain community character; and 4) promote diverse and distinctive commercial and neighborhood areas with a sense of place.
Planning Board Members
Commercial Amusement Definitions
July 9, 2019

Policy 3.2  The City should regulate the use and development of land through its Land Development Regulations in a reasonable and transparent manner, that respects private property rights, serves the public interest, and provides for due process and adequate public involvement in the development permitting process.

The proposed amendment to add definitions to Chapter 60 relating to simulated gambling establishments and video arcades will ensure proposed commercial establishments in commercial districts are compatible with surrounding commercial uses permitted in these zoning districts and is consistent with objective 15. Consistent with policy 3.2, the proposed text amendment provides transparent definitions for these commercial establishments in the LDC.

Consistency with Land Development Regulations. The proposed Ordinance would ensure that development in commercial districts are compatible with surrounding commercial properties; therefore, the staff finds the proposed ordinance is consistent with the Land Development Regulations.

RECOMMENDATION

The staff recommends the Planning and Zoning Board approval of the attached draft ordinance for transmittal to the City Council for favorable consideration.

JHJ
Attachment
ORDINANCE NO. 2019 -

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA,
AMENDING CHAPTER 60 (APPENDIX. DEFINITIONS) OF
THE LAND DEVELOPMENT REGULATIONS TO REVISE OR
ADD THE DEFINITIONS OF AMUSEMENT GAME OR
MACHINE, COMMERCIAL AMUSEMENT, SIMULATED
GAMBLING ESTABLISHMENT, SIMULATED GAMING
DEVICE, VENDING MACHINE AND VIDEO ARCADES;
PROVIDING FOR CODIFICATION; PROVIDING FOR
CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, it is in the interest of public health, public safety, and general welfare to
prevent the expansion of casino-style gambling and incompatible uses be prevented; and

WHEREAS, the regulation of the operation of skill-based amusement games or machines
at specified locations to ensure compliance with the requirements of state and local law is
appropriate to prevent expansion of casino-style gambling; and

WHEREAS, over the past several years, Florida and Indian River County has witnessed a
proliferation of electronic sweepstakes or simulated gambling establishments commonly referred
to as "internet cafes" ("simulated gambling establishments"); and

WHEREAS, the operation of simulated gambling establishments is contrary to the policy
and laws enacted by the State of Florida in that such establishments are inherently deceptive and
allow users to take part in activities as if they were engaging in gambling activities prohibited by
Florida law; and

WHEREAS, it has been documented that gambling can lead to harmful behavior and is
often an addictive activity that has an unreasonable adverse effect upon persons that are statistically
at risk for gambling addictions and other similar compulsive behaviors; and

WHEREAS, it has also been documented that there is a direct relationship between
simulated gambling establishments and disturbances of the peace and good order of the
community; and

WHEREAS, prosecuting operators of simulated gambling establishments pursuant to state
law regarding slot machines, charitable drawings, game promotions, amusement machines, and
Florida’s general prohibition against gambling or gaming can be difficult and costly; and

WHEREAS, the City of Vero Beach Land Development Code ("LDC") does not permit
“simulated gambling establishments” or “internet cafes”; the LDC does permit video arcades as
commercial amusements in certain commercial districts; and

CODING: Words striken are deletions; words underlined are additions.
WHEREAS, there is a compelling local interest in clarifying the operation and use of amusement games or machines to ensure that provisions regulating these devices are not subject to abuse or interpreted in any manner as creating an exception to the state’s general prohibitions against gambling; and

WHEREAS, the Planning and Zoning Board, serving as the local planning agency under Florida Statute 163.3174, after a public hearing held on July 18, 2019, finds that the Code amendments provided in this Ordinance are consistent with relevant goals, objectives and policies contained within the City’s Comprehensive Plan; and

WHEREAS, notice was given as required by law that the text of the Land Development Regulations of the City of Vero Beach, Florida, be amended to add definitions for amusement games or machines and video arcades, as defined in this Ordinance; and

WHEREAS, advertisements were placed in a newspaper of general circulation and provided the public with at least ten (10) days advance notice of this Ordinance’s public hearings to be held by the Planning and Zoning Board and the City Council of the City of Vero Beach (“City Council”) in the City Council Chambers, located on the first floor of City Hall in the City of Vero Beach; and

WHEREAS, public hearings were held pursuant to the notices described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; and

WHEREAS, the City Council, after providing legal notice and holding a public hearing, finds that the Code amendments provided in this Ordinance serve a municipal purpose and promote and protect the public health, safety, and welfare to clarify the definitions of video arcades to differentiate from simulated gambling or internet café establishments.

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 as forming the legislative findings, purpose, and intent of this Ordinance.

Section 2 – Amendment of Chapter 60. - Appendix. Definitions.

The following definitions in Chapter 60 of the Land Development Regulations are amended as follows. Except as amended herein, the remainder of Chapter 60 remains in full force and effect. **Amusement game or machine** is a game or machine operated only for the bona fide entertainment of the general public which a person activates by inserting or using currency or a coin, card, coupon, slug, token, or similar device, and, by the application of skill, with no material element of chance inherent in the game or machine, the person playing or operating the game or machine controls the outcome of the game. The term does not include:

CODING: Words strieken are deletions; words underlined are additions.
1. Any game or machine that uses mechanical slot reels, video depictions of slot machine
reels or symbols, or video simulations or video representations of any other casino game,
including, but not limited to, any banked or banking card game, poker, bingo, pull-tab,
lotto, roulette, or craps.

2. A game in which the player does not control the outcome of the game through skill or a
game where the outcome is determined by factors not visible, known, or predictable to the
player.

3. A video poker game or any other game or machine that may be construed as a gambling
device.

4. Any game or device defined as a gambling device in 15 U.S.C. s. 1171, unless excluded

Commercial amusement: The use of an area or structure providing amusements or entertainment
for a fee or charge. Typical examples of these activities include, but are not limited to: bowling
alleys, billiard and pool establishments, skating rinks, video arcades, miniature golf courses,
baseball batting cages, golf driving ranges, motion picture and live performance theaters, sports
stadiums, and similar activities. The term "commercial amusement" specifically excludes
temporary commercial amusements and simulated gambling establishments.

Simulated gambling establishment means a building, edifice, structure or location, along with its
grounds, in which simulated gambling devices are used, operated or stored, including but not
limited to, game rooms, arcades, internet cafés, internet centers or sweepstakes redemption centers.
This definition does not include any establishment that is a video arcade as defined in this code.

Simulated gambling device means any mechanical or electrical contrivance, computer, terminal,
video or other equipment that may enable a user, upon the payment of consideration either directly
or indirectly in connection with the sale of a consumer product or service, to play or operate a
simulation of gambling or any game that, by either the use of skill or an element of chance with
an outcome unpredictable to the user, may reveal, deliver or entitle the user to receive anything of
value. This definition does not include any devices expressly permitted by state law, and does not
include an individual's personal, recreational, and non-commercial ownership, possession, play,
operation or use of a device that could be construed to be a simulated gambling device.

Vending machine is an unattended self-service device that, upon insertion of a currency or a coin,
card, or token, or by similar means, dispenses product including food, beverage, goods, wares, or
merchandise, such as laundry soaps, other related laundry items, toiletries, or newspapers.

Video arcades are a place of business having two or more amusement games or machines on
premises which is operated for the entertainment of the general public as a bona fide amusement
facility.

Section 3 – Codification.

The provisions of this Ordinance shall be codified in the Code of Ordinances of the City of Vero
Beach, Florida.
Section 4 - Conflict and Severability.

In the event any provision of this Ordinance conflicts with any other provision of the Code or any other ordinance or resolution of the City of Vero Beach on the subject matter of this Ordinance, the more strict provision shall apply and supersede. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Ordinance, which shall be deemed separate, distinct, and independent provisions enforceable to the fullest extent possible.

Section 5 - Effective Date.

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

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This Ordinance was read by title for the first time on the ___ day of ____________ 2019, and was advertised on the ___ day of ____________ 2019, for a public hearing to be held on the ___ day of ____________ 2019, at the conclusion of which hearing it was moved for adoption by Councilmember _______________, seconded by Councilmember _______________, and adopted by the following vote of the City Council:

Mayor Val Zudans
Vice Mayor Anthony W. Young
Councilmember Laura Moss
Councilmember Harry Howle III
Councilmember Robert Bracket

ATTEST: CITY OF VERO BEACH, FLORIDA

Tammy K. Bursick
City Clerk

Val Zudans
Mayor

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ADMINISTRATIVE REVIEW
(For Internal Use Only—Sec. 2-77 COVB Code)

Approved as to form and legal sufficiency:
Stephanie Marchman
Interim City Attorney

Approved as conforming to municipal policy:
Monte K. Falls
City Manager

Approved as to technical requirements:
Jason H. Jeffries, AICP
Planning and Development Director

CODING: Words stricken are deletions; words underlined are additions.
DEPARTMENTAL CORRESPONDENCE

TO: Chairman John Carroll, Jr and Planning and Zoning Board Members

FROM: Jason H. Jeffries, AICP  Director of Planning and Development

DATE: July 9, 2019

SUBJECT: Public Hearing on an Ordinance to Amend Section 60.06, relating to reference materials for land use interpretation.

OVERVIEW

The attached draft ordinance proposes to amend Section 60.06 (Only Specified Uses Allowed; Interpretation) to revise the reference materials used for land use interpretation. Staff has prepared the attached draft to reference the Merriam-Webster Unabridged Dictionary and the following publications from the American Planning Association as guides for land use interpretation:

- A Planners Dictionary, A Glossary of Zoning, Development, and Planning Terms,
- A Survey of Zoning Definitions

STAFF REVIEW AND ANALYSIS

The staff reviewed the proposed text amendments to the Land Development Regulations based on the standards outlined in Section 65.22(i)(1) and (3) of the City of Vero Beach Code. The staff’s analysis and findings are as follows:

Justification for the Amendment. The City of Vero Beach Land Development Code (“LDC”) in Section 60.06 (Only Specified Uses Allowed; Interpretation) provides the Planning Director with the authority to interpret the code, including determining if specific land uses are permitted in zoning districts, if it is not specifically listed as a permitted use. Section 60.06 currently refers to specific guides published by the American Planning Association as reference materials to interpret the Code; however, these guides are no longer in publication and new reference materials are available as land use guides. The proposed text amendment will update the LDC to refer to the newer land use guides in publication.

Staff finds the text amendment in the attached proposed ordinance to be justified and warranted pursuant to Section 65.22(i)(1) based upon the above facts.

Consistency with the Comprehensive Plan. The staff finds the text amendment, as proposed by staff, to be consistent with the following objective and policy of the Land Use Element of the City’s Comprehensive Plan:
Land Use Objective 3. Land Development Regulations and Administration. The City should administer and maintain its Land Development Regulations in a manner consistent with the goals, objectives, and policies of this and other elements of the Comprehensive Plan and should revise these regulations as needed and appropriate to:

1) improve their readability, clarity, conciseness, and ease of administration; 
2) create incentives and standards promoting mixed use, infill, and pedestrian/bicycle connected development in older residential neighborhoods and commercial areas; 
3) reduce incompatibility between adjacent uses and maintain community character; and 
4) promote diverse and distinctive commercial and neighborhood areas with a sense of place.

Policy 3.2  The City should regulate the use and development of land through its Land Development Regulations in a reasonable and transparent manner, that respects private property rights, serves the public interest, and provides for due process and adequate public involvement in the development permitting process.

The proposed amendment to refer to guides currently in publication by the American Planning Association will ensure land use interpretations for the City of Vero Beach are using the best practices available to interpret the LDC. Consistent with policy 3.2, the proposed text amendment provides transparent process for land use interpretation using best practices from the planning profession.

Consistency with Land Development Regulations. The proposed Ordinance would ensure that land use interpretation is applied consistently using readily available land use guides; therefore, the staff finds the proposed ordinance is consistent with the Land Development Regulations.

RECOMMENDATION

The staff recommends the Planning and Zoning Board approval of the attached draft ordinance for transmittal to the City Council for favorable consideration.

JHJ
Attachment
ORDINANCE NO. 2019 -

AN ORDINANCE OF THE CITY OF VERO BEACH, FLORIDA, AMENDING CHAPTER 60, SECTION 60.06 (ONLY SPECIFIED USES ALLOWED; INTERPRETATION) OF THE LAND DEVELOPMENT REGULATIONS; UPDATING THE REFERENCE MATERIALS FOR LAND USE INTERPRETATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Vero Beach Land Development Regulations ("Code") provides the Planning Director with the authority to interpret the code, including determining if specific land uses are permitted in zoning districts, if it is not specifically listed as a permitted use; and

WHEREAS, the Code refers to specific guides published by the American Planning Association as reference materials to interpret the Code; however, these guides are no longer in publication and new reference materials are available as land use guides; and

WHEREAS, the Planning and Zoning Board, serving as the local planning agency under Florida Statute 163.3174, after a public hearing held on July 18, 2019, finds that the Code amendments provided in this Ordinance are consistent with relevant goals, objectives and policies contained within the City’s Comprehensive Plan; and

WHEREAS, notice was given as required by law that the text of the Land Development Regulations of the City of Vero Beach, Florida, be amended to clarify the reference materials for land use interpretation, as defined in this Ordinance; and

WHEREAS, advertisements were placed in a newspaper of general circulation and provided the public with at least ten (10) days advance notice of this Ordinance’s public hearings to be held by the Planning and Zoning Board and the City Council of the City of Vero Beach ("City Council") in the City Council Chambers, located on the first floor of City Hall in the City of Vero Beach; and

WHEREAS, the public hearings were held pursuant to the notices described above at which hearings the parties in interest and all others had an opportunity to be and were, in fact, heard; and

WHEREAS, the City Council, after providing legal notice and holding a public hearing, finds that the Code amendments provided in this Ordinance serve a municipal purpose and promote and protect the public health, safety, and welfare to clarify the reference materials for land use interpretation.

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

CODING: Words striken are deletions; words underlined are additions.
Section 1 – Adoption of “Whereas” clauses.

The foregoing “Whereas” clauses are hereby adopted and incorporated herein as forming the legislative findings, purpose, and intent of this Ordinance.

Section 2 – Amendment of Chapter 60, Section 60.06, Only specified uses allowed; interpretation

Section 60.06 of the Land Development Regulations is hereby amended to read as follows:

Sec. 60.06. - Only specified uses allowed; interpretation.

(a) No use shall be allowed in a zoning district unless it is specifically listed as a permitted, conditional, or special permit use in that zoning district. Accessory uses and structures are allowed in all zoning districts. Notwithstanding any provision to the contrary, uses that are specifically required to be allowed in any zoning district by applicable state law shall be allowed in accordance with such state law, whether or not the use is listed as a specified allowable use. However, it is the city’s express intent that such pre-emption apply only to the extent clearly required by state law, and that such use must otherwise fully conform with the city’s land development regulations.

(b) The planning director shall determine in writing if a use that is not specifically listed can be reasonably interpreted to fit into a category of all allowable uses in the subject zoning district where similar uses are described, using as a guide the latest edition of the Land-Based Classification Standards of the American Planning Association or the North American Industry Classification System Manual A Planners Dictionary, A Glossary of Zoning, Development, and Planning Terms, and A Survey of Zoning Definitions (all published by the American Planning Association), and the Merriam-Webster Unabridged Dictionary. Nothing shall preclude the planning director from first obtaining guidance from planning and zoning board or city council prior to making such determination.

Section 3 – Codification.

The provisions of this Ordinance shall be codified in the Code of Ordinances of the City of Vero Beach, Florida.

Section 4 – Conflict and Severability.

In the event any provision of this Ordinance conflicts with any other provision of the Code or any other ordinance or resolution of the City of Vero Beach on the subject matter of this Ordinance, the more strict provision shall apply and supersede. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Ordinance, which shall be deemed separate, distinct, and independent provisions enforceable to the fullest extent possible.

Section 5 – Effective Date.

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

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This Ordinance was read by title for the first time on the ___ day of ____________ 2019, and was advertised on the ___ day of ____________ 2019, for a public hearing to be held on the ___ day of ____________ 2019, at the conclusion of which hearing it was moved for adoption by Councilmember ____________, seconded by Councilmember ____________, and adopted by the following vote of the City Council:

Mayor Val Zudans
Vice Mayor Anthony W. Young
Councilmember Laura Moss
Councilmember Harry Howle III
Councilmember Robert Bracket

ATTEST: CITY OF VERO BEACH, FLORIDA

________________________________________________________________________
Tammy K. Bursick Val Zudans
City Clerk Mayor

DMINISTRATIVE REVIEW
(For Internal Use Only–Sec. 2-77 COVB Code)

Approved as to form and legal sufficiency: Approved as conforming to municipal policy:

________________________________________________________________________
Stephanie Marchman Monte K. Falls
Interim City Attorney City Manager

Approved as to technical requirements:

________________________________________________________________________
Jason H. Jeffries, AICP
Planning and Development Director

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