

**AGENDA**  
**REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD**  
**THURSDAY, OCTOBER 15, 2020, AT 1:30 PM**  
**COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA**

**I. PRELIMINARY MATTERS**

Agenda Additions and/or Deletions

**II. APPROVAL OF MINUTES**

A. Regular Meeting – September 17, 2020

**III. PUBLIC COMMENT**

**IV. PUBLIC HEARING**

[Quasi-judicial]

A. Site Plan Application Submitted by Alan Schommer for the Construction of a 13,312 Square Foot Commercial Building Located at 2746 US Highway 1 (#SP20-000006)

**V. PLANNING DEPARTMENT MATTERS**

**VI. BOARD MEMBERS' MATTERS**

**VII. ADJOURNMENT**

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

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

PUBLIC INVITED TO ATTEND

**PLANNING AND ZONING BOARD MINUTES  
THURSDAY, SEPTEMBER 17, 2020 - 1:30 PM  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Vice Chairman, Honey Minuse; Members: Robin Pelensky, Jose Prieto, Jeb Bittner and Alternate Member #1, Richard Cahoy **Also Present:** Planning and Development Director, Jason Jeffries; Principal Planner, Cheri Fitzgerald; City Attorney, John Turner and Deputy City Clerk, Sherri Philo

**Excused Absence:** Steven Lauer

**I. PRELIMINARY MATTERS**

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

None

**II. APPROVAL OF MINUTES**

**A) Special Call Meeting – August 13, 2020**

Mrs. Minuse referred to page one (1) of the minutes of the August 13, 2020, Special Call Planning and Zoning Board meeting. She noted that the Chairman present was *Steven Lauer*.

**Mr. Prieto made a motion to approve the minutes of the August 13, 2020 Special Call meeting (as amended). Mrs. Pelensky seconded the motion and it passed unanimously.**

**B) Regular Meeting – September 3, 2020**

**Mr. Prieto made a motion to approve the minutes of the September 3, 2020 Planning and Zoning Board meeting. Mrs. Pelensky seconded the motion and it passed unanimously.**

**III. PUBLIC COMMENT**

None

**IV. PUBLIC HEARING**

**[Quasi-judicial]**

**A. Site Plan Application Submitted by Dr. Michael Geraghty for the Construction of a Two-story 16,787 Square Foot Building for a Veterinary Medical Clinic Located at 1833 US 1 (#SP20-000007)**

The Vice Chairman read Site Plan Application #SP20-000007 submitted by Dr. Michael Geraghty by title only.

There were no ex parte communications reported.

The Deputy City Clerk swore in staff and all present for today's hearing en masse.

Mr. Jason Jeffries, Planning and Development Director, reported that he handed out to the Board

members the site plan application, the Letter of Authorization, a colored graphic of the exterior elevations of the proposed building, and an email staff received yesterday from Pure Energy, which he believes was written by Mr. Evan Esposito, in opposition of the project (attached to the original minutes).

Mrs. Cheri Fitzgerald, Principal Planner, went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). The staff finds the site plan application meets the provisions for site plan approval and recommends approval as outlined in staff's report.

Mrs. Pelensky asked how many trees are being mitigated.

Mrs. Fitzgerald reported that they will be preserving 44 trees and will be adding an additional 26 trees for a total of 70 trees and the minimum required is 63.

Mr. Todd Howder, of MPV Engineering, who has been sworn in, reported that they will be preserving a lot of the trees. Some of the trees they will be removing are dead or are in seriously bad shape.

The Vice Chairman opened and closed public hearing at 1:52 p.m., with no one wishing to be heard.

Mr. Jeffries noted for the record that the Board did receive an email under public comments (attached to the original minutes).

Mr. John Turner, City Attorney, asked Mr. Jeffries to read the email.

At this time, Mr. Jeffries read the email staff received from Mr. Evan Esposito into the record.

Mrs. Minuse asked is he challenging the ownership of this property.

Mr. Jeffries asked Mr. Rennick to speak on this.

At this time, the Deputy City Clerk, swore in Mr. Ron Rennick.

Mr. Ron Rennick, who has been sworn in, reported that his company is Miracle Mile Prime, LLC (property owner) and he has never heard of Mr. Esposito.

Mrs. Minuse asked do you have clean title to the property.

Mr. Rennick answered yes.

Mrs. Minuse questioned so there is no legal challenge that supports anything that Mr. Esposito is stating.

Mr. Turner answered no.

Mrs. Minuse questioned the allegations regarding health violations.

Mr. Jeffries thought there were some code enforcement issues in the past, however those issues will go away with the demolition of this site.

Mr. Prieto felt it was a beautiful addition to the neighborhood.

Mrs. Minuse agreed, especially along the US Highway 1 corridor.

**Mrs. Pelensky made a motion that they accept the Major Site Plan application as presented by staff based on competent substantial evidence. Mr. Prieto seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Bittner yes, Mr. Prieto yes, Mrs. Pelensky yes, and Mrs. Minuse yes.**

## **V. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries reported that their next meeting will be held on October 1, 2020.

Mr. Jeffries reported that at the last City Council meeting, the City Council decided to remove themselves from the Steering Committee and will be appointing five (5) new members with the hopes of getting more of a mixed of representation in the community. He reported that the Steering Committee would be meeting again sometime in October to go over the four (4) or five (5) post pandemic plans that staff has received.

Mr. Jeffries reported that the Architectural Review Commission held a meeting regarding the Arts Village and provided some feedback on the design standards. He said that he is working on putting the Code in Ordinance form and this fall they will begin the formal adoption process.

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

Mrs. Pelensky said that she made a suggestion at a previous meeting about possibly using some of the green space at the Power Plant site on a temporary basis.

Mr. Jeffries explained that the City does not have anything called a "Temporary Park" in the Code. He said the only way to have a Park is to change the use to Park use and do a site plan as required by Code. He noted that this area is also zoned Industrial, which does not allow Park uses. He said they need to finish the planning process. They need to get the plan adopted and then do a large scale map amendment and rezone the property. There is also the issue of liability.

## **VII. ADJOURNMENT**

Today's meeting adjourned at 2:19 p.m.

/sp

## DEPARTMENTAL CORRESPONDENCE

**TO:** Chairman Lauer and Members of the Planning and Zoning Board  
**THROUGH:** Jason H, Jeffries, Planning & Development Director <sup>JHJ</sup>  
**FROM:** Gayle A. Lafferty, Senior Planner  
**DATE:** October 6, 2020  
**SUBJECT:** Site Plan Application #SP20-000006 – Submitted by Alan Schommer, to construct a 13,312 square foot commercial building, at 2746 US Highway 1 – Planning and Zoning Board meeting of October 15, 2020

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### OVERVIEW

**Location:** 2746 US Highway 1  
**Tax ID Number:** 32 39 35 00007 0003 00001.0, 32 39 35 00006 0030 00006.0  
**Proposed Use:** A commercial building is a permitted use in the M – Zoning District.

### BACKGROUND

The proposed project consists of 13,312 square foot building on 0.99 acres of land. The site is located on US Highway 1. Surrounding the site are a, commercial businesses, mixed use, and city park.

The site is designated “MX – Mixed Use” in the Comprehensive Land Use Plan and the Zoning classification is “M – Industrial”. A commercial building is a permitted use.

The project meets the definition of a major site plan review and requires Planning and Zoning Board approval. Attachment A to this report provides a project description and fact sheet including general background and site information with details on project development specifications.

### SITE PLAN EVALUATION

Section 64.10 requires that all approved site plans and amendments to site plans shall meet certain general review, performance, and development standards. The staff finds that the proposed site plan meets all these standards, except as noted below. Of these standards, the two most relevant to this project are the performance standards for the proposed use, design, and layout of the development and the project’s compliance with all pertinent provisions of the Land Development Regulations. The staff’s specific analysis and findings regarding these two standards are discussed below:

- *Compliance with Land Development Regulations (Sec. 64.10(a)(6))*

Analysis. The site plan’s compliance with all development regulations was reviewed by the Airport, Planning and Development, Public Works, Water and Sewer Departments and Indian River County Fire Prevention, The proposed site plan meets all height, open space, and setback requirements, and parking standards, as shown in Attachment A.

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

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Development Regulations.

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

Analysis. The proposed project will provide the required parking, and landscaping are all contained on site and buffered from adjacent properties by landscaping.

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

Recommendation:

Staff recommends approval of the site plan and conditional use subject to the following conditions:

1. During construction and after final grading, no surface water run-off shall be directed to adjacent properties, and all surface water runoff shall be routed to approved drainage facilities as shown on the site plan.
2. All run-off from the site, both during and after construction, shall be free of pollutants, including sediment, prior to discharge. The site is subject to random inspections by the Public Works Department to ensure compliance with the provisions of the City's erosion and sediment control requirements in Section 73.33 of the City Code.
3. The applicant shall also provide the Department of Public Works with a copy of the Notice of Commencement and shall be subject to random inspection for compliance with Section 73.33.
4. One set of the approved and stamped set of plans are incorporated into this order. The City will inspect the project site during construction using these approved plans. Any work done contrary to these plans will be rejected. Should field conditions require deviations from the approved plans, the City must be notified and approval of the changes must be obtained before proceeding with the revised work. During construction, the appropriate City inspectors shall be called for inspections.
5. Before final inspection, a Certification of Completion by the Engineer of Record and required as-built plans shall be submitted to the Planning and Development Department with a request for a landscape and engineering final inspection. The project Engineer of Record shall be available to attend the Engineering final inspection. Once the project is complete and approved by the City, the property must be maintained in accordance with the approved plans. In the event the property is sold, the original owner is required to inform the new owner of his or her continuing obligation to maintain the property in accordance with the plans.

**ATTACHMENT A  
NEW COMMERCIAL BUILDING  
PROJECT FACT SHEET**

**PROJECT DESCRIPTION**

Proposed construction of a new 13,312 square foot commercial building, modifications to drive aisle, utilities, on-site stormwater system, and landscaping.

**GENERAL INFORMATION**

**Location:** 2746 US Highway 1

**Owner/  
Applicant:** Alan Schommer

**Engineer:** Todd E. Smith, P.E.

**Tax ID Number:** 32 39 35 00007 0003 00001.0, 32 39 35 00006 0030 00006.0

**SITE INFORMATION**

**Future Land Use Designation:** MX – Mixed Use

**Zoning Designation:** M – Industrial

**Proposed Use:** A commercial building is a permitted use in the M - Zoning District

**Area of Development:** 0.99 acres (43,116 sf)

**Surrounding Zoning:**

North: M - Industrial  
East: P - Park  
South: M - Industrial  
West: M - Industrial

**Surrounding Existing Land Uses:**

North: Commercial Building  
East: Park  
South: Commercial Building  
West: Mixed-use

## Development Specifications

Specifications/ Code Citation	Required/ Allowed	Proposed
Building height (ft) [Sec. 62.50]	50'	20'
Setbacks		
Front yard [Sec. 62.51]	10'	exceeds req
Open area [Sec.62.53]	25 %	31.9 %
Flood Zone	X	
Parking [Sec. 63.04 – for entire site]		
Existing 8,470 sf @ 1/400 = 21.2		
Proposed 13,312 sf @ 1/400 = <u>33.3</u>		
Total Required	54.5 or 55	
Standard	41	60
Compact	11	0
Handicap	<u>3</u>	<u>3</u>
Total	17	63

## Landscape Specifications

Specifications/ Code Citation	Required	Proposed
Landscape strip (north)[Sec.72.12]	10'	10'
Landscape strip (east)[Sec.72.12]	5'	5'
Landscape strip (west)[Sec.72.12]	10/5'	10/5'
Landscape strip (south)[Sec.72.12]	5'	5'
Continuous hedge	307	417
Trees (1/40 feet) [Sec.72.12]	20	20
Total trees required [Sec.72.12]	35	35
Max. number of trees replaced by		
Palms [Sec. 72.13 (b)]	8	0
Large canopy trees [Sec. 72.13 (b)]	12	29

# SITE PLAN APPLICATION (MAJOR)

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

Application # SP20-000006  
APPLICANT: Alan Schommer Telephone: 772-569-8943  
Fax or Email: alan.schommer@dmsn.com

MAILING ADDRESS: 525 2nd St. SW, Vero Beach, FL 32962

PROPERTY OWNER: 2700 Group, LLC

OWNER ADDRESS: 525 2nd St. SW, Vero Beach, FL 32962

SITE ADDRESS: 2746 U.S. Hwy 1, Vero Beach, FL 32960

PARCEL I.D. NUMBER: 32-39-35-00007-003-00001.0  
32-39-35-00007-003-00006.0

ZONING DISTRICT: M FLOOD ZONE: X

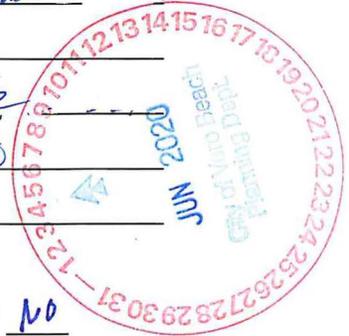
CONDITIONAL USE ? NO PLANNED DEVELOPMENT? NO

Floor Area Square Footage: Existing 8470 Proposed 13312  
*EX BLDG* *NEW BLDG*

Number of Dwelling Units: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Hotel/Motel Units: Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Provide a brief description of specific modifications, as shown on the attached plans, and other development approval(s) being requested as part of this application: Proposed construction of a new 13,312 sq ft commercial building, modifications to drive aisle, utilities & on-site stormwater system.



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

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

Alan Schommer 5/13/20  
Applicant Signature Date

Alan Schommer 5/13/20  
\*Property Owner Signature Date

Alan Schommer  
Applicant Name (Print)

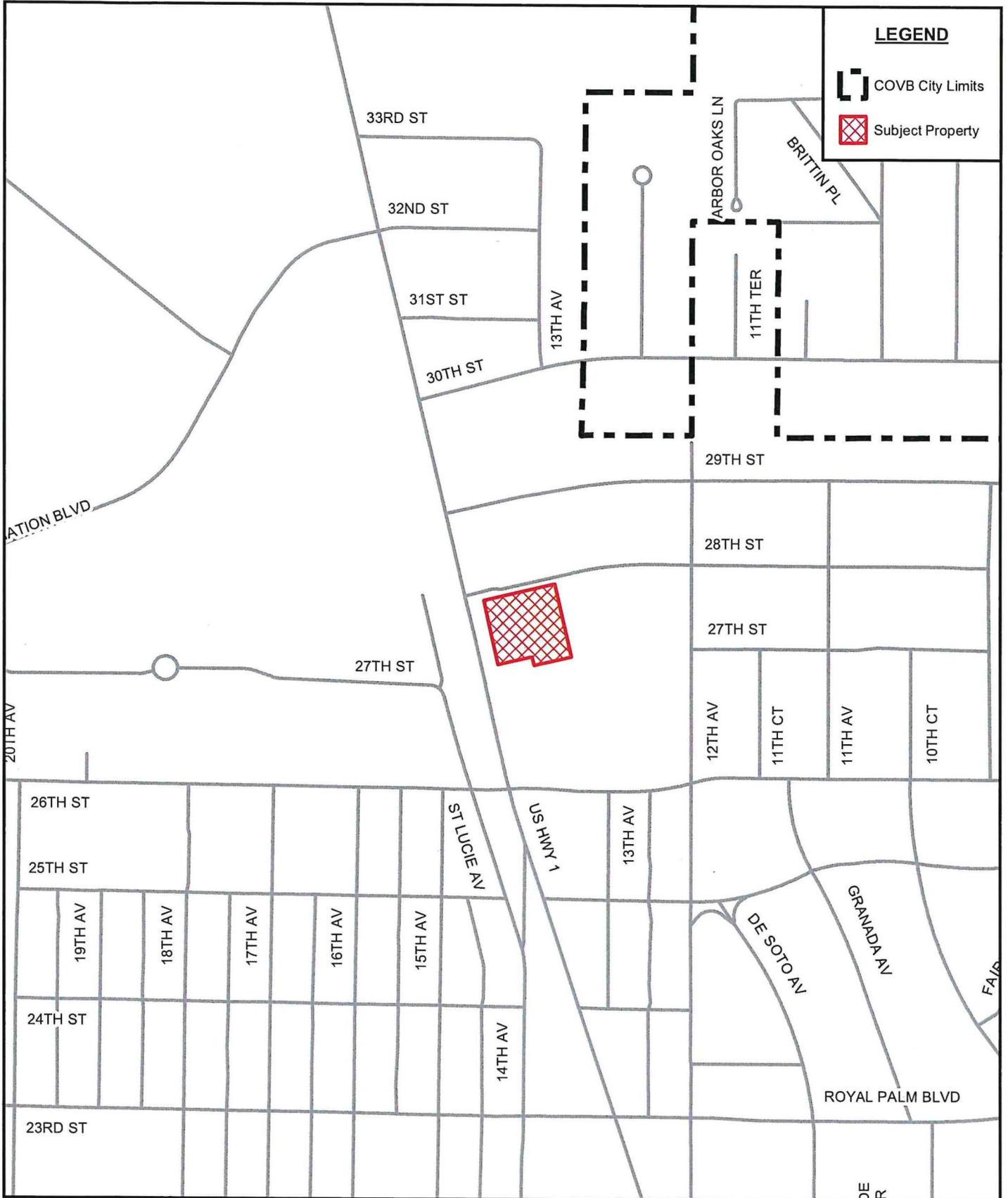
Alan Schommer Managing Member  
Property Owner (Print) of 2700 Group, LLC

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

Application Fee: \$1620.00 ✓

# LOCATION MAP

2746 US 1, Vero Beach, FL



## LEGEND

-  COVB City Limits
-  Subject Property

1 inch = 500 feet



Prepared by:  
Department of Public Works/GIS Division  
City of Vero Beach  
September 29, 2020

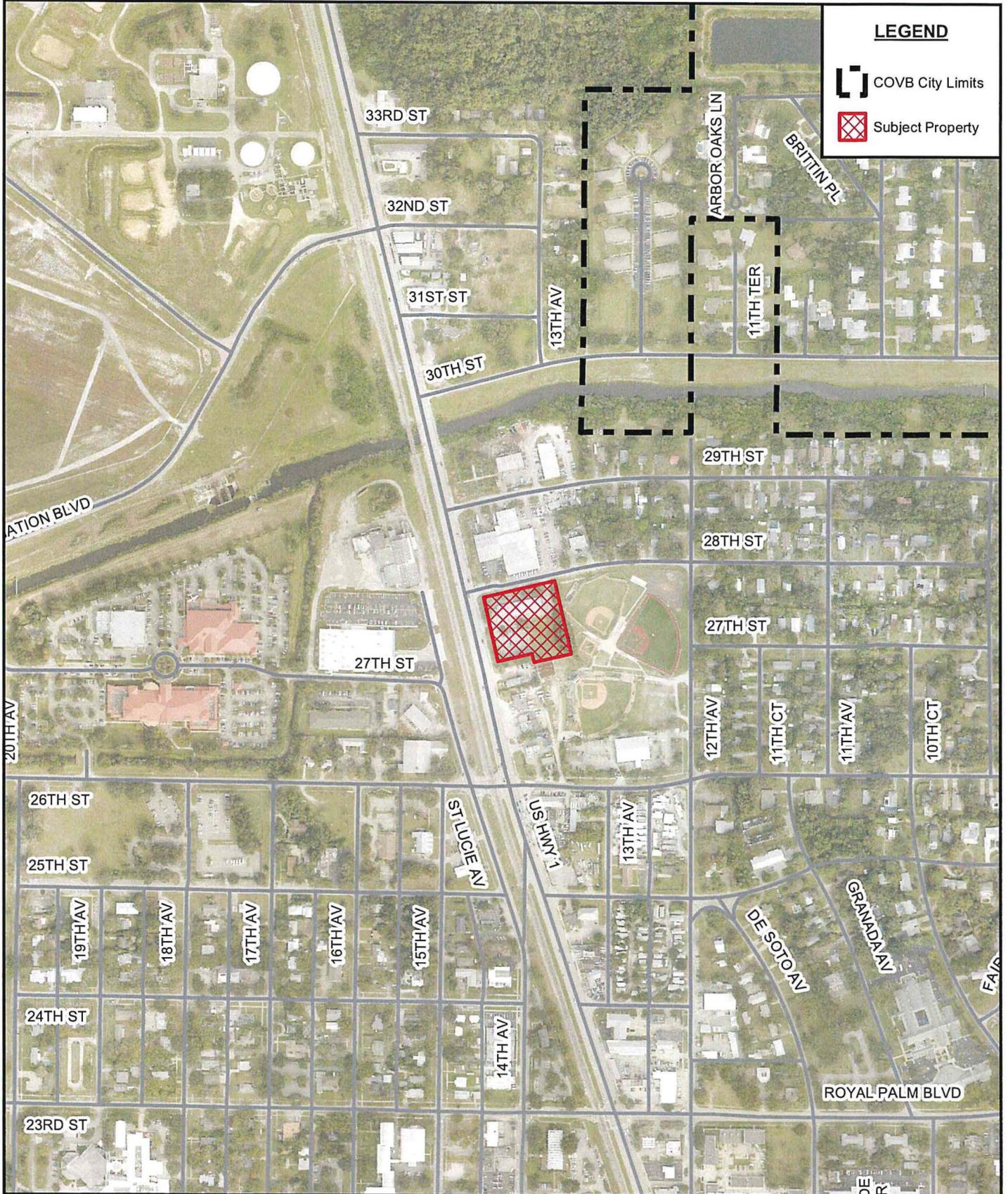
### DISCLAIMER:

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# AERIAL MAP

2746 US 1, Vero Beach, FL



Prepared by:  
Department of Public Works/GIS Division  
City of Vero Beach  
September 29, 2020

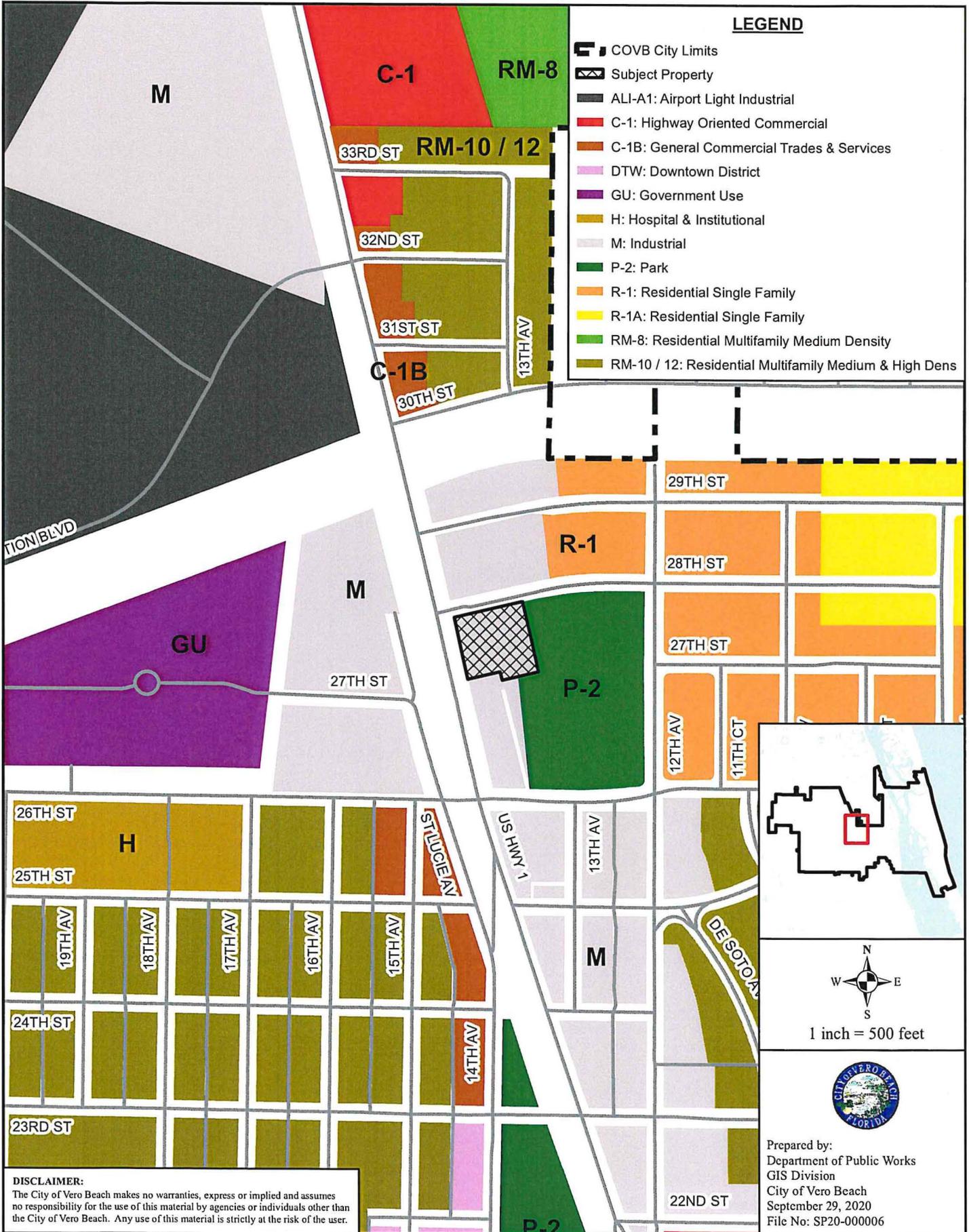
1 inch = 500 feet

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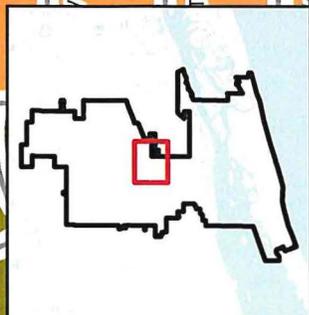
# ZONING DISTRICTS MAP

2746 US 1, Vero Beach, FL



## LEGEND

- COVB City Limits
- Subject Property
- ALI-A1: Airport Light Industrial
- C-1: Highway Oriented Commercial
- C-1B: General Commercial Trades & Services
- DTW: Downtown District
- GU: Government Use
- H: Hospital & Institutional
- M: Industrial
- P-2: Park
- R-1: Residential Single Family
- R-1A: Residential Single Family
- RM-8: Residential Multifamily Medium Density
- RM-10 / 12: Residential Multifamily Medium & High Dens



1 inch = 500 feet

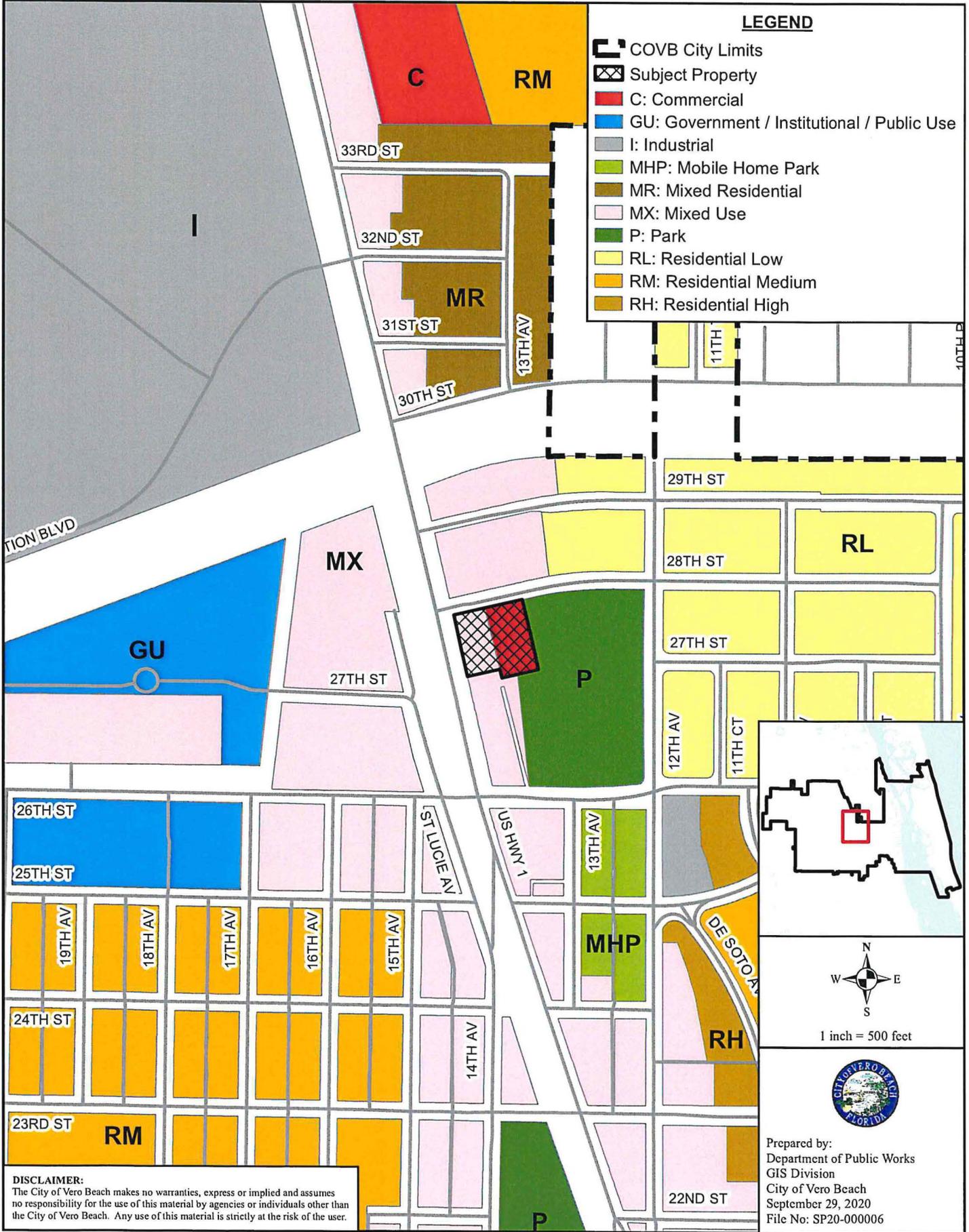


Prepared by:  
 Department of Public Works  
 GIS Division  
 City of Vero Beach  
 September 29, 2020  
 File No: SP20-000006

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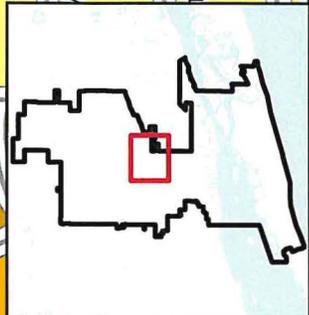
# FUTURE LAND USE MAP

2746 US 1, Vero Beach, FL



## LEGEND

- COVB City Limits
- Subject Property
- C: Commercial
- GU: Government / Institutional / Public Use
- I: Industrial
- MHP: Mobile Home Park
- MR: Mixed Residential
- MX: Mixed Use
- P: Park
- RL: Residential Low
- RM: Residential Medium
- RH: Residential High

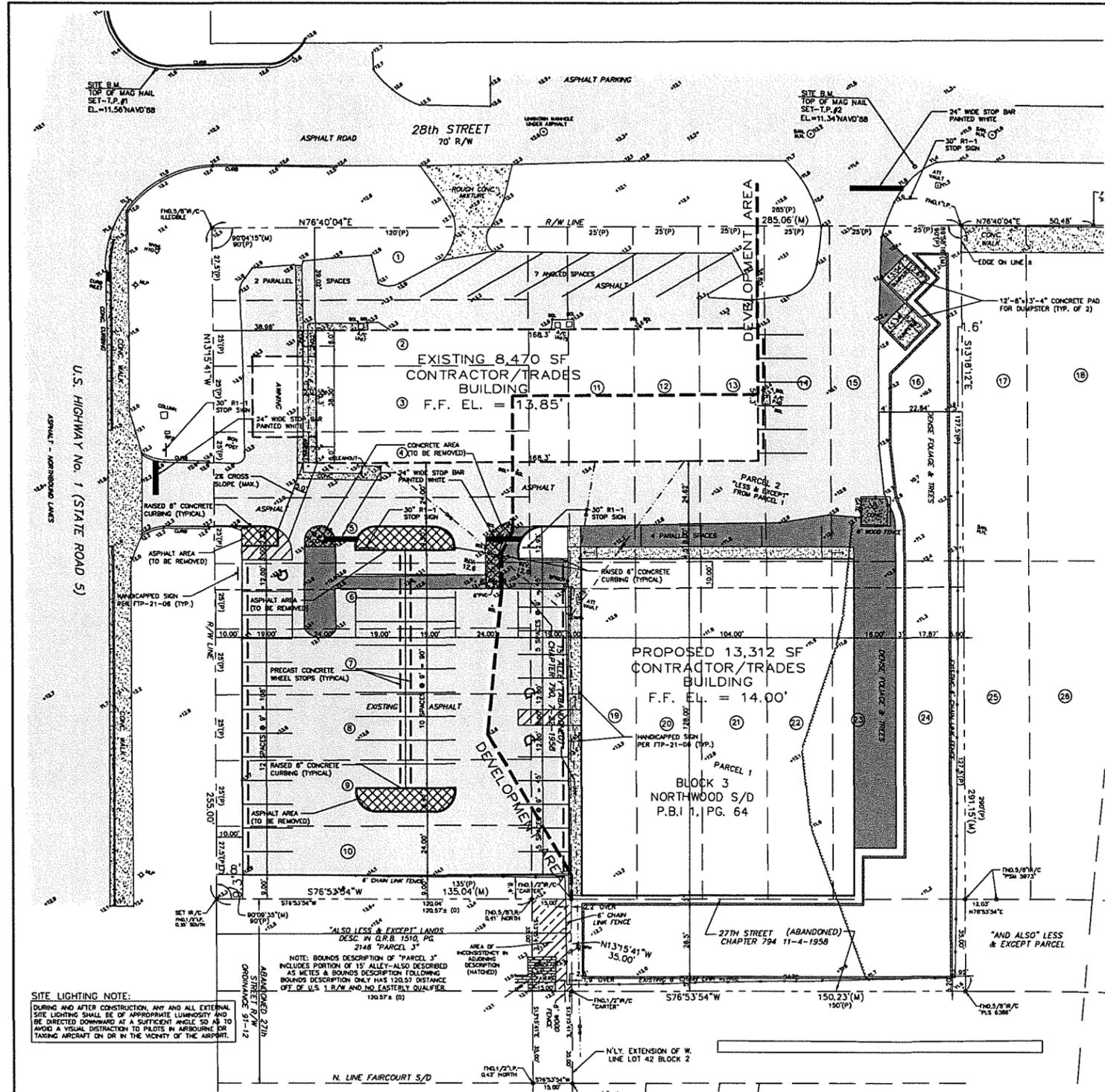


1 inch = 500 feet



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 Department of Public Works  
 GIS Division  
 City of Vero Beach  
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- SITE NOTES:**
1. ALL INVASIVE EXOTIC VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH THE SITE DEVELOPMENT.
  2. ALL IMPROVEMENTS TO THE RIGHTS OF WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING.
  3. ALL WELLS MUST BE PROPERLY VALVED AND PERMITTED OR PLUGGED IF ABANDONED.
  4. ALL LANDSCAPED AREAS SHALL HAVE 6" RAISED CURBING TO PROTECT FROM VEHICLE ENCRoACHMENT.

**SITE INFORMATION**

**OWNER**  
2700 GROUP, LLC  
4125 INDIAN RIVER DRIVE EAST  
VERO BEACH, FLORIDA 32963  
(772) 569-8943

**SURVEYOR**  
WILLIAM B. ZENTZ AND ASSOCIATES, INC.  
604 OLD DIXIE HIGHWAY  
VERO BEACH, FLORIDA 32962  
772-567-7552

**ZONING** M      **LAND USE** INDUSTRIAL

**SETBACKS**

	REQUIRED	PROVIDED
FRONT	= 10 FEET	= 36.88 & 39.02/126.71 & 139 FEET
SIDE	= 0 FEET	= 77.86 & 202.54 & 35 FEET
REAR	= 10 FEET	= 10 FEET
MAX. BLDG. HT.	= 30 FEET	= 20 FEET
MIN. OPEN SPACE	= 25 FEET	= 27.3%

**OVERALL SITE DATA (EXISTING)**

	EXISTING	AC	%
SITE AREA	78,136 SF	1.79	100.0%
BUILDING AREA	8,470 SF	0.19	10.0%
CONCRETE AREA	1,458 SF	0.03	1.9%
PAVEMENT AREA	30,494 SF	0.70	39.0%
TOTAL IMPERVIOUS AREA	39,582 SF	0.90	50.8%
TOTAL OPEN AREA	35,571 SF	0.49	49.2%

**OVERALL SITE DATA (PROPOSED)**

	PROPOSED	AC	%
SITE AREA	78,136 SF	1.79	100.0%
EXISTING BUILDING AREA	8,470 SF	0.19	10.0%
PROPOSED BUILDING AREA	13,312 SF	0.31	17.0%
TOTAL BUILDING AREA	21,782 SF	0.50	27.0%
EXISTING CONCRETE AREA	1,458 SF	0.03	1.9%
PROPOSED CONCRETE AREA (REMOVED)	100 SF	0.00	0.2%
CONCRETE AREA (REMOVED)	240 SF	0.01	0.3%
TOTAL CONCRETE AREA	1,218 SF	0.04	2.4%
EXISTING PAVEMENT AREA	30,494 SF	0.70	39.0%
PROPOSED PAVEMENT AREA	3,700 SF	0.08	4.7%
PAVEMENT AREA (REMOVED)	983 SF	0.02	1.2%
TOTAL PAVEMENT AREA	33,211 SF	0.76	42.3%
TOTAL IMPERVIOUS AREA	56,813 SF	1.30	72.7%
TOTAL OPEN AREA	21,324 SF	0.49	27.3%

**DEVELOPMENT AREA SITE DATA (EXISTING)**

	EXISTING	AC	%
SITE AREA	43,116 SF	0.99	100.0%
EXISTING BUILDING AREA	2,356 SF	0.05	5.3%
EXISTING CONCRETE AREA	100 SF	0.00	0.2%
EXISTING PAVEMENT AREA	9,112 SF	0.21	21.1%
TOTAL IMPERVIOUS AREA	11,568 SF	0.26	26.6%
TOTAL OPEN AREA	31,548 SF	0.73	73.2%

**DEVELOPMENT AREA SITE DATA (PROPOSED)**

	PROPOSED	AC	%
SITE AREA	43,116 SF	0.99	100.0%
EXISTING BUILDING AREA	2,356 SF	0.05	5.3%
PROPOSED BUILDING AREA	13,312 SF	0.31	34.8%
TOTAL BUILDING AREA	15,668 SF	0.36	36.3%
EXISTING CONCRETE AREA	100 SF	0.00	0.2%
CONCRETE AREA (REMOVED)	100 SF	0.00	0.2%
PROPOSED CONCRETE AREA	1,458 SF	0.03	3.4%
TOTAL CONCRETE AREA	1,458 SF	0.03	3.4%
EXISTING PAVEMENT AREA	9,112 SF	0.21	21.1%
PROPOSED PAVEMENT AREA	3,330 SF	0.07	7.3%
TOTAL PAVEMENT AREA	12,442 SF	0.28	28.4%
TOTAL IMPERVIOUS AREA	29,568 SF	0.67	67.0%
TOTAL OPEN AREA	13,548 SF	0.32	32.0%

**PARKING DATA**

CONTRACTOR/TRADES  
PARKING REQUIRED = 1 SPACE/400 SF (13,312 SF) = 33.3 SPACES  
TOTAL = 55 SPACES

PARKING PROVIDED = 63 SPACES (47 STANDARD, 7 ANGLED, 6 PARALLEL AND 3 HANDICAPPED)

**HANDICAPPED PARKING CALCULATION**

HANDICAPPED PARKING REQUIRED = 1 HANDICAPPED SPACE/25 SPACES  
= 1 HANDICAPPED SPACE/75 SPACES(63 SPACES) = 3 SPACES

HANDICAPPED PARKING PROVIDED = 3 SPACES

**FLOOD ZONE**

SURVEY SITE LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 120610244H, DATED DECEMBER 4, 2012.

**SURVEY BENCHMARK**

ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD'83, BASED ON INDIAN RIVER COUNTY BENCHMARK "5853300", HAVING A PUBLISHED ELEVATION OF 11.22 FT. NAVD'83.

**WATER/WASTEWATER SOURCE**

CITY OF VERO BEACH UTILITIES WATER MAIN  
CITY OF VERO BEACH UTILITIES FORCE MAIN

**TAX PARCEL I.D. NUMBER(S)**

32-39-35-00007-0030-00001 0  
32-39-35-00007-0030-00008 0

**SITE ADDRESS**

2700 GROUP, LLC  
2748 U.S. HIGHWAY #1  
VERO BEACH, FLORIDA 32960

**SITE LIGHTING NOTE:**

DURING AND AFTER CONSTRUCTION, ANY AND ALL EXTERNAL SITE LIGHTING SHALL BE OF APPROPRIATE LUMINOUSITY AND BE DIRECTED DOWNWARD AT A SUFFICIENT ANGLE SO AS TO AVOID A VISUAL DISTRACTION TO PILOTS IN AIRBORNE OR TAXING AIRCRAFT ON OR IN THE VICINITY OF THE AIRPORT.

**SITE PLAN**  
SCALE: 1" = 20'-0"



48 HOURS BEFORE ISSUANCE  
1-800-432-4770  
BY THE DATE OF THE  
ISSUANCE OF THIS

DATE	7-21-18
REVISION	1
DESIGNED	TNS
DRAWN	JMS
CHECKED	TNS
DATE	MAY 2020
SCALE	AS SHOWN

**Todd N. Smith PE, Inc.**  
Specializing in Structural Design & Land Development  
REGISTRY #8772  
CELL (772) 568-8668  
t.smith@toddsmithpe.com  
1717 Indian River Boulevard, Suite 302  
Vero Beach, Florida 32960

**SITE PLAN**

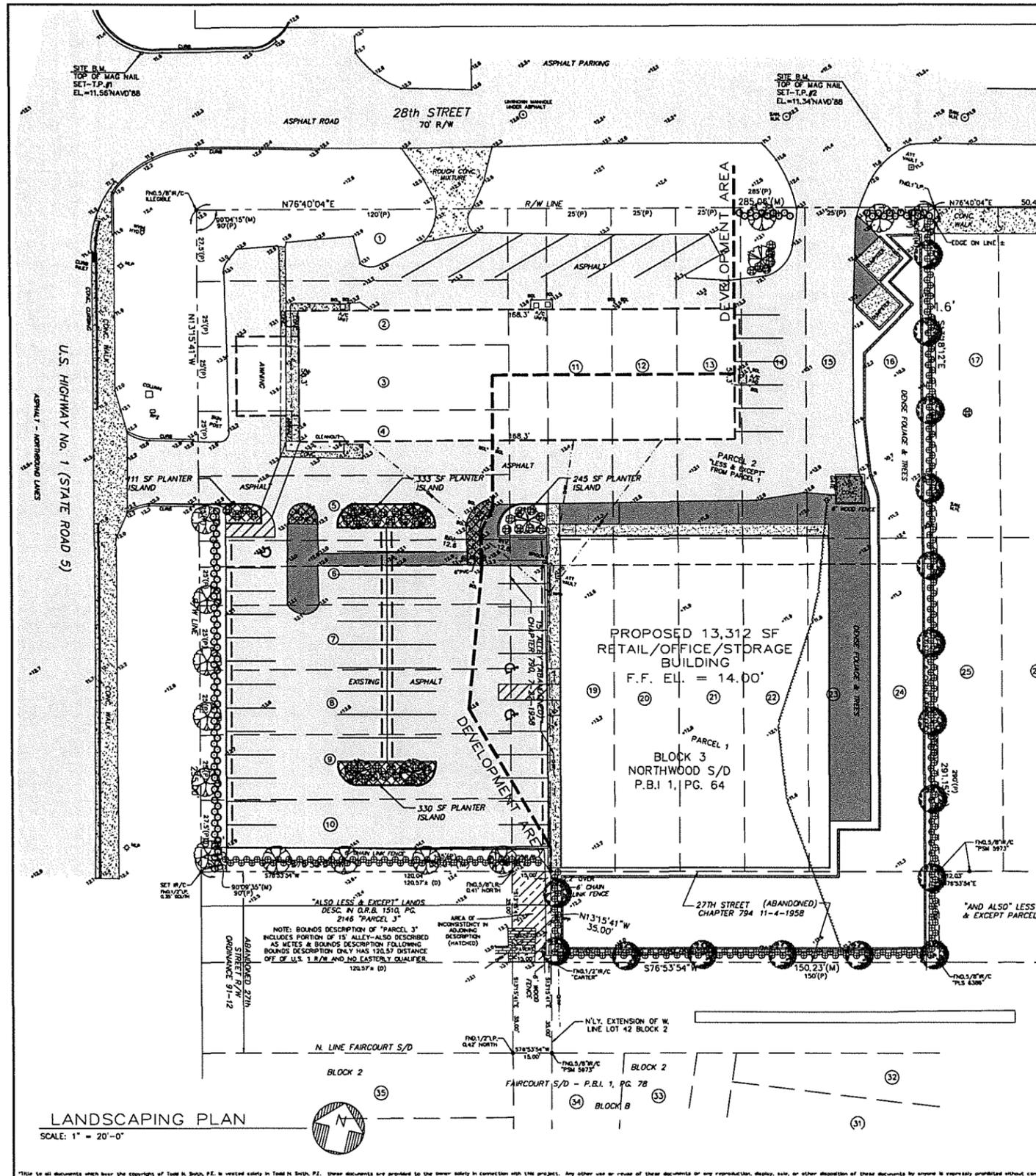
**2700 GROUP, LLC**  
COMMERCIAL  
CITY OF VERO BEACH  
FLORIDA

TODD N. SMITH  
P.E. REGISTERED

SHEET  
**03**

18908

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**LANDSCAPE NOTES**

**GENERALLY:**

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER IN QUALITY AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AND SHALL BE FREE FROM DISEASE, INSECTS AND OTHER PESTS.
2. THE "FLORIDA-FRIENDLY PLANT DATABASE" PUBLISHED BY THE UNIVERSITY OF FLORIDA AT [HTTP://WWW.CRISPRANGE.COM](http://www.crisprange.com) IS HEREBY ADOPTED AND SHALL PROVIDE THE STANDARDS FOR ACCEPTABLE NATIVE, DROUGHT TOLERANT, AND SALT TOLERANT TREES, SHRUBS, AND OTHER PLANT SPECIES.
3. AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE DROUGHT TOLERANT SPECIES.
4. AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL ON DREHD ISLAND SHALL BE HIGH SALT TOLERANT SPECIES.
5. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED IN A SOUND AND WORKLIKE MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES.
6. AN AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPED AREAS FOR IRRIGATION DURING ESTABLISHMENT AND SELECTIVELY DURING TIMES OF DROUGHT. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL EMPLOY THE MOST CURRENT WATER SAVING DEVICES, INCLUDING, BUT NOT LIMITED TO: HUMIDITY SENSORS AND DRIP IRRIGATION WHERE APPROPRIATE TO CONSERVE WATER.
7. ALL PLANT MATERIAL SHALL BE COMPATIBLE WITH THE LOCAL CLIMATE, PROPOSED PHYSICAL SITE IMPROVEMENTS, EXISTING AND PROPOSED PUBLIC AND PRIVATE IMPROVEMENTS, AND THE PROPOSED STORMWATER MANAGEMENT PLAN FOR THE SITE.
8. ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT.
9. ALL SYNTHETIC NON-Biodegradable ROOT BALL WRAPPINGS SHALL BE REMOVED PRIOR TO PLANTING. ONLY PAPER OR COTTON BURLAP WRAPPINGS AND COTTON ROPE OR TYING MAY REMAIN AROUND THE ROOT BALL OF TREES OR PALMS AFTER PLANTING.
10. ALL PLANTING BEDS SHALL BE FULLY MAINTAINED TO A DEPTH OF 3" WITH A BARK OR SHREDED ORGANIC MATERIAL MULCH.

**TREES:**

1. THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, IS HEREBY ADOPTED AND SHALL PROVIDE THE MINIMUM SPECIFICATIONS FOR TREES. THE SPECIES OF TREES ARE GRADED IN THE AFORESAIDED DOCUMENT UNDER MATRICES NUMBERS 1-5 LISTED IN THE INDEX OF PLANT MATERIALS.
2. A MINIMUM OF TWO-THIRDS OF ALL REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING MINIMUM SPECIFICATIONS BASED ON THE NATURAL TREE SHAPE FOR THE SPECIES: (THREE INCHES DBH, FOUR FEET OF CLEAR TRUNK)
3. ALL OTHER REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING MINIMUM SPECIFICATIONS BASED ON THE NATURAL TREE SHAPE FOR THE SPECIES: (TWO INCHES DBH, THREE FEET OF CLEAR TRUNK)
4. A GROUPING OF THREE OR MORE PALMS OR A SINGLE PALM THAT HAS OR WILL HAVE A CROWN SPREAD OF AT LEAST 15 FEET AT MATURITY MAY BE SUBSTITUTED FOR EACH REQUIRED TREE. EXCEPT AND REQUIRES LARGE SCALE CANOPY TREE. TO SATISFY UP TO 25 PERCENT OF THE TOTAL TREE REQUIREMENTS. SUCH PALMS SHALL HAVE A MINIMUM HEIGHT OF 10 FEET AT THE TIME OF PLANTING.
5. SPECIFICATIONS WITHIN EACH GROUP OF TREES SHALL BE CONSIDERED COLLECTIVELY AND THE APPLICANT SHALL MEET ALL CRITERIA.
6. A MINIMUM OF ONE THIRD OF THE TOTAL REQUIRED TREES SHALL BE LARGE SCALE CANOPY TREES.
7. ALL TREES SHALL BE INSTALLED IN THEIR NATURAL STATE WITH ONLY NECESSARY MINOR PRUNING.

**HEDGES:**

1. PLANT MATERIAL SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT TIME OF PLANTING.
2. HEDGES SHALL BE INSTALLED NO MORE THAN 30 INCHES ON CENTER.

**GROUND COVERS:**

1. ALL REQUIRED GROUND COVER PLANT MATERIAL SHALL BE PLANTED IN SUCH A MANNER AS TO ACHIEVE 100 PERCENT COVERAGE WITHIN DATE.

**OTHER:**

1. ALL SHOCKED LANDSCAPE MATERIALS (LEAFLESS, MOSTLY LEAFLESS WILL NOT BE ACCEPTED AS FLORIDA NO. 1 MATERIAL. ALL REQUIRED MATERIAL MUST MEET FLORIDA NO. 1 STANDARDS AT THE TIME OF CERTIFICATE OF OCCUPANCY APPLICATION.
2. ALL EXISTING PALM TREES TO BE RELOCATED ON SITE.
3. CLUSTERS OF PALMS, IF USED, SHALL CONSIST OF NO MORE THAN ONE THIRD OF THE TOTAL CANOPY TREE REQUIREMENT.
4. AREAS NOT INDICATED AS PLANTING BEDS CONTAINING TREES AND/OR SHRUBS SHALL BE FULLY SOURED.
5. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF VERO BEACH LDR'S.

**IRRIGATION CERTIFICATION**

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF SECTION 926.11 AND THE RESTRICTIONS ON IRRIGATION USE AS SPECIFIED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.

**LANDSCAPE DATA**

1. NORTH PROPERTY LINE (28TH STREET) = 10' WIDE BUFFER  
TREES REQUIRED = 1 TREE/40 LF(25 LF) = 0.63 TREES AND 22 SHRUBS
2. EAST PROPERTY LINE (ADJACENT PROPERTY) = 5' WIDE BUFFER  
TREES REQUIRED = 1 TREE/40 LF(20 LF) = 7.30 TREES AND 138 SHRUBS
3. SOUTH PROPERTY LINE (ADJACENT PROPERTY) = 5' WIDE BUFFER  
TREES REQUIRED = 1 TREE/40 LF(20 LF) = 7.15 TREES AND 132 SHRUBS
4. WEST PROPERTY LINE (ADJACENT PROPERTY) = 5' WIDE BUFFER  
WEST PROPERTY LINE (U.S. HIGHWAY #1) = 10' WIDE BUFFER  
TREES REQUIRED = 1 TREE/40 LF(175 LF) = 4.38 TREES AND 15 SHRUBS
5. INTERIOR LANDSCAPING  
TREES REQUIRED = 1 TREE AT EACH END OF ROW(S) ROW(S) = 500 TREES
6. ADDITIONAL INTERIOR  
TREES REQUIRED = 03 SPACES(S) SF(13,748 SF) = 945 SF(1 TREE/255 SF) = 4.20 TREES
7. OTHER OPEN SPACE AREA  
TREES REQUIRED = 1 TREE/2,500 SF(13,748 SF) = 5.50 TREES
8. TOTAL LANDSCAPING REQUIRED = 35 CANOPY AND 371 SHRUBS  
TOTAL LANDSCAPING PROVIDED = 35 CANOPY AND 417 SHRUBS

SYMBOL	NUMBER	COMMON NAME	BOTANICAL NAME	HT.	SPREAD	CAL.	NATIVE	DROUGHT TOL.	REMARKS
<b>PROPOSED CANOPY</b>									
	13	LIVE OAK	QUERCUS VIRGINIANA	18'	6'	3"	YES	YES	
	16	EAST PALATKA HOLLY	ILEX X ATTENUATA 'EAST PALATKA'	9'	4'	3"	YES	YES	STRAIGHT LEADER
	6	MAGNOLIA	MAGNOLIA GRANDIFLORA	6'	3'	2"	YES	NO	
<b>PROPOSED SHRUBS</b>									
	285	RED TIP COCCLELL	CHRYSOBALANUS ICED	24"	N/A	N/A	YES	YES	
	86	SIMPSON STOPPER	HYDRICANTHEE FRAGRANS	24"	N/A	N/A	YES	YES	
	46	MULB GRASS	MULBERGEBERGIA CAPILLARIS	18"	N/A	N/A	YES	YES	

**LANDSCAPING PLAN**  
SCALE: 1" = 20'-0"

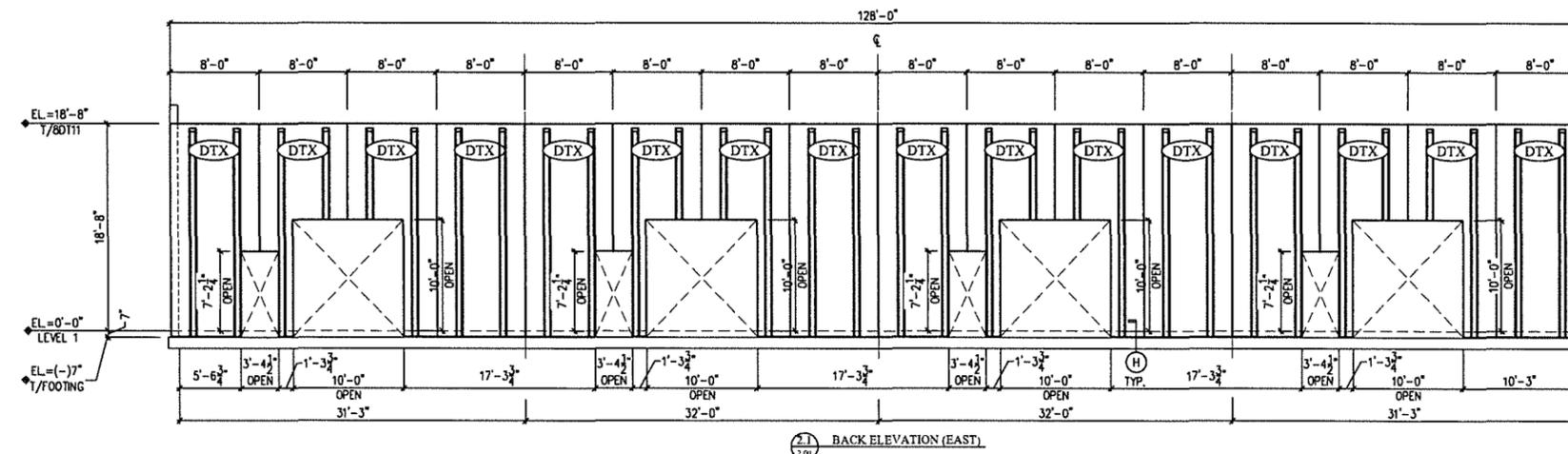
**JMS Design Studios, Inc.**  
FLORIDA CERTIFIED LANDSCAPE DESIGNER  
FIELD #00069  
1485 24TH STREET SW  
VERO BEACH, FLORIDA 33482  
CELL (772) 434-4884  
www.jmsdesign.com

**LANDSCAPE PLAN**

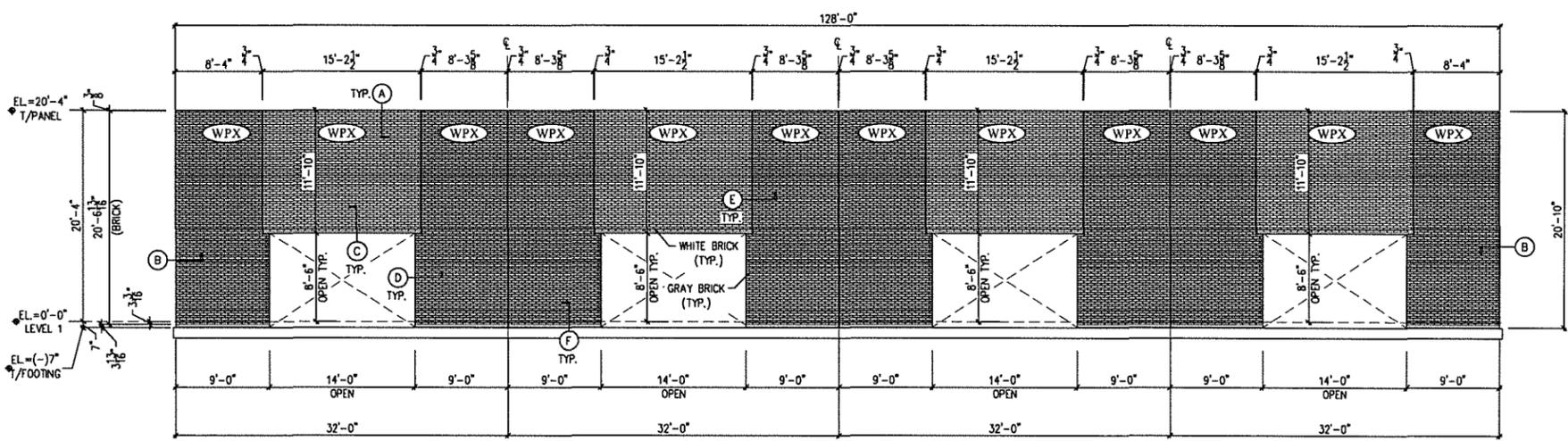
**2700 GROUP, LLC**  
**COMMERCIAL**  
FLORIDA  
CITY OF VERO BEACH

JEFFREY M. SMITH  
FIELD #00069  
SHEET  
**LS1**  
18308

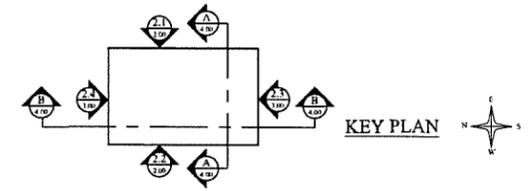
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2.1 BACK ELEVATION (EAST)



2.2 FRONT ELEVATION (WEST)



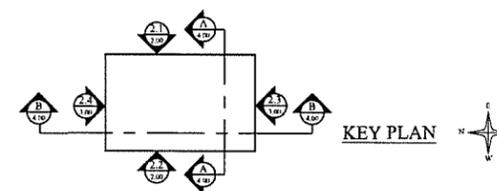
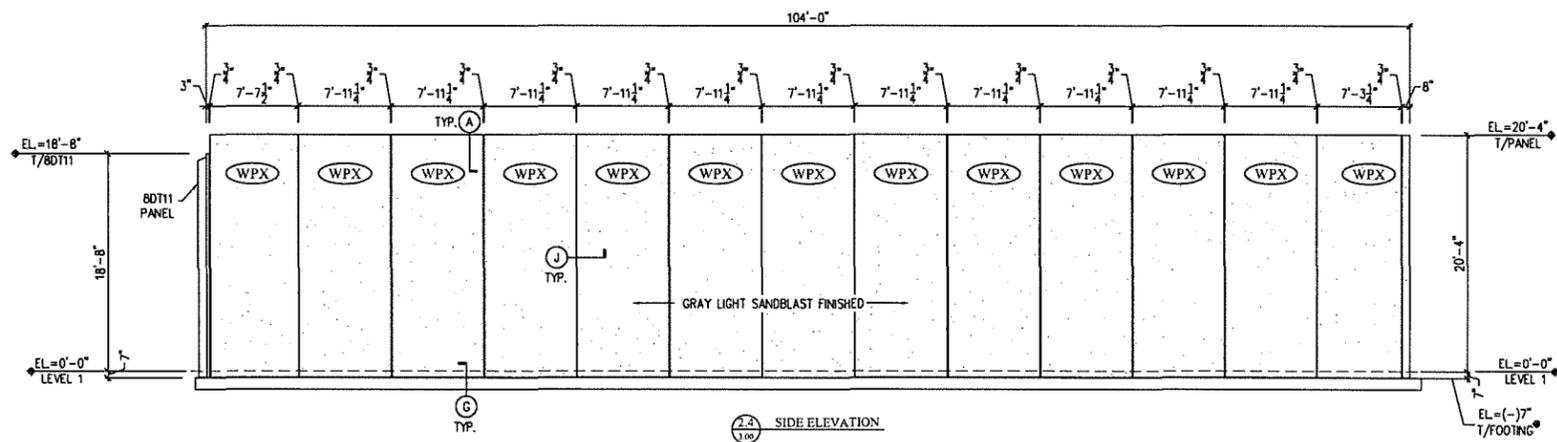
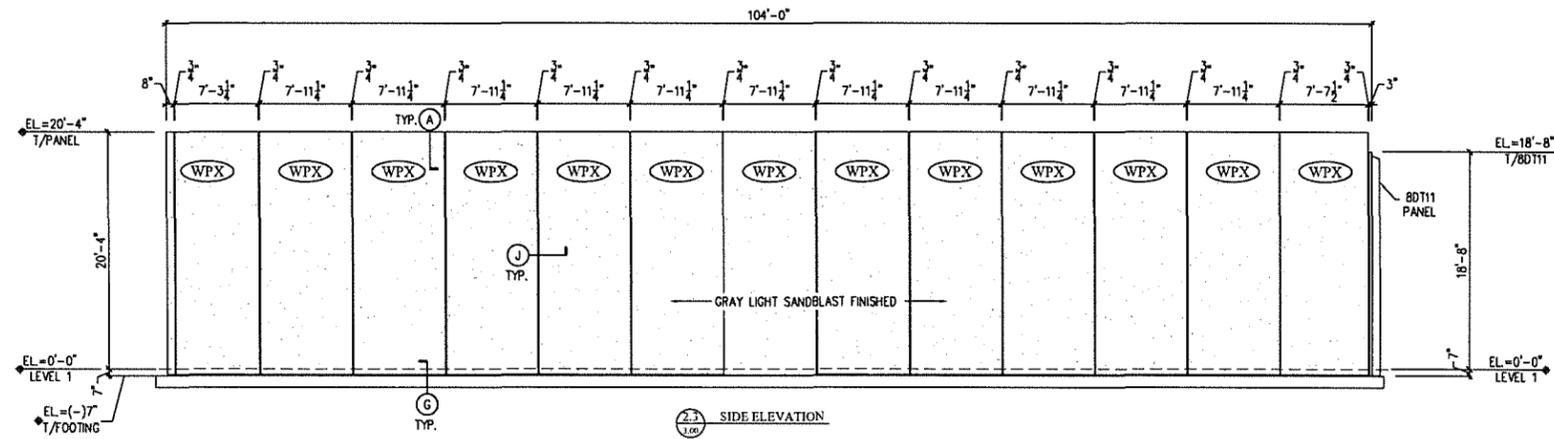
REV.	DESCRIPTION	DATE	BY	CHKD.
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Contractor
Architect
Engineer
Erector

Issued for
Project Name Schommer US1
Location Vero Beach, Florida
Dura-Stress Project #
Sheet Title Elevations & Section
Sheet # 2.00



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Contractor
Architect
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Erector

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Project Name  
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US1**

Location  
**Vero Beach, Florida**

Dura-Stress Project #

Sheet Title  
**Elevations & Section**

Sheet #  
**3.00**