

AGENDA
REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, JULY 9, 2020, 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 18, 2020

III. PUBLIC COMMENT

IV. PUBLIC HEARING

[Quasi-judicial]

- A. Site Plan Application Submitted by Verotown, LLC, for the Construction of a 38,569 Square Foot Indoor Training Facility Located at 3951 26th Street (#SP20-000001)

[Quasi-judicial]

- B. Site Plan Application Submitted by Kevin Hawkins for the Construction of a Two-unit and a Four-unit Residential Buildings Located at 944 19th Street (#SP20-000003)

[Quasi-judicial]

- C. Site Plan Application Submitted by Kevin Hawkins for the Construction of Three Four-unit Residential Buildings Located at 939-959 19th Street (#SP20-000004)

[Quasi-judicial]

- D. Variance Application Submitted by Colin Kitchell Requesting a 15 Foot Setback from Riparian Rights Lines for a New Dock Located at 724 Shore Drive (#V20-000002)

[Quasi-judicial]

- E. Application Submitted by McLaughlin Properties, LLC for the 1st Amendment to Affordable Housing Development Plan for the Construction of 20 Dwelling Unit Multi-Family Residential Development with Five (5) Affordable Housing Dwelling Units Located at 1055 Royal Palm Boulevard (#AH19-000001)

[Legislative]

- F. A Resolution of the City Council of Vero Beach, Florida, Adopting the “Three Corners, Vero Beach Report” and Directing the City Staff to Prepare a Charter Amendment Ordinance and Take Steps to Implement the Plan; and Providing for an Effective Date

- 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, JUNE 18, 2020 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Vice Chairman, Honey Minuse; Member, Robin Pelensky and Alternate Member, 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 Absences: Steven Lauer, Jose Prieto and Jeb Bittner

Unexcused Absence: John Carroll

I. PRELIMINARY MATTERS

A) Agenda Additions and/or Deletions

None

II. APPROVAL OF MINUTES

A) Regular Meeting – June 4, 2020

Mrs. Pelensky made a motion to approve the minutes of the June 4, 2020 Planning and Zoning Board meeting. Mr. Cahoy seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Quasi-judicial]

A) Variance Application Submitted by AT&T Corporation to Allow Expansion of Existing Chain Link Fencing with Barb Wire for the Property Located at 1865 Old Dixie Highway (#V20-000001)

The Vice Chairman read Variance Application #V20-000001 submitted by AT&T Corporation by title only.

There were no ex parte communications reported.

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

The Vice Chairman announced that all diagrams, photographs and other exhibits referred to in the testimony in which they would like the Board to consider must be marked for identification and kept by the City Clerk.

At this time, Ms. Colleen Crafton distributed a handout to the Board.

Mr. Jason Jeffries, Planning and Development Director, noted that the Board was already provided with the Code Compliance Certification Application and the Application to the Board of Adjustment from 1996. He said that Ms. Crafton has included some additional information, as well as some photographs.

Mr. John Turner, City Attorney, requested that the information be marked as Citizen Composite Exhibit #1 (on file in the City Clerk's office).

Mr. Jeffries went over staff's report accompanied by a Power Point presentation with the Board members (attached to the original minutes). He reported that this is a variance application for an expansion of their existing fence. The variance application was submitted by AT&T to extend their six (6)-foot high chain link fence with barbwire around a vacant lot adjacent to their facility at 1865 Old Dixie Highway. The property is in the Downtown Zoning District (DZD) and chain link fences and barbwire fences are not permitted fence materials in the DZD per Code Section 62.312 (5). He reported that there was a variance granted for this site in 1996, which was to extend the chain link fence with barbwire. In 1992, the City adopted the DZD, which included a provision that prohibited chain link fences. The facility was existing and in 1996, they made some alterations to the site by extending the fence around the parking lot, which was the subject of that variance (1996). In December, 2019 - January, 2020, AT&T submitted a fence permit application (Code Compliance Certification Application) to extend the fence to the north adjacent parcel. He reported that the permit was issued and the fence was constructed. After receiving a complaint by a neighboring property owner that the chain link fence was being constructed within the DZD, he looked into the matter and discovered that the fence permit was issued in error. He said the variance of 1996 was very specific. He referred to the minutes of the July 15, 1996, Board of Adjustment minutes included in their backup material. He said the motion was that a variance was granted based on what was submitted and what was attached is the site plan showing the exact location of the fence. The decision recently made by staff to extend the variance was beyond the scope of the authority of that variance and the fence permit should not have been issued. Under his authority as the Planning and Development Director, he rescinded the permit. Included in the backup information is the letter that he sent to AT&T revoking the permit. He said that AT&T was told that they had two (2) options; they could remove the fence because regardless of staff action they have to comply with the Code, or they could submit a variance application. He explained to the Board that the variance has to follow the criteria in Chapter 66 and the applicant is to make their case that they meet the criteria to be granted a variance.

Ms. Cheri Fitzgerald, Principal Planner, continued with the Power Point presentation. She briefly went over the *Aerial Map, Location Map, Zoning District Map and the Future Land Use Map* with the Board members.

Mr. Rick Myers (spelling may be incorrect), Area Manager for AT&T's Real Estate Operations in Florida and the Caribbean, who has been sworn in, reported that they have had a lot of issues with vagrants on the vacant lot. He does not have the dates or records, but they have had several cases where they have had to call the police because of homeless individuals camping out on the property. They have had complaints from their grounds maintenance company that there are syringes, paraphernalia, etc., on the property. He said this is more of a safety concern for them. He reported that the property was purchased with the intent of future growth. However, they have not had any future growth. The facility they have is a very high security facility. It is their undersea cable stations that feed all international traffic. It is very important that they continue to have the facility secured. He understands that they do have a chain link fence with barbwire, but with as many occasions they have had of individuals camping out on the vacant lot, they are concerned about them getting over the fence and causing damage. He said they are trying to keep the continuity with the rest of the property of having a six (6)-foot fence with barbwire. He said there was a variance before and that is what they are hoping for today so they can leave the fence up. He

said there was an error and he understands the zoning, but the fence is already up. He said that he doesn't know any other options to secure the facility.

Mrs. Minuse asked is the primary purpose of this request for safety of the property and to avoid trespassers. Mr. Myers answered yes.

Mrs. Pelensky asked if there has been any reports of attempted break-ins to the facility. Mr. Myers answered not that he is aware of.

Mrs. Pelensky asked Mr. Myers if there were any attempts to break-in the facility prior to the fence being installed in 1996. Mr. Myers answered no.

Mrs. Pelensky asked is this something that AT&T commonly comes across with these types of facilities. Mr. Myers said what they get more than anything is people trespassing on the property. He said they will have homeless people camping out, which does happen all over the State, not just here. He said that most of their government traffic goes through these sites. He said they have one (1) in Vero Beach, one (1) in Miami, and one (1) in Orlando.

Mrs. Pelensky asked do the other facilities use the same method. Mr. Myers answered yes.

Mrs. Pelensky asked are they in Downtown Districts. Mr. Myers said they are all east of I-95.

Mrs. Pelensky questioned so they are in residential districts with a six (6)-foot chain link fence with barbwire. Mr. Myers said that is correct.

Mr. Cahoy said excluding the fence that was just installed by error, the previously existing security fence protects the parking lot and the building sufficiently. He asked is that correct. Mr. Myers answered yes.

Mr. Cahoy said so the only concern is about the vacant lot. Mr. Myers said the lot is adjacent to them and there have been several accounts of trespassing.

Mr. Cahoy asked what other types of security have they investigated for the lot other than the fence. Mr. Myers asked what else could they put out there.

Mr. Cahoy said lights, cameras, a lower fence, etc.

Mr. Myers said a lower fence without barbwire is not going to stop anyone from going onto the property.

The Vice Chairman opened public comments at 1:47 p.m.

Ms. Colleen Crafton, who has been sworn in, said that she is the property owner of 1889 Old Dixie Highway, which is the Courthouse Lofts apartment building. She said with regards to what Mr. Myers stated, she has owned this building since 2009, and they have never had a break-in. She has received very little complaints about homeless people on this property. She said that she takes a lot of pride in maintaining her property. Unfortunately, she is here today due to the fact that barbwire and a chain link fence was, in her point of view, illegally installed without proper permitting for 1865 Old Dixie Highway. She said AT&T actually completed an application for 1825 Old Dixie Highway, which is on the first page of the documentation she provided to the Board earlier. The application also included reference to a

variance dated back in 1996, which is specifically for that parcel and has very strict guidelines. As Mr. Jeffries stated, it was a staffing error in terms of the fence being installed. Since the fence was installed, she has received numerous complaints from her tenants, as well as from neighboring businesses. From her perspective, it is hindering her from attracting new tenants in that they would question if there is a problem that they need to have a chain link fence with barbwire in the Downtown area. She is also concerned that this will affect her property value, as well as her neighbors throughout the area. She said in February, she stopped by her apartment building and noticed the chain link fence being installed. She said it actually was being installed that day so she immediately contacted Mr. Joe Baird and they immediately called the City and the County to look into permitting. Based on the telephone calls, she was under the assumption that the City was going to send Code Enforcement out to stop the project. The following day she went back and the entire fence was completed. She then contacted Mr. Jeffries and asked what can be done. Mr. Jeffries advised her that she would need to send a letter to revoke the permit. She then sent a letter requesting that the permit be revoked. From her vantage point it was too late because the fence was up and the permit had been approved. She reported that since the fence was installed in February, the property had not been landscaped or mowed for almost three (3) months up until earlier this week. The pictures that she provided the Board were taken late last week. Also, she already has a three (3)-foot fence with shrubbery along the property line of 1889 Old Dixie Highway that meets DZD Code. She now has no access to landscape the property between her wooden fence and the chain link fence. She is baffled why this fence was installed on a vacant lot. She also included in the information provided to the Board, a letter on behalf of Mainstreet Vero Beach opposing any variance surrounding the property at 1865 Old Dixie Highway. She said there was a paperwork error, perhaps on behalf of AT&T and the City because originally the application was for 1825 Old Dixie Highway specifically and somehow the permit was issued for 1865 Old Dixie Highway, as well as the errors of the City that Mr. Jeffries reported earlier in today's meeting. She said this is an unfortunate situation, however she thinks they need to do what is right to rectify the situation. She said a permit should not have been issued for a six (6) foot chain link fence with barbwire at 1865 Old Dixie Highway. She asked that the Board not allow a special exception or variance on this lot and ask that AT&T to remove the fence.

Mrs. Minuse asked what is the distance between the two (2) fences. She asked is it 18 inches or a foot. Ms. Crafton reported that there is a picture included in the information she provided the Board that shows the fence from the street view. She said that she cannot get a lawnmower, a weed wacker, or anything in there.

Mrs. Minuse asked where is the property line. Ms. Crafton said her fence was built on her property line between her property and the vacant lot.

Mrs. Minuse asked is it pretty accurate that the fence is on the property line and AT&T's fence is recessed into their property by about 18 inches. Ms. Crafton said that she does not know that for sure.

Mrs. Pelensky said there is a survey post in one (1) of the pictures that looks fairly recent and it appears that the wooden fence is on the property line or close to the property line.

Mr. Cahoy asked does the fence run east and west. Ms. Crafton answered yes.

Mr. Cahoy asked does it run along Old Dixie. Ms. Crafton answered no.

Mr. Turner noted for the record that the information Ms. Crafton provided should be marked

as Citizen Crafton Exhibit 1 and to make it a compilation.

Ms. Vicky Gould, who has been sworn in, said that she is speaking on behalf of Main Street Vero Beach of which she is a Board member. She read into the record a letter from Ms. Sue Gromis, Executive Director of Main Street (Citizen Exhibit #2), requesting that the Board denies the variance.

Mr. Joe Baird, who has been sworn in, said that he went through the documentation and the Code Compliance Certification Application filled out by AT&T was for 1825 Old Dixie Highway. When the variance was approved in 1996 for the property at 1825 Old Dixie Highway, it was very restrictive. The fence was to be way back on the property, trees and shrubbery were to be around it, and it was to be hidden from Old Dixie Highway. That was part of the issuing of that variance. The fence on 1865 Old Dixie Highway hits every property line, it is annoying to look at, and it doesn't meet the character of the neighborhood. He said if there is a homeless problem that means everyone can have this fence to protect their property. He said they can do other things. They have never posted the property for no trespassing. He said there is nothing on the property except maybe two (2) trees. He said this is a problem and should not have been allowed. AT&T started out by applying for the wrong property. He said this is not an extension of the fence, but a separate fence on an adjacent lot. He said when the original variance was issued for the other property, the City did a great job and issued it only because of the importance and they said AT&T could only surround the gear AT&T wanted to protect, which they did. He said that he also has a problem with staff's report in that it states that the property to the east side of this property is zoned Industrial. He said what is on the east side of this property is the Hazel House, Décor Envy, the Department of Juvenile Justice Office, Wood Fired Pizza, etc. He did not think they were commercial, but mixed use. To the south they have nicely done shops with little decorative fences. He said this kills the character ambiance of Downtown Vero. It hurts Main Street and it hurts attracting people to go there. All they are doing here is giving big Corporate America an opportunity to break the rules after the fact. This is not in the character of Downtown. He said if AT&T is that concerned they can install cameras or do other security things before they ruin the nature of this mixed use area of Downtown. He said there were a lot of errors, but that doesn't make this right. He said that this hurts adjacent property values and makes people not want to relocate there. This fence should not be there. If they want to keep the character of Downtown the Board will not approve this. Also, what Mr. Myers stated is not what was on the application for the variance. They already have a fence protecting the building and equipment. This property has nothing on it. What Mr. Myers said today does not match what is in the report. He has a real problem with this. He said the variance that was granted in 1996 went through severe hearings and they were made to restrict that fence and to hide it from Old Dixie Highway. This fence is not hidden from Old Dixie Highway. It is an eyesore. If AT&T was a good corporate partner in this community they would remove that fence.

The Vice Chairman closed public comments at 2:08 p.m., with no one else wishing to be heard.

Mrs. Minuse referred to the comment made by Mr. Myers that there was some thought about developing this property, but that has been put aside. She asked is that correct. Mr. Myers explained that when the property was purchased they were anticipating growth. As far as he knows, there is no planned growth right now.

Mrs. Minuse asked is there a reason why the property has not been maintained. Mr. Myers said as far as he knows the property is mowed bi-monthly. He said there has been a lot of

rain, which delays ground maintenance. He said it is possible that it got out of control, but their contract is that the property is to be mowed bi-monthly.

Mr. Myers said in looking at the aerial of the property there is a lot of wear on the southern side of the property from either vehicles or people going through.

Mrs. Pelensky suggested that if he sees there is an issue with vehicular traffic, he could put up a solid hedge that would discourage any vehicles from coming onto the property.

Mr. Myers said there were a couple comments made about having cameras. He said if they add cameras to monitor the vacant lot the City would be receiving calls from them every day for trespassing. He said if they put in lighting then the area would just be well lit for whatever traffic there is. He said a fence permit was submitted and it was approved. He said there was an error, but by having a permit in hand they did the work. Now they are being told that the fence was put up illegally. He said it wasn't put up illegally because they had a permit. Unfortunately the way it was written was to have the fence continue with the rest of the property with a six (6)-foot fence, and he understands there is a three (3) foot height limit and chain link fences are not allowed, but this was approved and the work has been done. He said they are at a point of what do they do now. They have already gone through the expense to secure the property. He doesn't see how this lowers property values or how it affects anyone.

Mrs. Minuse asked are there any plans for landscaping. Mr. Myers said if that is their recommendation they will landscape it.

Mr. Jeffries said they did not submit anything in their application. He said some of the City's zoning districts where a fence is put in parallel to the street, the fence has to be set two (2)-feet back with landscaping in front of it. They do not have that provision in the Downtown District. What they have instead is that certain fencing materials are required. He explained that the fence can be installed right up to the property line, but it has to be a masonry wall, a wood picket fence or a rod iron or black aluminum fence.

Mrs. Minuse asked was the landscaping that is currently surrounding the original property voluntary. Mr. Jeffries answered no.

Mrs. Pelensky said AT&T has three (3) or four (4) addresses and the original application in 1996 was for 1825 Old Dixie Highway.

Mr. Myers explained that the building crosses two (2) different property lines and there are five (5) different folios that goes with them.

Mrs. Pelensky said the application that recently went through states that it is for 1825 Old Dixie Highway. They are talking about errors made and to her it seems that the first error made was the applicant putting down the wrong address.

Mr. Jeffries explained that there are two (2) addresses with multiple parcels. The address of the existing AT&T facility is 1825 Old Dixie Highway and the address of the vacant lot is 1865 Old Dixie Highway.

Mrs. Pelensky said then the application that was put through in December, 2019, was for the original lot where the building is so there really is no application. The applicant never did submit an application for a fence on 1865 Old Dixie Highway so it wasn't that the City made

a mistake, it was that the applicant didn't put in an application for the right piece of property.

Mr. Jeffries said there were some errors on the application in that the site address should have been 1865 Old Dixie Highway. What the Board does not have in their backup information is the site plan submitted that shows the fence around that vacant lot. The error on the City's part was not looking back at what the motion was for the variance in 1996, which was very specific. On page two (2) of the July 15, 1996, Board of Adjustment meeting, the motion was to approve the request as submitted and what was submitted is the site plan dated June 5, 1996, which is very specific about the location of that fence.

Mrs. Pelensky said there is a variance application towards the back of the backup information for 1865 Old Dixie Highway that is dated May 7, 2020. She asked was this after the fence was already installed. She asked what was the date the fence was installed.

Mr. Myers showed the Board a copy of the site plan that was reviewed and approved in January of this year (included in their backup material).

Mrs. Pelensky said there was a variance application in May, 2020.

Mr. Jeffries explained that is the variance application for today's proceeding.

Mr. Jeffries noted that AT&T has the right to install a fence and secure their property, but by Code that the fence has to be made of a certain material. He then referred to page two (2) of staff's report noting that staff did say to the east is commercial properties and the testimony given by Mr. Baird gave a lot more detail of all the different types of commercial uses that are there. He said the land use designation in the Comprehensive Plan is MX – Mixed Use, but the zoning classification is M – Industrial, which it has been since probably the 1963 Zoning Code. However, it has been developed commercially, which those are permitted uses in the Industrial Zoning District.

Mrs. Pelensky asked when was Section 66.03 of the Code written. Mr. Jeffries said the Downtown Zoning District was adopted by Ordinance #1993-01 on January 5, 1993. It appears there were some revisions to that Section by Ordinance #2017-07 on August 8, 2017.

At this time, Mr. Joe Baird approached the dais. He said this is not only about the type of material the fence is made of, but the height of the fence. In the 1996 variance that was permitted, they did not allow the fence to be up against Old Dixie Highway, the fence had to be small with landscaping and trees in front of it. He said this fence is an eyesore. He said the reason they allowed the previous variance was that it provides domestic and international long distance telephone service and requires a high level of security. He said AT&T made the application with the City for 1825 Old Dixie Highway and attached something for 1865 Old Dixie Highway.

Mrs. Minuse asked Mr. Turner does that negate it.

Mr. Turner felt that showed consideration for the Board. He then read Section 66.03 of the Land Development Code to the Board members, which states the criteria to approve a variance.

Mrs. Pelensky questioned so it has to meet all the requirements. Mr. Turner said that is correct.

Mrs. Minuse said that she understands the homeless problem and law enforcement responding to it. She does know there are security issues involved in any kind of utility. However, she does not understand why they need a fence now.

Mrs. Pelensky felt that the first variance took care of the issue of security for the building and the use of the building. She said if there was an opening in the north side of the fence and they were going to expand onto this property then maybe that would be a good time for discussion on how to secure additional buildings. At this point she does not see any use for the fence. To say it is a homeless issue really puts this town at risk because there is homeless everywhere. She felt this was opening a huge Pandora's Box to say it is okay you are worried about the homeless so stick up a fence with barbwire. She said this doesn't meet the criteria at all. As Mr. Turner was reading through the criteria, she just kept writing no to each one of them. She does not see that this variance meets any of the criteria. She thinks this was a huge mistake.

Mrs. Minuse said it is not compatible.

Mrs. Pelensky said it is not compatible. She asked how would you explain to the people who go into the businesses about the barbwire. She felt this was a major mistake on someone's part and she would not grant the variance.

Mrs. Minuse said AT&T is a wonderful company and she understands the service they provide and that security is absolutely necessary. She is just having trouble understanding why they need to expand the vacant lot. She said it is certainly not compatible with the Downtown District.

Mr. Cahoy said it is a given that the permit was issued by mistake. In order to correct that the fence will have to come down. Now the Board is considering a new variance. He referred to Section 66.03 – *Specific review criteria for variance applications* of the Code. He said the application of the zoning Ordinance causing exceptional and unique hardship does not exist on this site and that the exceptional and unique hardship is not due solely to the owner's actions. He said it is definitely a no as to the variance granted will be compatible with the physical characteristics of the neighborhood. In his opinion they were not being a good neighbor with this application. He said security measures are available in lieu of the proposed chain link fence with barbwire. He said that he does not see any hardship at all and sees this as the landowner's responsibility to secure the property within the Code. He said fencing, landscaping, and other security measures are available.

Mr. Turner pointed out to the Board that their decision to grant or deny the variance must be based on competent substantial evidence and that has to be in their motion.

Mrs. Pelensky made a motion that the Board denies the petition of AT&T Corporation for a fence variance for the property located at 1865 Old Dixie Highway based on competent substantial evidence presented today.

Mr. Turned said the motion is to deny the variance based upon competent substantial evidence.

Mrs. Minuse asked if they need to itemize the finding. She asked if the five (5) findings should be included in the motion.

Mr. Turner answered yes. He explained that the Board's findings would be that the variance application did not meet the criteria listed in Section 66.03 of the Land Development Code, which applies to each one (1) with the exception of Section 66.03 (a)(2).

Mrs. Minuse noted that all the criteria in this section must be met.

Mrs. Pelensky said her motion is to move that the Board denies the petition of AT&T Corporation for a fence variance for the property located at 1865 Old Dixie Highway based on competent substantial evidence, specifically in reference to Code Section 66.03 for all the criteria with the exception of number two (2). Mr. Cahoy seconded the motion and it passed 3-0 with Mr. Cahoy voting yes, Mrs. Pelensky yes, and Mrs. Minuse yes.

V. DISCUSSION OF PROPOSED ZONING REGULATIONS FOR CULTURAL ARTS VILLAGE

Mr. Jeffries said that he put this item on the agenda in case the Board members had any additional comments.

Mr. Cahoy said that he is very concerned about a potential parking issue, specifically having to do with multi-buildings, bed and breakfasts, room rentals, etc. While he thinks impervious pavers is a good idea and that it is great to have alleyways to enter and exit property, etc., he thinks parking is going to be a big problem. He doesn't think they should rely on "sufficient public parking lots, private lots, and/or street parking" to satisfy the growth that they are going to see Downtown. He thinks this needs to be looked at. He said parking is a sensitive issue in Vero Beach and he does not think they can ignore it.

Mrs. Minuse said that is her concern as well. She said this is a fabulous concept and it will draw people to come here.

Mr. Jeffries noted that the draft Code does require bed and breakfasts to have sufficient parking. He said this is really just the accessory artist use.

Mrs. Pelensky said most of those streets are 24-foot wide. She asked are they on a 100-foot right-of-way or a 60-foot right-of-way. Mr. Jeffries said they are 50 or 60-foot wide.

Mrs. Pelensky asked if they could narrow the streets to eight (8) or nine (9) feet wide so they could allow for on-street parking.

Mr. Jeffries said there is sufficient space for on-street parking and for cars to pass.

Mrs. Pelensky said if they narrowed the streets and line them, it would also slow down the traffic.

Mr. Cahoy asked other than artists, what would not require additional parking.

Mr. Jeffries answered just the accessory use of the artists of their residences.

Mr. Jeffries said that he will go back and make sure the parking requirements are clear.

Mrs. Pelensky asked what is the next step. Mr. Jeffries reported that they are in the process of setting up an Architectural Review Commission meeting for them to review the Architectural Review Guidelines. He expects that meeting to occur in mid-July. He felt that this would come back before

the Planning and Zoning Board in August for a formal public hearing.

VI. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that the Steering Committee met this past Tuesday and recommended City Council approval of the draft Three Corners Plan. He reported that the Plan will be coming before the Planning and Zoning Board at their July 9, 2020, meeting for their recommendation to the City Council. He reported that the Steering Committee selected the scenario that involved mixed-use development on the Power Plant site, which would be the hotel/conference center, retail restaurants, etc. He noted that these are all uses that are outside of what is allowed by City Charter because these properties are Charter protected so a referendum will be required.

Mrs. Pelensky referred back to the variance the Board just denied. She asked what happens to the fence. Mr. Jeffries said they will have to remove the fence.

Mr. Turner said it would be a Code violation if they don't remove it.

Mrs. Minuse asked do they have a 30-day time to appeal the Board's decision. Mr. Jeffries said they have 10-days business days to appeal.

Mr. Turner clarified that they go by the definition provided in the Code as to the time period.

Mr. Jeffries reported that there are three (3) or four (4) site plans that will be going before the Board at their July 9, 2020 meeting.

VII. BOARD MEMBERS' MATTERS

None

VIII. ADJOURNMENT

Today's meeting adjourned at 3:18 p.m.

/sp

W.A

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Lauer and Members of the Planning and Zoning Board

THROUGH: Jason H. Jeffries, Planning & Development Director *JHJ*

FROM: Gayle A. Lafferty, Senior Planner *GL*

DATE: June 25, 2020

SUBJECT: Site Plan Application #SP20-000001 – Submitted by Verotown LLC to construct a 38,569 square foot indoor training facility, at 3951 26th Street – Planning and Zoning Board meeting of July 9, 2020

OVERVIEW

Location: 3951 26th Street

Tax ID Numbers: 32 39 26 00011 0230 00001.0

Proposed Use: An indoor training facility is a permitted use in the ALI-MC Zoning District.

BACKGROUND

The proposed project consists of removing existing tennis courts, and the construction of an indoor sports training facility, consisting of an indoor baseball diamond, four batting tunnels, three classrooms, office, and storage area.

The site is designated "I - Industrial" in the Comprehensive Land Use Plan and the Zoning classification is "ALI-MC – Airport Light Industrial – Multiactivity Complex". A sports training facility is a permitted use in this zoning district.

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 Planning and Development Department, Public Works Department, Water and Sewer Department, Airport and all other review agencies. Attachment A provides information on how the project meets development regulations. The proposed site plan meets all height, open space, and setback requirements, and parking, stormwater management and all other land development regulations. There is sufficient parking on site for the proposed use, so no additional parking was required. As no additional parking was required, there was no additional landscaping required.

With the addition of the indoor training facility, the overall Dodgertown site requires 632 parking spaces. The site currently has access to 2,427 Parking spaces. These parking spaces are 229 on-site paved space, 198 non-paved spaces on-site and 2,000 non-paved spaces on the former Dodgertown Golf Course area. The City Engineer has approved the use of non-paved parking for intermittent uses.

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

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

Analysis. The proposed sports training facility use provides a continuation of similar uses in the surrounding area.

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. The 403 non-paved parking spaces are approved by the City Engineer subject to Section 63.10(d) for ***infrequent use only***. If the frequency of use increases, or the non-paved areas can no longer meet the requirements and standards of Section 63.10(d), the property owner would be required to submit the appropriate application(s) for site plan modifications and improvements to bring the site into compliance.
5. 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.
6. 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
VEROTOWN
PROJECT FACT SHEET**

Project Description

Remove existing tennis courts and construct a 38,569 square foot indoor sports training facility

General Information

Location: 3951 26th Street
Owner: Indian River County
Applicant: Verotown, LLC
Engineer: Schulke, Bittle & Stoddard, LLC
Tax ID Number: 32 39 26 00011 0230 00001.0

Site Information

Future Land Use Designation: I - Industrial
Zoning Designation: ALI-MC – Airport Light Industrial – Multiactivity Complex
Proposed Use: An indoor sports training complex is a permitted use in the ALI-MC Zoning District
Area of Development 60.39 acres (2,630,477 sf)

Surrounding Zoning

North: ALI-MC – Airport Light Industrial – Multiactivity Complex & ALI-1 – Airport Light Industrial
East: ALI-1 Airport Light Industrial & AR-MHP Airport Residential – Mobile Home Park
South: ALI-MC – Airport Light Industrial & R-1 – Single-Family Residential
West: ALI-MC – Airport Light Industrial – Multiactivity Complex

Surrounding Existing Land Uses

North: Vacant
East: Trades/Mobile Home Park
South: Sports Complex/Single-Family Residential
West: Sports Complex

Development Specifications

Specifications/ Code Citation	Required/ Allowed	Proposed
[Sec. 62.100]		
Overall building height	50	36
Setbacks		
Front yard	10	772.6
South side yard	10	2,817.9/546.4
Rear yard	25	184.5
Flood Zone	X	

DEPARTMENT CORRESPONDENCE

TO: File
FROM: Jason H. Jeffries, Planning & Development Director *SHJ*
DATE: April 23, 2020
SUBJECT: Major Site Plan #SP20-000001 — Construction of indoor training facility (38,569 sf)

LOCATION: 3951 26th Street

OWNER: Indian River County

APPLICANT: Schulke, Bittle & Stoddard, LLC

PARCEL/TAX ID NUMBER: 32 39 26 00011 0230 00001.0

LAND USE DESIGNATION: I, Industrial

SITE ZONING: ALI-MC, Airport Light Industrial – Multi-activity Complex

USES/PARKING REQUIREMENTS:

Existing Uses:	Square Feet/Parking Ratio		
Stadium	6,045 seats @ 1/3 seats	2,015.00	Current parking ratio
Clubhouse & Batting Tunnels	28,700 sf + 4 tunnels	60.00	2002 Parking Special Exception
Baseball Training Facility			
Baseball Fields (5)	22.05 acres @ 2 / acre	44.10	Current parking ratio
Multi-purpose Field	4.65 acres @ 2 / acre	9.30	Current parking ratio
Softball Fields (4)	11.93 acres @ 2 / acre	23.86	Current parking ratio
Indoor Batting Tunnels	4 tunnels @ 2 / tunnel	8.00	2002 parking ratio
Motel / Dorm Rooms	88 rooms @ 1 / room	88.00	1963 parking code
Conference Center	20,676 sf @ 1/200 sf	103.38	1996 parking ratio
Office	8,374 sf @ 1/300 sf	27.91	Current parking ratio
Maintenance Facility	20 employees @ 1/5 employees	4.00	1963 parking code
Gross Parking Required :		<u>2,383.55 or 2,384</u>	
Parking Space Deficiency		<u>1,769.93</u>	See historic development
Total Required		613.62 or 614	
Paved Parking		229	
Non-paved Parking (on-site)		198	
Non-paved Parking (former Dodger Golf Course)		2,000	
Parking Provided:		<u>2,427</u>	

Note: Pursuant to Sec. 63.02(b), any lawfully established structure or use is credited for the parking deficit from structure or uses established prior to LDC requiring parking and Sec. 63.03(b) the parking ratio is based on the lower of the current parking ratio or the parking ratio in effect at the time the structure or use was approved.

Proposed Uses:	Square Feet/Parking Ratio		
Stadium	6,045 seats @ 1/3 seats	2,015.00	Current parking ratio
Clubhouse & Batting Tunnels	28,700 sf + 4 tunnels	60.00	2002 Parking Special Exception
Baseball Training Facility			
Baseball Fields (5)	22.05 acres @ 2 / acre	44.10	Current parking ratio
Multi-purpose Field	4.65 acres @ 2 / acre	9.30	Current parking ratio
Softball Fields (4)	11.93 acres @ 2 / acre	23.86	Current parking ratio
Indoor Batting Tunnels	4 tunnels @ 2 / tunnel	8.00	2002 parking ratio
Motel / Dorm Rooms	88 rooms @ 1 / room	88.00	1963 parking code
Conference Center	20,676 sf @ 1/200	103.38	1996 parking ratio
Indoor Training Facility			
Indoor Field	0.6 acre @ 2 / acre	1.2	Current parking ratio
Batting Tunnels	4 @ 2 / tunnel	8.0	Current parking ratio
Classrooms	1,680 sf @ 1/200 sf	8.4	Current parking ratio
Office	8,374 sf @ 1/300 sf	27.91	Current parking ratio
Maintenance Facility	20 employees @ 1/5 employees	4.00	1963 parking code
Gross Parking Required :		<u>2,401.15 or 2,402</u>	
Parking Space Deficiency		<u>1,769.93</u>	See historic development
Total Required		631.22 or 632	
Paved Parking		229	
Non-paved Parking (on-site)		198	
Non-paved Parking (former Dodger Golf Course)		2,000	
Parking Provided:		<u>2,427</u>	

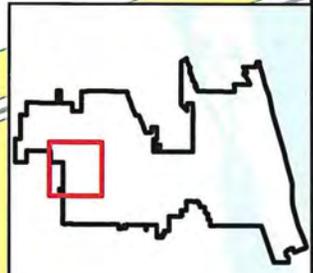
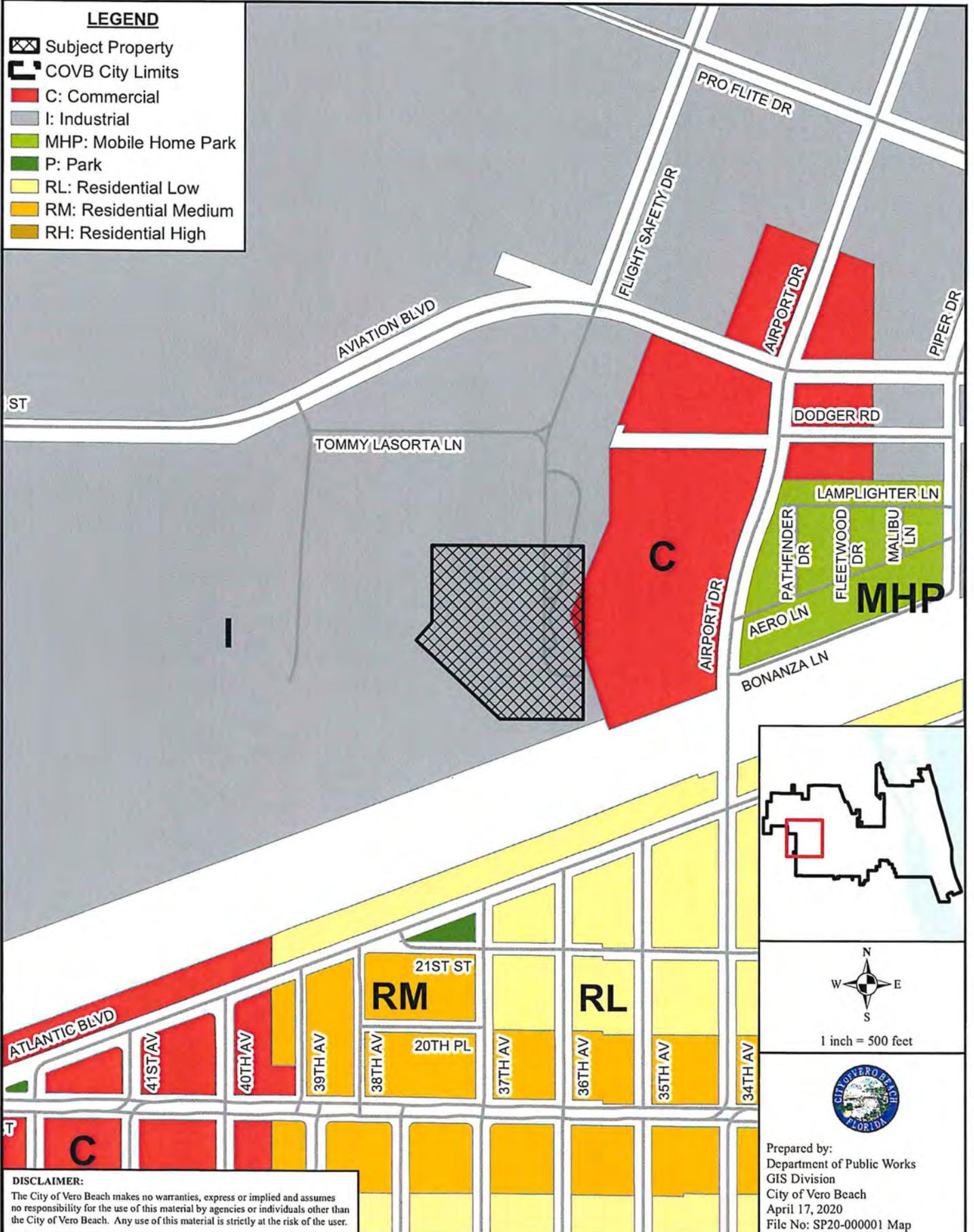
COMMENTS: None

FUTURE LAND USE MAP

3951 26th St, Vero Beach, FL

LEGEND

-  Subject Property
-  COVB City Limits
-  C: Commercial
-  I: Industrial
-  MHP: Mobile Home Park
-  P: Park
-  RL: Residential Low
-  RM: Residential Medium
-  RH: Residential High



1 inch = 500 feet



Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 April 17, 2020
 File No: SP20-000001 Map

DISCLAIMER:
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LOCATION MAP

3951 26th St, Vero Beach, FL



LEGEND

-  Subject Property
-  COVB City Limits



Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
April 17, 2020

1 inch = 500 feet

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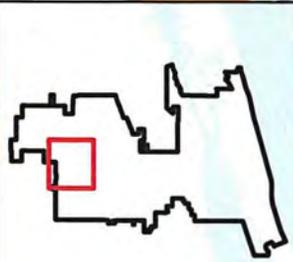
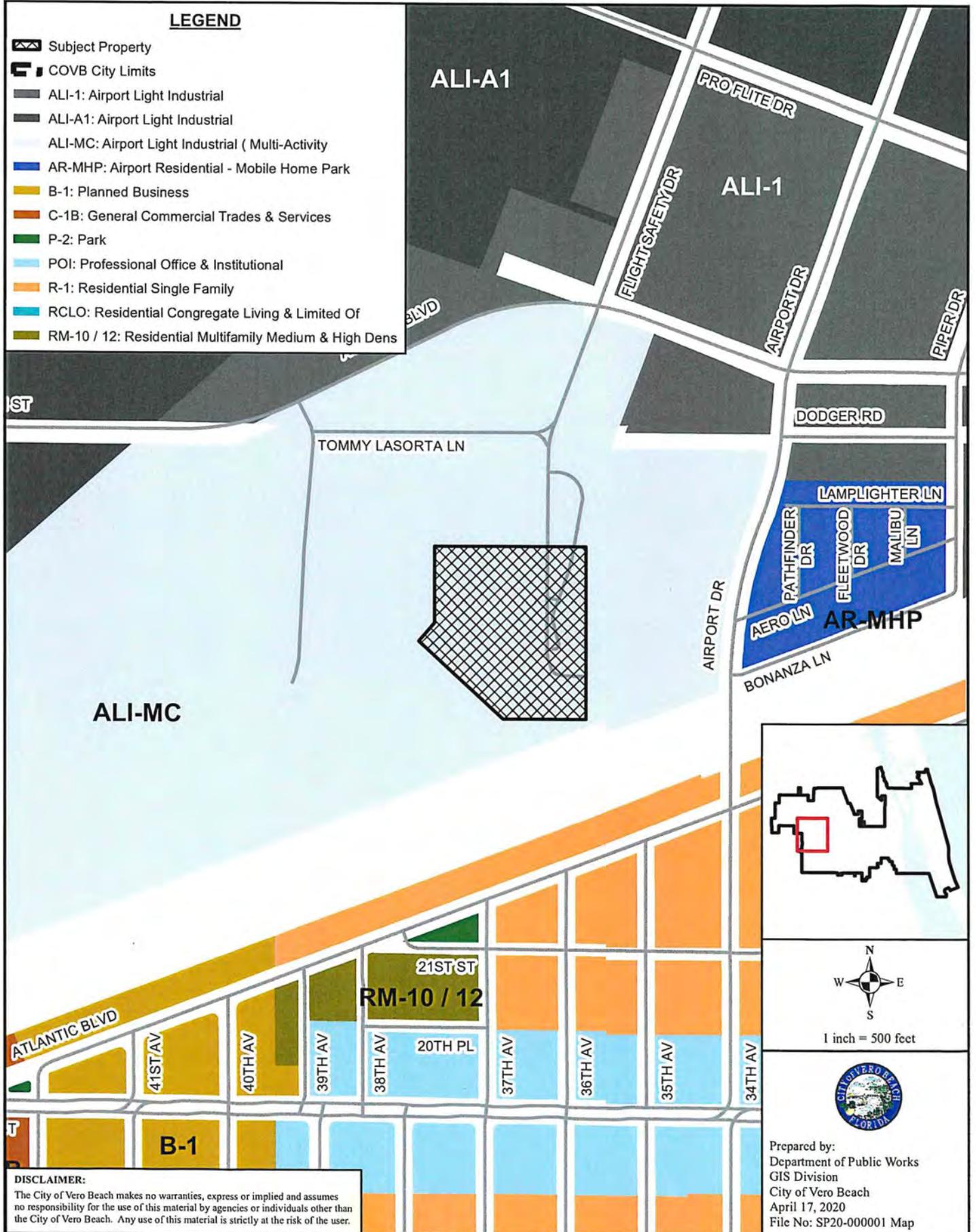


ZONING DISTRICTS MAP

3951 26th St, Vero Beach, FL

LEGEND

-  Subject Property
-  COVB City Limits
-  ALI-1: Airport Light Industrial
-  ALI-A1: Airport Light Industrial
-  ALI-MC: Airport Light Industrial (Multi-Activity
-  AR-MHP: Airport Residential - Mobile Home Park
-  B-1: Planned Business
-  C-1B: General Commercial Trades & Services
-  P-2: Park
-  POI: Professional Office & Institutional
-  R-1: Residential Single Family
-  RCLO: Residential Congregate Living & Limited Of
-  RM-10 / 12: Residential Multifamily Medium & High Dens



Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 April 17, 2020
 File No: SP20-000001 Map

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SITE PLAN APPLICATION (MAJOR)

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

Application # SP20-000001

APPLICANT: Verotown, LLC Telephone: _____
Fax or Email: _____

MAILING ADDRESS: 3901 26th Street, Vero Beach, FL 32960

PROPERTY OWNER: Indian River County

OWNER ADDRESS: 1801 27th Street, Vero Beach, FL 32960

SITE ADDRESS: 3951 26th Street, Vero Beach, FL 32960

PARCEL I.D. NUMBER: 32392600011023000001.0

ZONING DISTRICT: ALI - MC FLOOD ZONE: X

CONDITIONAL USE ? N/A PLANNED DEVELOPMENT? N/A

Floor Area Square Footage: Existing 0 Proposed 38,569 SF

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: _____

Remove existing tennis court and construct indoor training facility

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

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

[Signature] 01/29/20
Applicant Signature Date

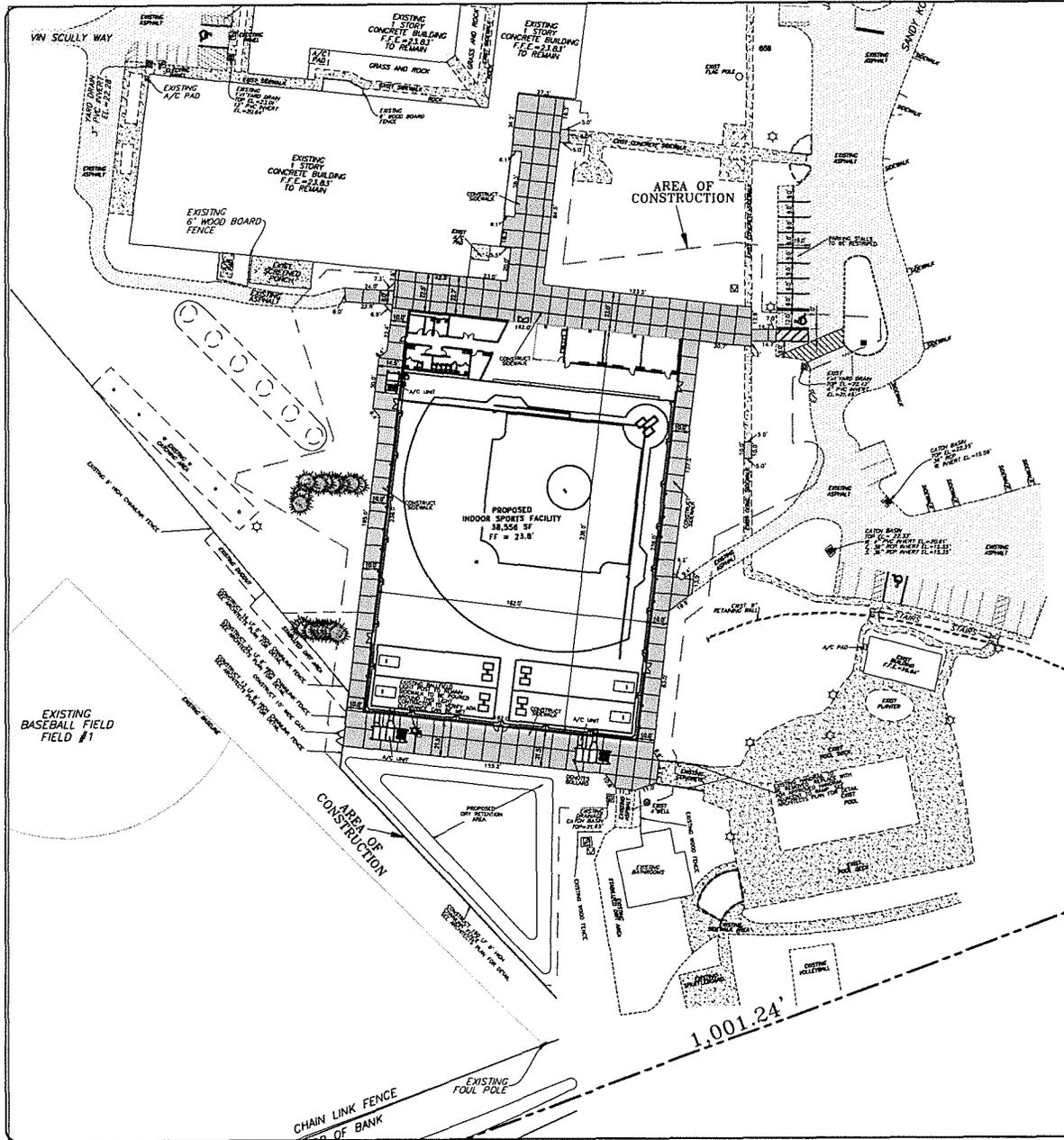
[Signature] 01/29/20
*Property Owner Signature Date

Rachelle Madrigal
Applicant Name (Print)

Rachelle Madrigal
Property Owner (Print)

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

Application Fee: \$1620.00

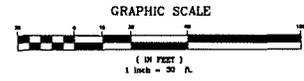


LEGEND

---	EXISTING SANITARY SEWERLINE	○	STREET LIGHT
---	PROPOSED SANITARY SEWERLINE	○	PROPOSED LIGHT ON-SITE
---	EXISTING DRAINAGE PIP	○	TYPE 'W' FLEET
---	PROPOSED DRAINAGE PIP	○	TYPE 'C' OR TYPE 'Y' FLEET
---	EXISTING WATER MAIN	○	JUNCTION MANHOLE
---	PROPOSED WATER MAIN	○	DRAINAGE STRUCTURE LABEL
---	PROPOSED WOOD ELEVATION AT EOP/SIDEWALK	○	PROPOSED FIRE HYDRANT
---	PROPOSED EOP RADIUS	○	PROPOSED SIGN
---	PROPOSED GRADE / CONTOUR	○	SEWER MANHOLE
---	PROPOSED DRAINAGE FLOW DIRECTION		

HATCH LEGEND

[Hatched Pattern]	EXISTING CONCRETE TO REMAIN
[Hatched Pattern]	EXISTING PAVEMENT AREA TO REMAIN
[Hatched Pattern]	PROPOSED CONCRETE SIDEWALK
[Hatched Pattern]	PROPOSED ASPHALT TO REPLACE EXISTING PAVEMENT WHERE WATER MAIN IS CONSTRUCTED



NOTES

- NO ADDITIONAL LANDSCAPING IS PROPOSED WITH THIS SITE PLAN. ALL DISTURBED AREAS ARE TO BE SOODED.

APPROPRIATE NOTES

- NEAREST PROFESSIONAL ENGINEER FROM THE DATE OF THIS PLAN APPROVAL, THE APPLICANT SHALL BECOME A MEMBER OF THE PROFESSIONAL ENGINEERING SOCIETY OF THE STATE OF FLORIDA. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY.
- CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE APPLICANT SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
- LANDSCAPING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE APPLICANT SHALL NOTIFY THE COUNTY ENGINEER'S OFFICE AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.

NOTES

- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SOODED. SETBACKS SHALL BE MAINTAINED. RIGHT-OF-WAY SHALL BE MAINTAINED.
- ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SANITARY SEWER, WATER MAIN, OR UTILITY LINES, SHALL BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY.
- ALL STIPES WHEN THE RIGHT-OF-WAY SHALL BE DEMONSTRATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE FACILITY.
- THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES AND/OR ROADWAYS.
- CONTRACTOR TO FIELD VERIFY ALL PROPOSED SHIFTS AND VALUES AND REPORT TO OWNER.
- ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC. TO BE RESOLVED TO OWNER FOR RESOLUTION OF WORK.
- DOING AND EXISTING MANHOLE ARE TO CONFORM TO THE MANUAL ON UNIFORM PRACTICE CONVENTIONS AND THE MANUAL FOR ROADWAY DESIGN FOR ROADSIDE SIGNING, STIPES AND GEOMETRICS.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	PROFESSIONAL LAND SURVEYOR	○	QUI WIRE
PSM	PROFESSIONAL SURVEYOR & MAPPER	○	WOOD UTILITY POLE
LS	LAND SURVEYING BUSINESS	○	CABLE T.V. BOX
C	CENTERLINE	○	ELECTRIC BOX
R	RADIUS	○	LIGHT POLE
L	LENGTH	○	WELL
Δ	DELTA ANGLE	○	GATE VALVE
E/P	EDGE OF PAVEMENT	○	IRRIGATION VALVE
B/C	BACK OF CURB	○	WATER METER
B/M	BENCHMARK	○	SANITARY MANHOLE
POC	POINT OF COMMENCEMENT	○	SANITARY SERVICE
POB	POINT OF BEGINNING	○	SEPTIC TANK
PCP	PERMANENT CONTROL POINT (PCP)	○	DRAINAGE MANHOLE
PRM	PERMANENT REFERENCE MONUMENT (PRM)	○	CURB INLET
IRP	IRON ROD & CAP (IRC)	○	SURFACE INLET
CM	CONCRETE MONUMENT (CM)	○	WATERED END SECTION
F	FOUND	○	CONCEPTUAL DRAINAGE
FD	MEASURED	○	STREET SIGN
M	MEASURED	○	MAIL BOX
F.F.	FRESH FLOOR	○	CONCRETE POWER POLE
○	BANYAN TREE W/ DIA.	○	WOOD POWER POLE
○	PALM TREE W/ DIA.	○	BUILDING SETBACK LINE
○	SEA GRAPE CLUSTER WITH DIAMETER	○	OPTIONAL RECORD BOOK
○	BEACH DASY CLUSTER WITH DIAMETER	○	PLAT BOOK
		○	PAGES

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PLANNING
 1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
 TEL: 772.772.7700 FAX: 772.772.8496 EMAIL: info@bsbengineers.com

JACKIE ROBINSON TRAINING COMPLEX

SITE PLAN

DATE: SHEET: 5B PROJECT NO: 20-007

IV. B

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Lauer and Members of the Planning and Zoning Board
THROUGH: Jason H, Jeffries, Planning & Development Director *JHJ*
FROM: Gayle A. Lafferty, Senior Planner *GL*
DATE: June 23, 2020
SUBJECT: Site Plan Application #SP20-000003 – Submitted by Kevin Hawkins, to construct a 6-unit multi-family residential dwelling, at 944 19th Street – Planning and Zoning Board meeting of July 9, 2020

OVERVIEW

Location: 944 19th Street
Tax ID Number: 33 39 01 00041 0000 00014.0
Proposed Use: Multiple-family residential, 17 units per acre is a permitted use in the MX Zoning District.

BACKGROUND

The proposed project consists of six multiple-family dwelling units on 0.41 acres of land. The site is located on 19th Street. Surrounding the site are a multi-family residence, commercial business, single-family residence and vacant land.

The site is designated “MX – Mixed Use” in the Comprehensive Land Use Plan and the Zoning classification is “MX – Mixed Use”. A multiple-family residential development 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 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 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. A Right-of-Way Permit is required (Right-of-Way Permit #6680, attached), therefore, inspections and final approval of the right-of-way will be required prior to C.O.
5. Concrete sidewalk must be continued through driveway: see Right-of-Way Permit for details.

6. The required tree mitigation from #TR20-000020, shall be installed and inspected prior to C.O.
7. 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.
8. 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
HAWKINS SIX-UNIT MULTI-FAMILY
PROJECT FACT SHEET**

PROJECT DESCRIPTION

Construct multi-family residential (six units), along with parking, drainage and landscaping.

GENERAL INFORMATION

Location: 944 19th Street
**Owner/
Applicant:** Kevin Hawkins
Engineer: Todd E. Smith, P.E.
Tax ID Number: 33 39 01 00041 0000 00014.0

SITE INFORMATION

Future Land Use Designation: MX – Mixed Use
Zoning Designation: MX – Mixed Use
Proposed Use: A multi-family residential development is a permitted use in the MX Zoning District
Area of Development: 0.41 acres (17,703 sf)

Surrounding Zoning:

North: MX
East: MX
South: MX
West: MX

Surrounding Existing Land Uses:

North: Professional Office
East: Single-Family Residential
South: Vacant
West: Multi-Family Residential

Development Specifications

Specifications/ Code Citation	Required/ Allowed	Proposed
Density (units/ac) [Sec. 62.203]	6	6
Building height (ft) [Sec. 62.205]	35'	25'
SF Lvg Area/Unit {Sec. 62.204}	500 SF	1,027 SF
Setbacks		
Front yard [Sec. 62.206]	15'	15'
Rear yard [Sec. 62.207]	15'	22.64'
Side yards [Sec. 62.208]	10'	15'/24'
Open area [Sec.62.209]	25 %	53.9 %
Parking [Sec. 63.04]		
[6 units @ 2 space =12]	12	12
Flood Zone	X	

Landscape Specifications

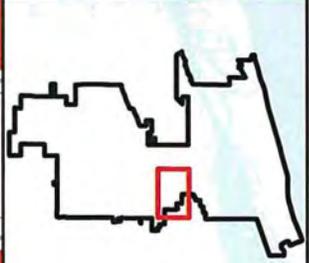
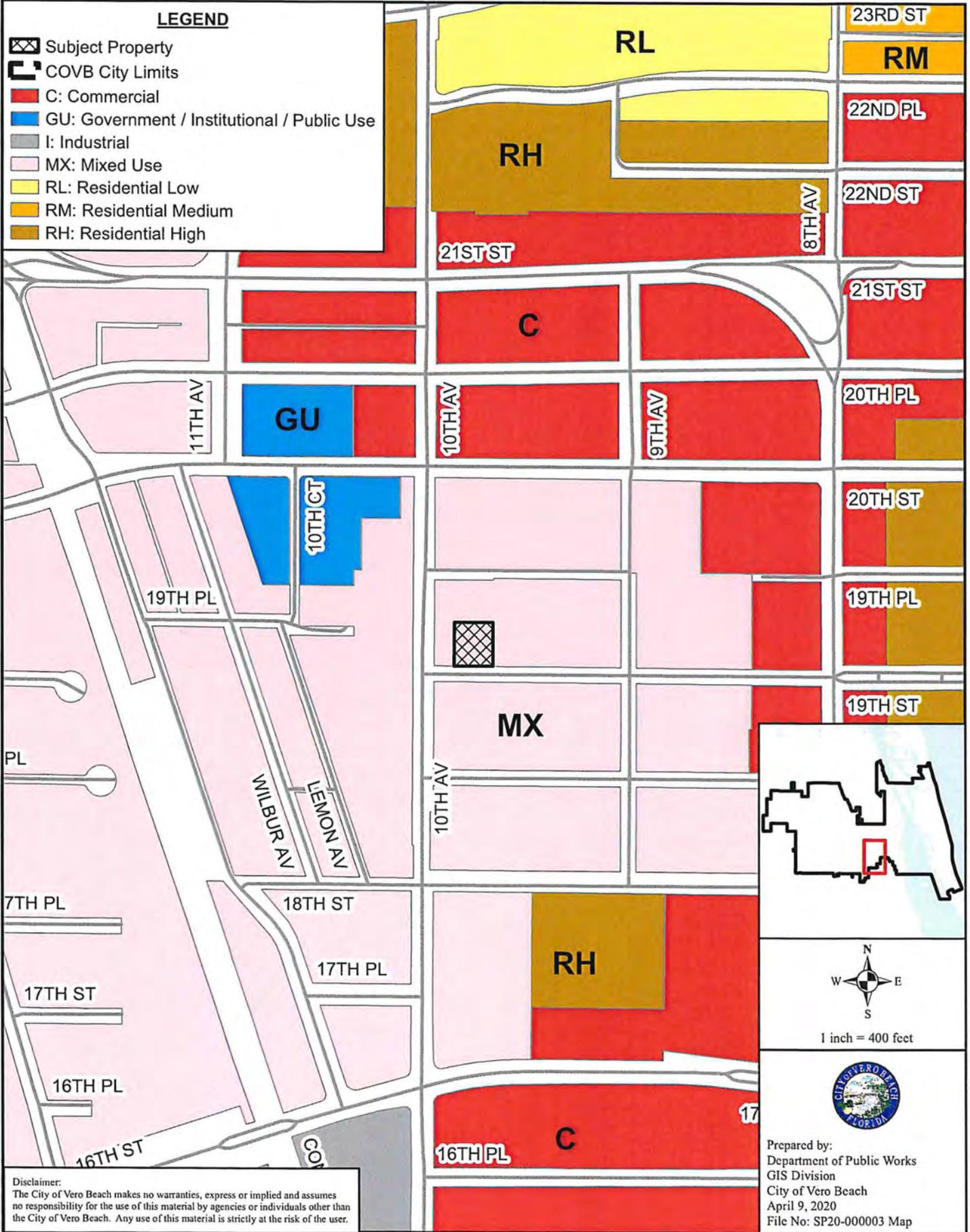
Specifications/ Code Citation	Required	Proposed
Landscape strip (north)[Sec.72.12]	5'	5'
Landscape strip (east)[Sec.72.12]	5'	5'
Landscape strip (west)[Sec.72.12]	5'	5'
Landscape strip (south)[Sec.72.12]	10'	10'
Continuous hedge	224	238
Trees (1/30 feet) [Sec. 62.211]	5	5
Trees (1/40 feet) [Sec.72.12]	14	15
Total trees required [Sec.72.12]	19	20
Max. number of trees replaced by		
Palms [Sec. 72.13 (b)]	4	1
Large canopy trees [Sec. 72.13 (b)]	12	14

FUTURE LAND USE MAP

944 19th St, Vero Beach, FL

LEGEND

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



1 inch = 400 feet



Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 April 9, 2020
 File No: SP20-000003 Map

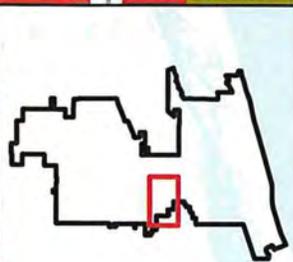
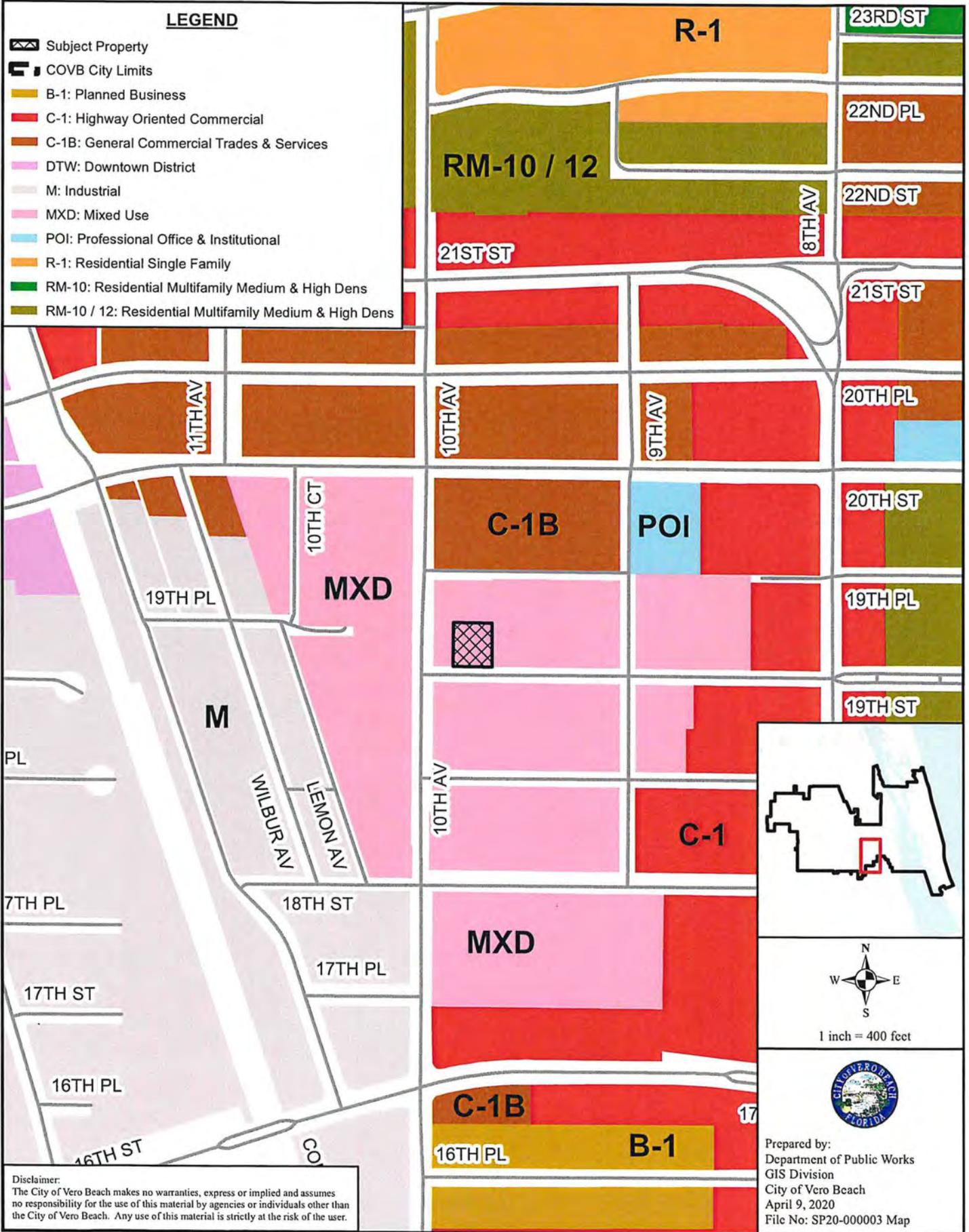
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ZONING DISTRICTS MAP

944 19th St, Vero Beach, FL

LEGEND

-  Subject Property
-  COVB City Limits
-  B-1: Planned Business
-  C-1: Highway Oriented Commercial
-  C-1B: General Commercial Trades & Services
-  DTW: Downtown District
-  M: Industrial
-  MXD: Mixed Use
-  POI: Professional Office & Institutional
-  R-1: Residential Single Family
-  RM-10: Residential Multifamily Medium & High Dens
-  RM-10 / 12: Residential Multifamily Medium & High Dens



1 inch = 400 feet



Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 April 9, 2020
 File No: SP20-000003 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.

SITE PLAN APPLICATION (MAJOR)

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

Application # SP20-000003
APPLICANT: KEVIN HAWKINS Telephone: (772) 501-3296
~~Fax or~~ Email: Tonyahawkins2@comcast.net
MAILING ADDRESS: 226 OCEAN WAY, VERO BEACH, FL 32963
PROPERTY OWNER: KEVIN HAWKINS
OWNER ADDRESS: 226 OCEAN WAY, VERO BEACH, FL 32963
SITE ADDRESS: 944 19TH STREET, VERO BEACH, FL 32960
PARCEL I.D. NUMBER: 33-39-01-00041-0000-00014.0
ZONING DISTRICT: MXD FLOOD ZONE: X
CONDITIONAL USE ? N/A PLANNED DEVELOPMENT? N/A

Floor Area Square Footage: Existing 0 Proposed 1,027
Number of Dwelling Units: Existing 0 Proposed 6
Number of Hotel/Motel Units: Existing 0 Proposed 0



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: URGENT LOT TO 6 RESIDENTIAL UNITS OF 1,027 SF EACH. PLANS INCLUDES SITE PLATT, PAVING GRADING AND DRAINAGE PLATT, SWPP PLAN, UTILITY PLAN, DETAILS, LANDSCAPING PLAN W/ DETAILS AND PRELIMINARY FLOOR PLAN AND ELEVATIONS

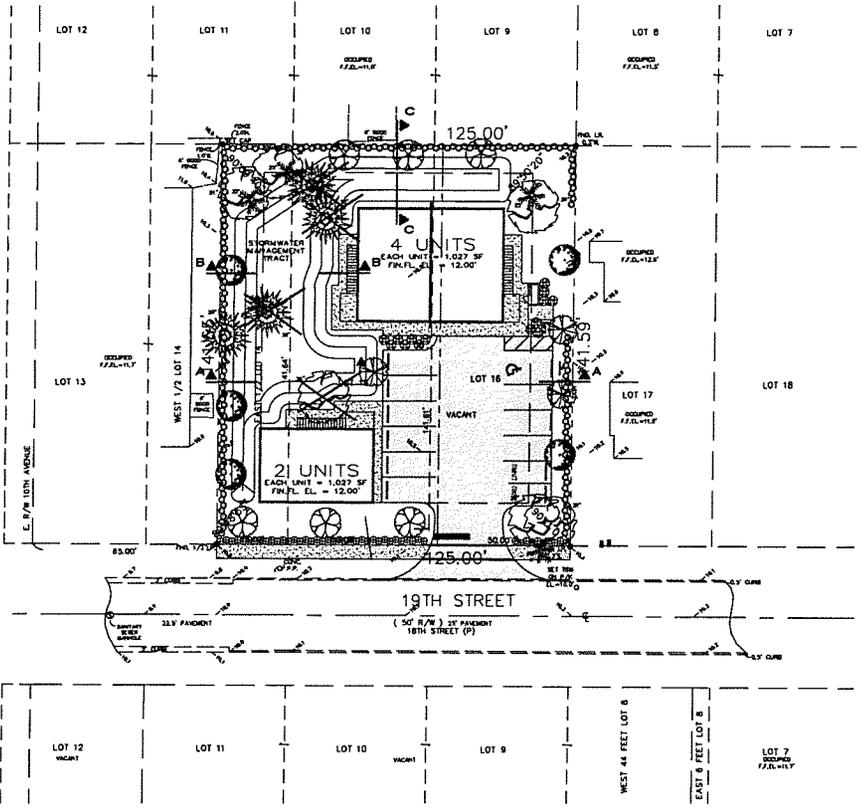
This application is limited only to the specifically requested development approval. No permanent structure shall be located on City easements. In separate sheets, plans or documents attached to this application provide the specific information required by Pages 2 through 4 of this application, as applicable.

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

[Signature] 3-11-20 [Signature] 3-11-20
Applicant Signature Date *Property Owner Signature Date
KEVIN HAWKINS KEVIN HAWKINS
Applicant Name (Print) Property Owner (Print)

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

Application Fee: \$162000



- LEGEND:**
- OAK TREE (12" DIAMETER)
 - PONGAMIA TREE (12" DIAMETER)
 - ✱ PALM TREE (12" HDBH)
- ITEMS:**
- 1. BELTA WOLF
 - 2. BENTONITE
 - 3. BRICK
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6 UNIT LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SYMBOL	NUMBER	COMMON NAME	BOTANICAL NAME	HT.	SPREAD	CAL.	NATIVE	DESIGN TOB.	REMARKS
○	2	LAUREL OAK TO REMAIN	QUERCUS LAURIFOLIA	N/A	N/A	22' - 32'	YES	YES	
●	1	POINCIANA TREE TO REMAIN	DELONIX REGIA	N/A	N/A	20'	YES	YES	
✱	3	CASABE CASH PALMETO TO REMAIN	CASAPALMETO	N/A	N/A	22' - 32'	YES	YES	
○	6	EXISTING TREE TO BE REMOVED	POINCIANA LAUREL OAK CASABE PALM	N/A	N/A	4' - 18'	YES	YES	
○	6	LIVE OAK	QUERCUS VORICIANA	12'	3.5'	3'	YES	YES	
○	3	PALMATA HELL	EAST ATTENUATA WEST PALMATA	9'	3.5'	3'	YES	YES	STANDARD LEADER
○	3	MAHONIA	MANDOLINA GARDENIA	9'	3.5'	3'	YES	NO	

- LANDSCAPE NOTES**
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 LATEST EDITION OF "GRASSES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE PROVIDED FOR ALL REQUIRED PLANT MATERIAL.
3. ALL OTHER REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING NURSERY SPECIFICATIONS BASED ON THE NATURAL TREE SHAPE FOR THE SPECIES (EVO BOKES SHALL MEET TREE OF CLEAR TRUNK):
- A. GROUPS OF THREE OR MORE PALMS OR SINGLE PALM THAT HAS OR WILL HAVE A CROWN SPREAD OF AT LEAST 15 FEET AT MATURITY MAY BE SUBSTITUTED FOR EACH PALM REQUIRED UNDER MATRICES 1-5 LISTED IN THE INDEX OF PLANT MATERIAL.
 - B. A MINIMUM OF ONE THIRD OF THE TOTAL REQUIRED TREES SHALL HAVE A MINIMUM HEIGHT OF 15 FEET TO 18 FEET AT THE TIME OF PLANTING.
 - C. SPECIFICATIONS WITHIN EACH GROUP OF TREES SHALL BE CONSIDERED COLLECTIVELY AND THE APPLICANT SHALL, WITH ALL OTHERS, A MINIMUM OF ONE THIRD OF THE TOTAL REQUIRED TREES SHALL BE LARGE SCALE CANOPY TREES.
 - D. ALL TREES SHALL BE INSTALLED IN THEIR NATURAL STATE WITH ONLY NECESSARY ROOT PRUNING.
- IRRIGATION CERTIFICATION**
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF VERO BEACH AND THE RESTRICTIONS ON IRRIGATION USE AS SPECIFIED BY THE ST. JOHN'S WATER MANAGEMENT DISTRICT.

LANDSCAPE NOTES

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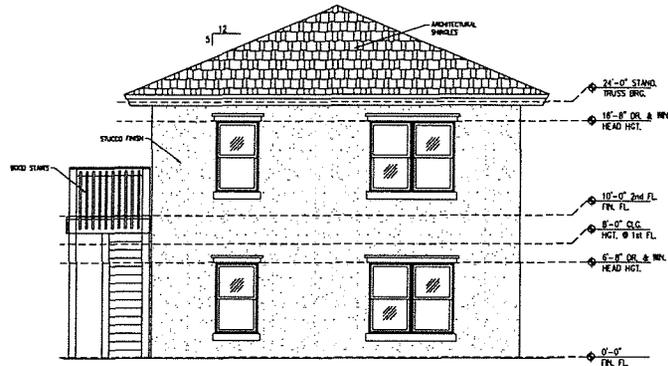
JMS Design Studios, Inc.
FLORIDA CERTIFIED LANDSCAPE DESIGNER
FIELD #00089
1485 54th Street SW
Vero Beach, Florida 32982
Cell (772) 332-8888
jmsdesignstudios.com

HAWKINS PROPERTIES
6 UNIT
MULTI-FAMILY
CITY OF VERO BEACH, FLORIDA

LANDSCAPE PLAN

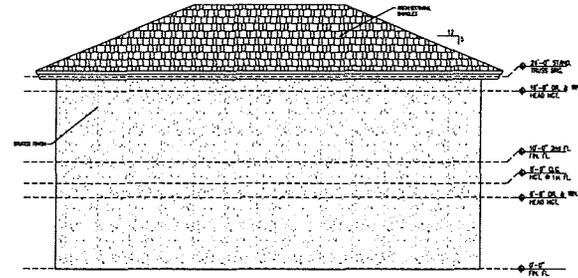
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CHECKED BY: JMS
DATE: 04/11/2023
SCALE: AS SHOWN

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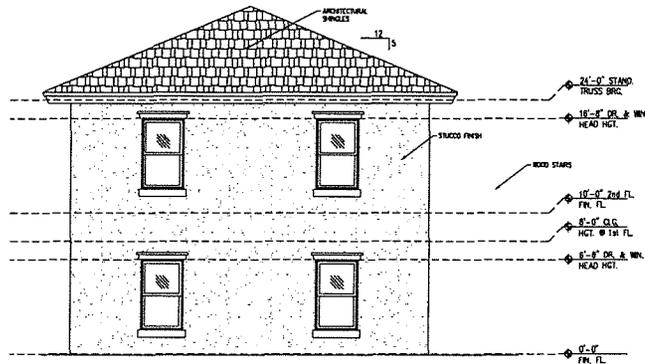
FRONT ELEVATION

SCALE: 1/4"=1'-0"



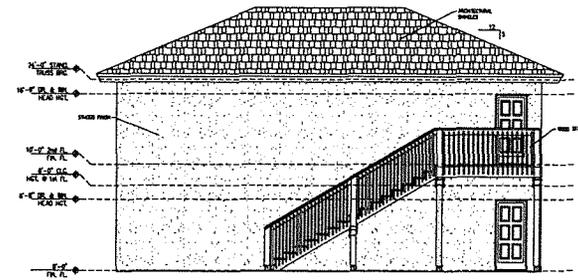
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

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2021	2021
2022	2022
2023	2023
2024	2024

ELEVATIONS

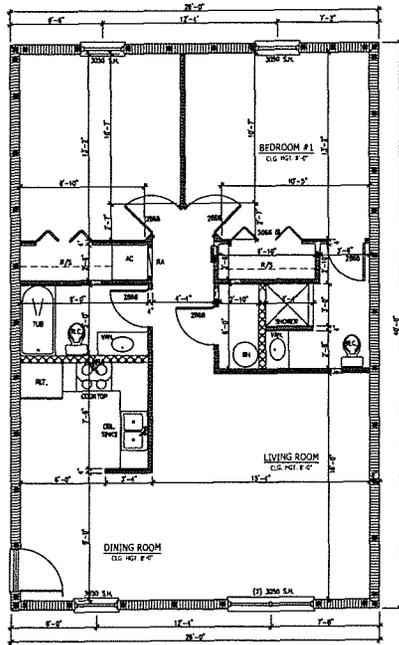
2-UNIT MULTI-FAMILY
19th STREET
VERO BEACH, FL 32960

CENTERLINE DRAFTING
FOURTELEITE
404 LORRAINE ST.
BEACH FL 32937 Ph: (772)
538-0210

STRUCTURALLY ENGINEERED BY:
TODD N. SMITH, P.E., INC. (REG. #8772)
1777 WINDY HILL RD #302
VERO BEACH FL 32960
772-559-3699
FL PE #42082

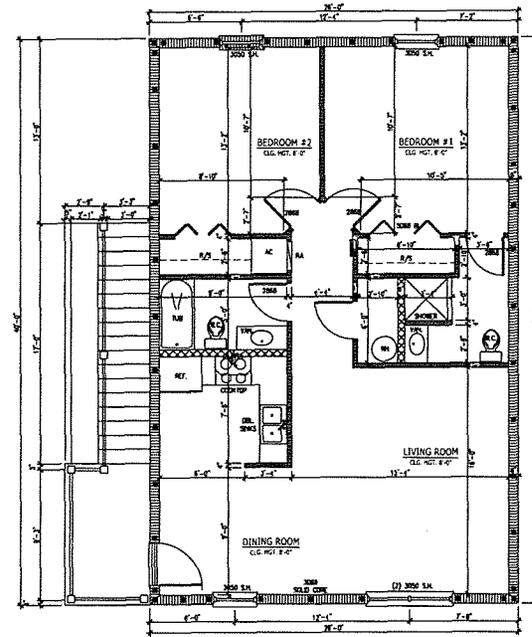
TODD N. SMITH, P.E.
FL PE #42082

TO THE BEST OF MY KNOWLEDGE, THIS STRUCTURE COMPLIES AND HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1608 OF THE 6th EDITION FL BLDG. CODE



DIMENSION 1st FLOOR PLAN

SCALE: 1/4"=1'-0"



DIMENSION 2nd FLOOR PLAN

SCALE: 1/4"=1'-0"

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DATE	AS NOTED
REV.	1
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**DIMENSION
PLAN &
NOTES**

**2-UNIT MULTI-FAMILY
19th STREET
VERO BEACH, FL 32960**

CENTERLINE DRAFTING
Derek Proulx
19th Street
Satellite Beach, FL
Ph. (772) 538-0210



STRUCTURALLY ENGINEERED BY:
TODD N. SMITH, P.E., INC. (REG. #8772)
1717 INDIAN RIVER BLVD. SUITE #102
VERO BEACH, FL 32960
772-555-3689
FL PE #42082

TODD N. SMITH, P.E.
FL PE #42082

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ELEVATIONS

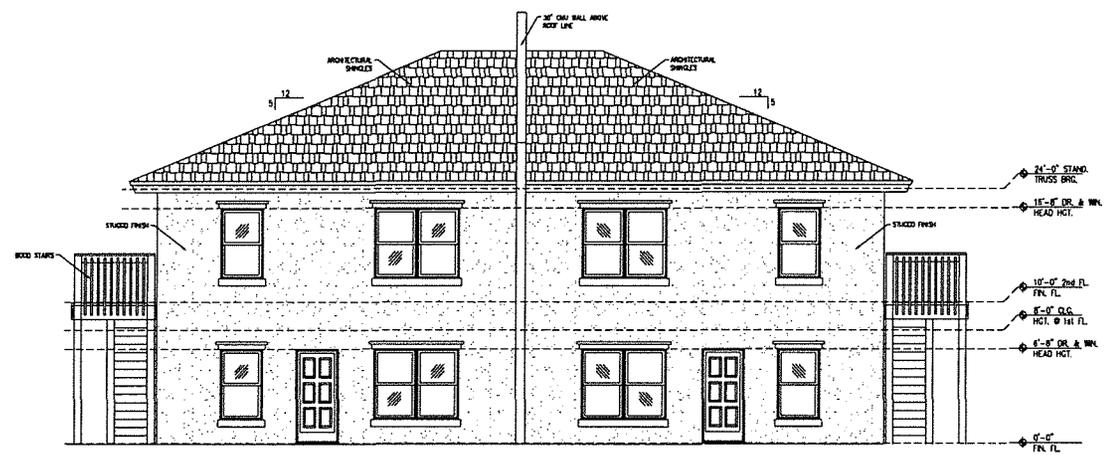
4-UNIT MULTI-FAMILY
19th STREET
VERO BEACH, FL 32960

CENTERLINE DRAFTING
OSBEK PERUITZ
404 LAUREL ST. SATELLITE
BEACH FL. 32937 Ph. (772)
538-0210



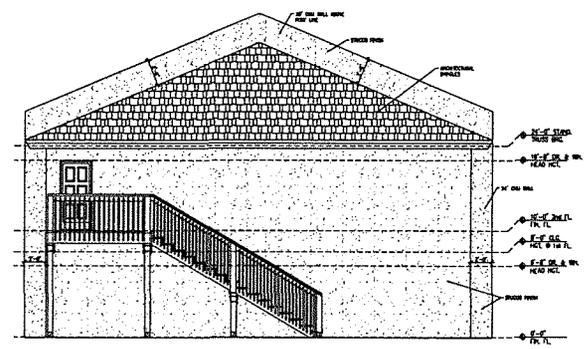
STRUCTURALLY ENGINEERED BY:
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VERO BEACH, FL 32980
772-559-3699
FL PE #42082

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FL PE #42082



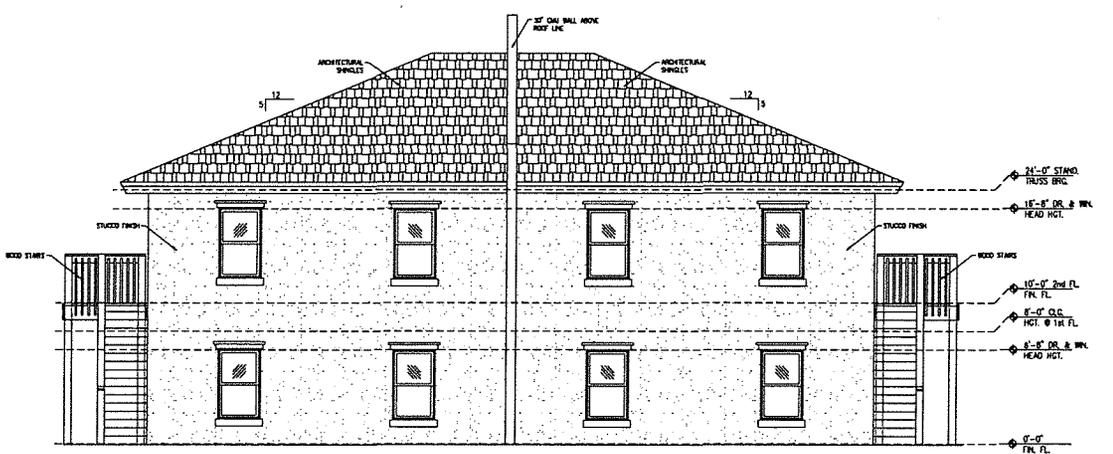
FRONT ELEVATION

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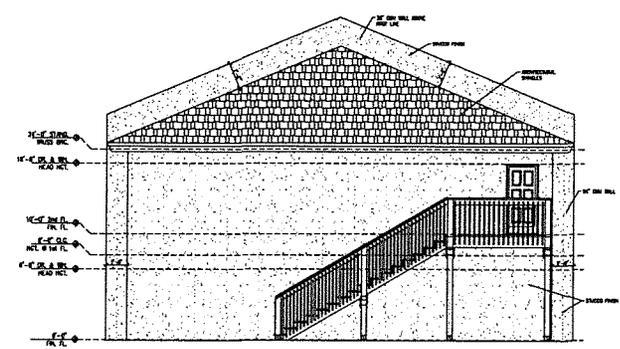
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

TO THE BEST OF MY KNOWLEDGE, THIS STRUCTURE COMPLIES AND HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE 6th EDITION FL. BLDG. CODE

14-C

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Lauer and Planning and Zoning Board Members

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

FROM: Cheri B. Fitzgerald, AICP *[Signature]*
Principal Planner

DATE: June 26, 2020

SUBJECT: **Major Site Plan Application by Kevin Hawkins for Construction of 12 Multi-Family Residential Apartments for Property Located at 939, 949, 953, 959 19th Street (Application #SP20-000004)**

Overview

The Planning and Development Department received a site plan application for the construction of three (3), two (2) story, four (4) units each, multi-family residential apartment buildings with a total of 12 dwelling units. The following are attachments to this report:

- Attachment A-Project Description
- Attachment B-Maps of Subject Property
- Attachment C-Site Plan Application.

Background

The project is located on the southeast corner of 10th Avenue and 19th Street. There are four parcels. The addresses are: 939, 949, 953, 959 19th Street.

The project site is designated MX, Mixed Use on the Future Land Use Map, and the Zoning classification is MXD, Mixed Use. The site is currently vacant and undeveloped.

The adjacent (east and south) and nearby (across 19th Street and 10th Avenue) parcels are also designated MX, Mixed Use on the Future Land Use Map and the Zoning classification is MXD, Mixed Use. These parcels have residential uses or are currently vacant.

Table 1. Adjacent Land Uses and Zoning Classifications:

	Land Uses	Land Use Designation	Zoning Classification
Subject Site	Vacant Parcels (4)	MX, Mixed Use	MXD, Mixed Use
North	Residential	MX, Mixed Use	MXD, Mixed Use
South	Residential	MX, Mixed Use	MXD, Mixed Use
East	Residential	MX, Mixed Use	MXD, Mixed Use
West	Residential	MX, Mixed Use	MXD, Mixed Use

Review and Analysis

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 & Design Avoiding Adverse Impacts on Environmental Features*

Analysis. Review of the site plan documents for compliance with the land development regulations included all applicable review agencies, including but are not limited to, the Planning and Development, Public Works Department, Solid Waste, Water and Sewer and Indian River County Fire Prevention and Life Safety. Attachment Exhibit A, Project Description, provides information on how the site plan application meets development standards.

Drainage/Stormwater - The City Public Works, Engineering Division, reviewed the site plan and found it to be compliant with drainage and stormwater regulations. The project is using an on-site retention system.

Traffic - The proposed average daily trips is 6 trips/unit for a total of 72 trips. Roadway capacity is available to accommodate the additional projected vehicle trips. A traffic impact report was not required.

School - The School District of Indian River County concluded that public school capacity is available.

Finding. The staff finds that the site plan is compliant with Section 64.10.

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

Analysis. The site's ingress and egress points are on 19th Street classified as a local roadway. The City Public Works, Engineering Division, has found the design and layout of driveways and parking areas are designed in such a manner that it will not create hazardous conditions or conflicts for parking of vehicles and internal movement of vehicles.

The proposed arrangement of buildings, parking areas, landscaping and site activities are all contained on site and buffered from adjacent properties by a landscape strip consisting of trees and a perimeter hedge.

Based on the analysis staff finds that the project will not result in unreasonable and disruptive impacts on adjacent properties and will be compatible with existing uses in the immediate neighborhood.

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

Recommendation

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

1. During construction and after final grading, no surface water runoff may be directed to adjacent properties, and all surface water runoff must be routed to approved drainage facilities or retained on site. All runoff from the site, both during and after construction, must be free of pollutants, including sediment, prior to discharge.
2. The applicant shall provide the Department of Public Works with a copy of Notice of Commencement and shall be subject to random inspections for compliance with Section 73.33 (Erosion and Sediment Control).
3. The applicant shall comply with the right-of-way permit and tree removal/mitigation permit for the project.
4. The applicant shall also provide the City of Vero Beach Public Works and Planning and Development Department with a copy of the final as-built survey prior to final inspection per Florida Building Code Section 110.3 (5.1).
5. 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.
6. Before final building inspection and issuance of the Certificate of Occupancy, 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 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.

Attachments

**EXHIBIT A
PROJECT DESCRIPTION AND FACT SHEET
FOR PROPOSED 12-UNIT MULTIPLE-FAMILY RESIDENTIAL APARTMENT BUILDINGS
(HAWKINS PROPERTIES)**

PROJECT DESCRIPTION

The project includes construction of three (3), two (2) story, four (4) units each, multi-family residential apartment buildings with a total of 12 dwelling units.

GENERAL INFORMATION

Application No.: #SP20-000004
Location: Southeast Corner of 10th Avenue and 19th Street (939, 949, 953, 959 19th Street)
Owner: Kevin Hawkins
Applicant: same as owner
Engineer: Todd N. Smith, P.E.
Parcel ID #s: 33-39-01-00042-0000-00008.0, 10.0, 11.0, 12.0

SITE INFORMATION

Zoning/Future Land Use: MXD, Mixed Use District/MX, Mixed Use
Existing Use: vacant
Proposed Use: Multiple-family residential dwelling units
Size of Development: 0.76 acres (33,147 square feet)

Surrounding Zoning:

North: MXD, Mixed Use District
West: MXD, Mixed Use District
East: MXD, Mixed Use District
South: MXD, Mixed Use District

Surrounding Existing Land Uses:

North: residential/vacant
West: residential
East: residential
South: residential

DEVELOPMENT SPECIFICATIONS

Specifications/Code Citations

	Required/ Allowed	Proposed
[Article IX – Mixed Use District Sec. 62.200 & Sec. 64. 10 c – Site plans]		
Lot size (0.76 ac.)	n/a	33,147 sf
Floor area ratio	up to 2.00	0.372
Density (17dus/acre max.)	12	12
Minimum floor area	500 sf	1,027 sf
Building height	35 ft	18 ft
Building roof embellishment	15 ft	10 ft
Building Setbacks		
Fronts – 2 (north & west)	15 ft each	15/21 ft
Sides – 2 (south & east)	10 ft each	25/31ft
Exterior Stairwells	-	not in setbacks
Open space	25%	48%
Pedestrian linkage	west 5' sidewalk north 5' sidewalk	existing yes
Parking		
MF-2bdrs. 2 ps/unit (12 units)	24	24
Standard	23	23
ADA spaces	1	1
Mechanical equipment (sec.64.10)		
Location	yes	not in setbacks
Screened (row)	yes	yes
Refuse and waste		
Location trash receptacles	yes	yes
Screened (row)	yes	yes
Exterior lighting	n/a	n/a
Flood Zone	X	
Finished Floor Elevation	-	12.20 ft
Tree removal (#TR20-000034)	3 palms; 4 laurel oaks; 3 pine trees=10 Mitigation: 14" dbh (4) 4" trees	

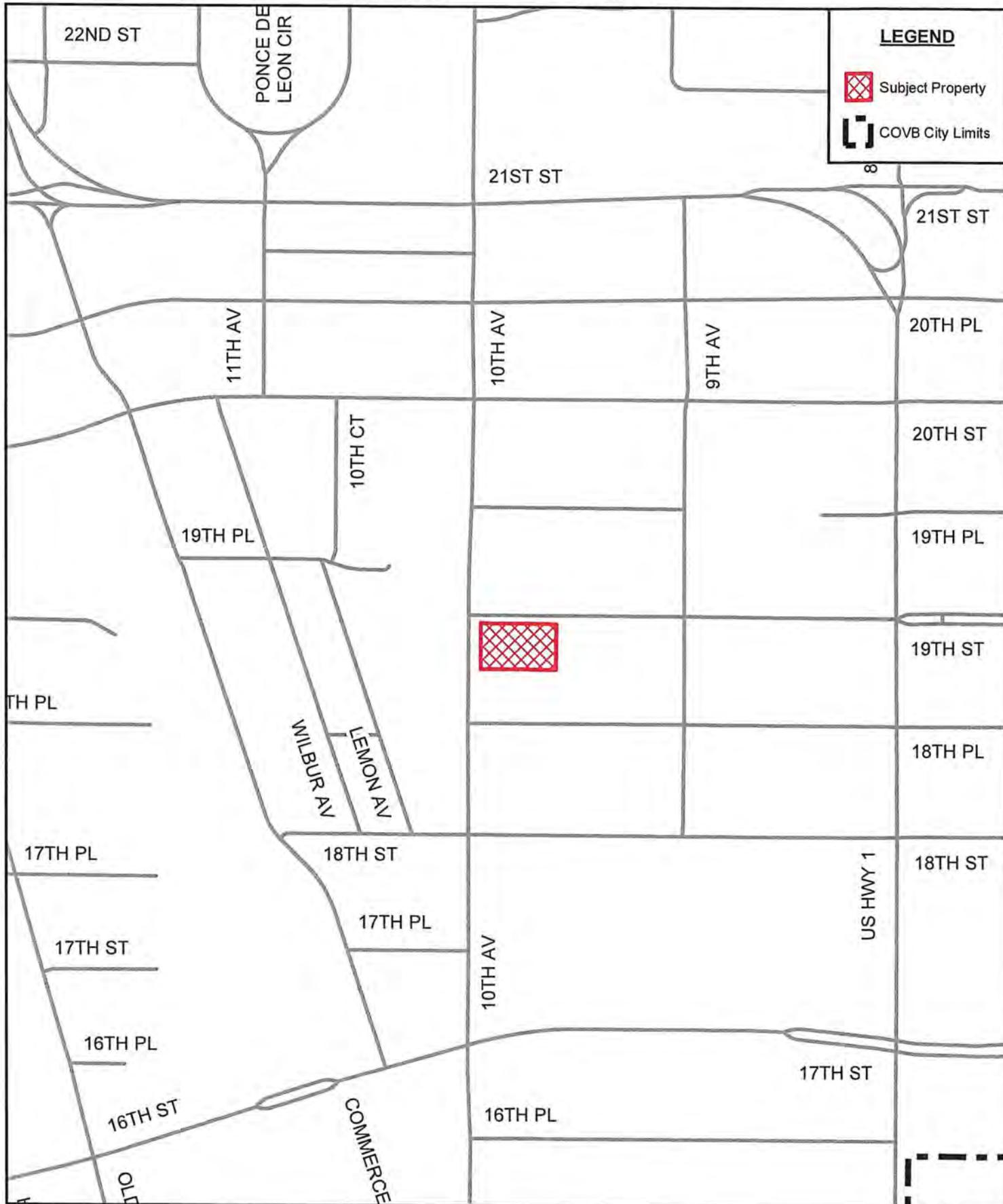
LANDSCAPE SPECIFICATIONS

Specifications/Code Citations [Sec. 62.211 & Sec.72.12]

	Required/ Allowed	Proposed
Parking & Stormwater Retention		
North Property Line –front yard (19 th St.)		
Landscape Strip Width (ft)	10	10
Landscape Strip Length (ft)	234	234
Shrubs (one/2.5')	100	100
Trees (one/30') Front yard	7.8	7.8
Parking & Stormwater Retention		
East Property Line		
Landscape Strip Width (ft)	5	5
Landscape Strip Length (ft)	142	142
Shrubs (one/2.5')	69	69
Trees (one/40')	3.6	3.6
Parking & Stormwater Retention		
South Property Line (Adjacent Property)		
Landscape Strip Width (ft)	5	5
Landscape Strip Length (ft)	234	234
Shrubs (one/2.5')	116	116
Trees (one/40')	5.9	5.9
Parking & Stormwater Retention		
West Property Line – front yard (10 th Ave.)		
Landscape Strip Width (ft)	5	5
Landscape Strip Length (ft)	142	142
Shrubs (one/2.5')	68	68
Trees (one/30')	4.7	4.7
Off-Street Parking Interior		
End of row islands trees	2	2
Landscape area trees (360sf/225sf)	1.6	1.6
Other Open Space		
Trees (16,049 sf/2500sf)	6.4	6.4
Total Trees	32	32
Max. # trees /palms	8	3
Min. Large canopy trees	11	13
Min. 3" DBH required trees	22	32

LOCATION MAP

939, 949, 953, 959 19th St, Vero Beach, FL



LEGEND

-  Subject Property
-  COVB City Limits

1 inch = 400 feet



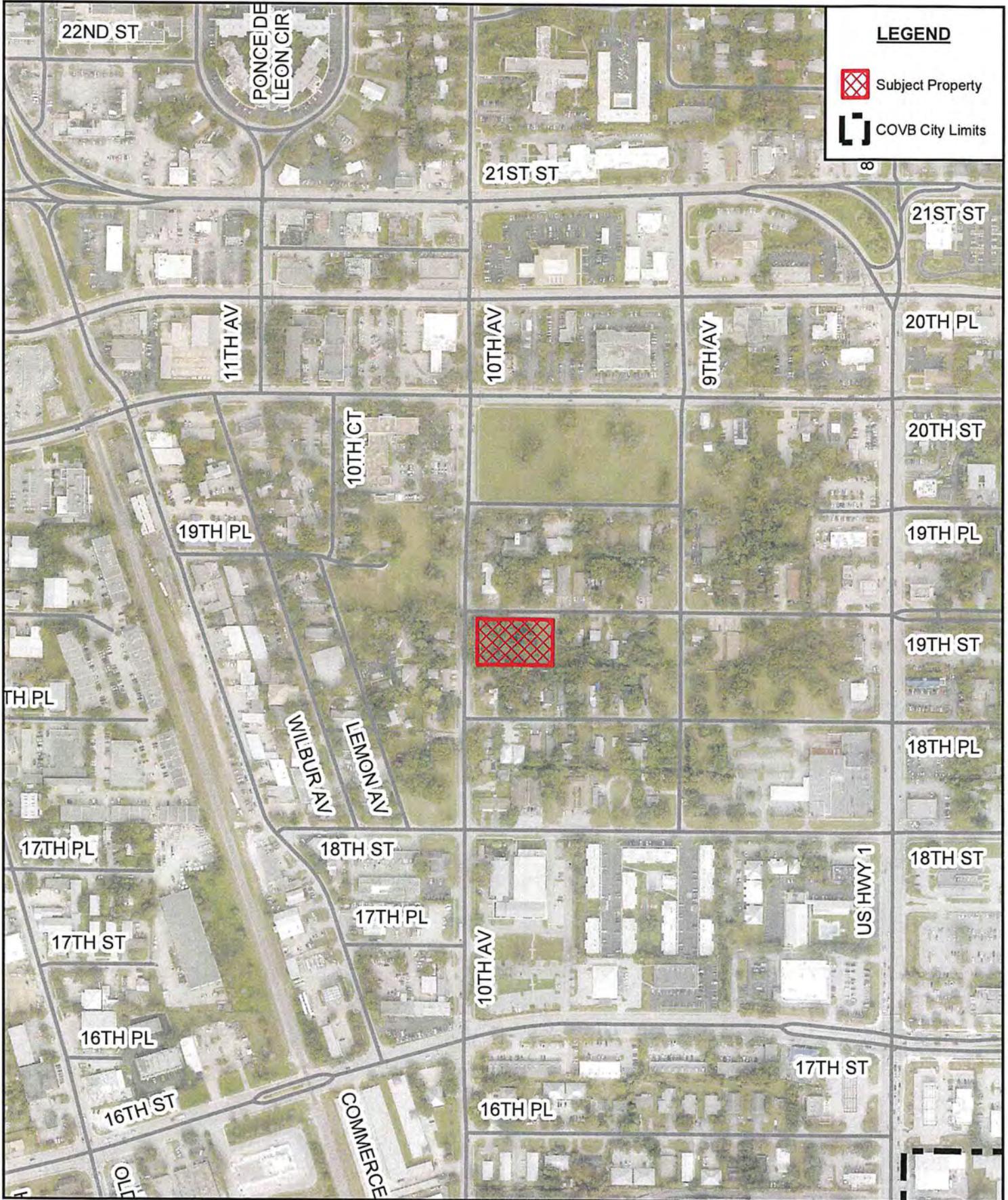
Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
May 8, 2020

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LOCATION MAP

939, 949, 953, 959 19th St, Vero Beach, FL



LEGEND

-  Subject Property
-  COVB City Limits



Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
May 8, 2020

1 inch = 400 feet

DISCLAIMER:
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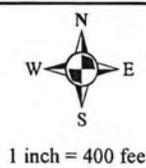
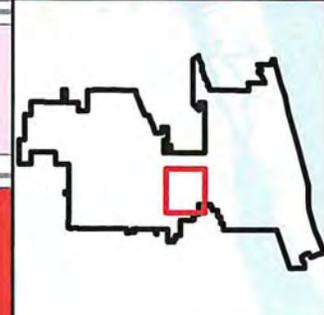
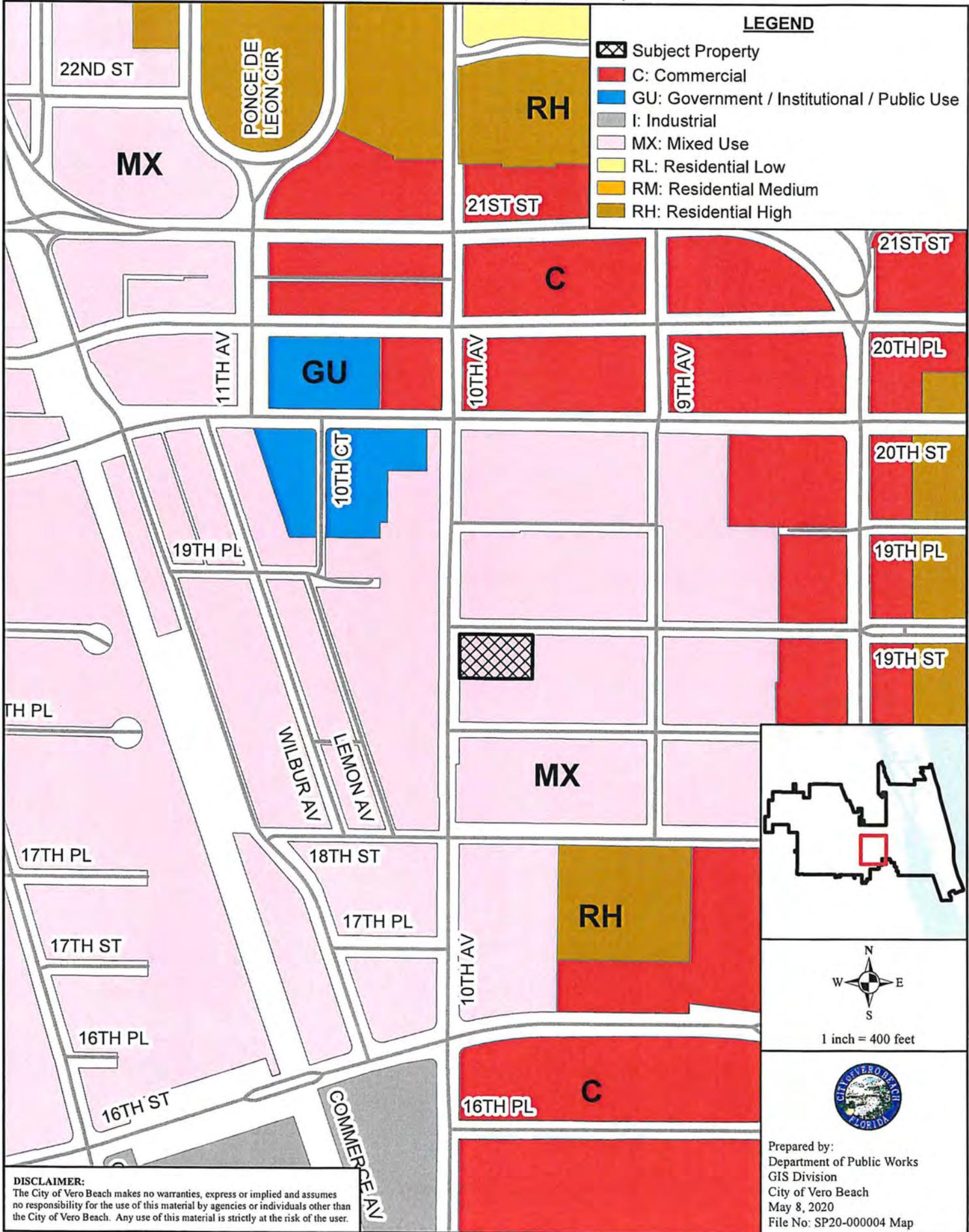


FUTURE LAND USE MAP

939, 949, 953, 959 19th St, Vero Beach, FL

LEGEND

-  Subject Property
-  C: Commercial
-  GU: Government / Institutional / Public Use
-  I: Industrial
-  MX: Mixed Use
-  RL: Residential Low
-  RM: Residential Medium
-  RH: Residential High

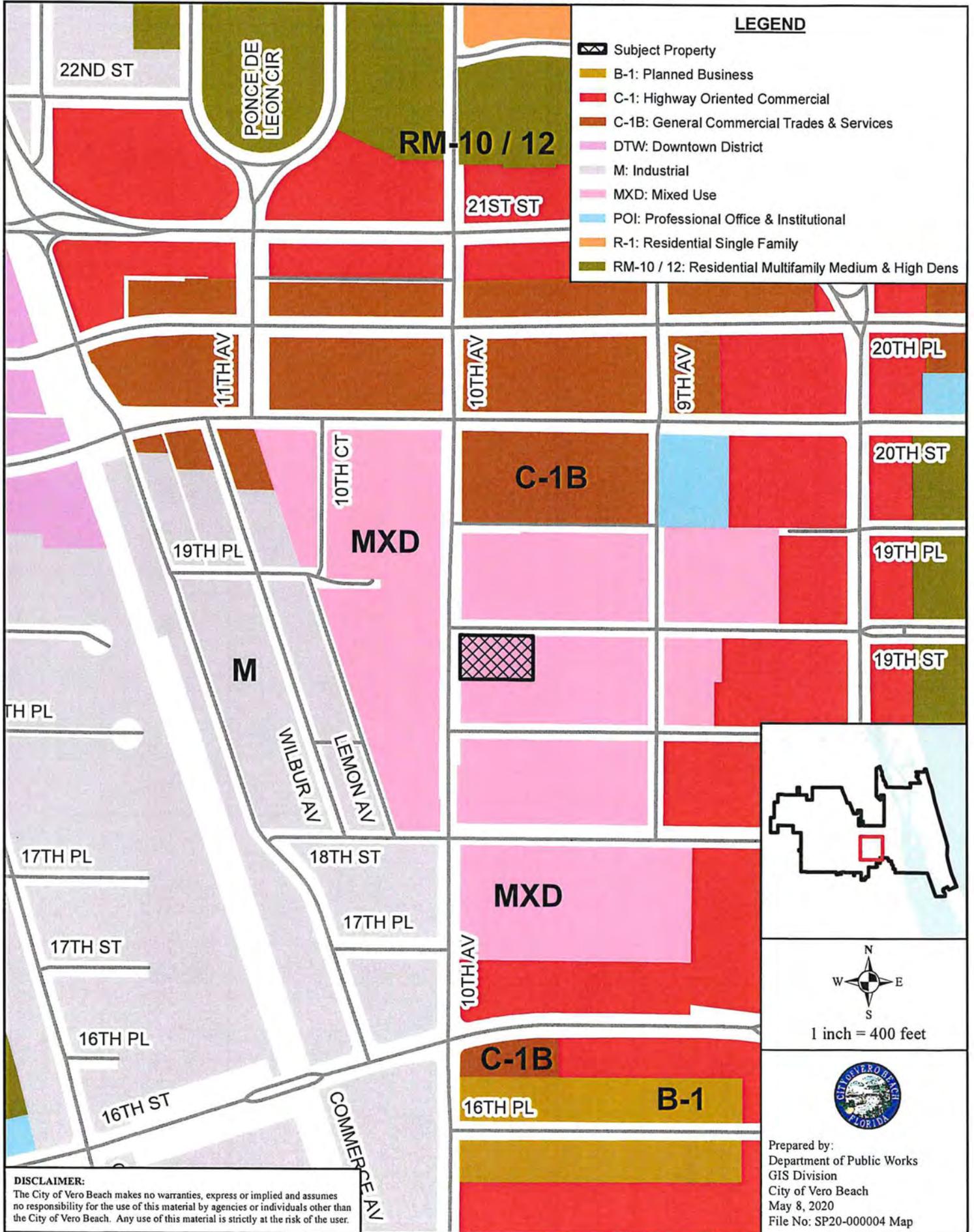


Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 May 8, 2020
 File No: SP20-000004 Map

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ZONING DISTRICTS MAP

939, 949, 953, 959 19th St, Vero Beach, FL



LEGEND

-  Subject Property
-  B-1: Planned Business
-  C-1: Highway Oriented Commercial
-  C-1B: General Commercial Trades & Services
-  DTW: Downtown District
-  M: Industrial
-  MXD: Mixed Use
-  POI: Professional Office & Institutional
-  R-1: Residential Single Family
-  RM-10 / 12: Residential Multifamily Medium & High Dens

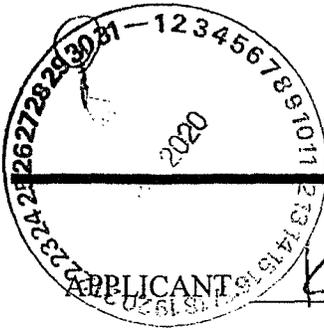


1 inch = 400 feet



Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 May 8, 2020
 File No: SP20-000004 Map

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SITE PLAN APPLICATION (MAJOR)

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

Application # SP20-000004

Telephone: (772) 501-3296

Fax or Email: TonyHAWKINS2@comcast.net

KEVIN HAWKINS

MAILING ADDRESS: 226 OCEANWAY, VERO BEACH, FL 32963

PROPERTY OWNER: KEVIN HAWKINS

OWNER ADDRESS: 226 OCEANWAY, VERO BEACH, FL 32963

SITE ADDRESS: 939, 949, 953, 959 19TH STREET

PARCEL I.D. NUMBER: 23-39-01-00042-0000-00008.0, 10.0, 11.0, 12.0

ZONING DISTRICT: MXD

FLOOD ZONE: X

CONDITIONAL USE? N/A

PLANNED DEVELOPMENT? N/A

Floor Area Square Footage: Existing Proposed 1,027

Number of Dwelling Units: Existing Proposed 12

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: VACANT LOT TO 12 RESIDENTIAL UNITS OF 1,027 SF EACH. PLANS INCLUDES SITE PLAN, PAVING, GRADING AND DRAINAGE PLAN, SWFP PLAN, UTILITY PLAN, DETAILS, LANDSCAPING PLAN W/ DETAILS AND PRELIMINARY FLOOR PLAN AND ELEVATIONS.

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

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

[Signature] 4-28-20
Applicant Signature Date

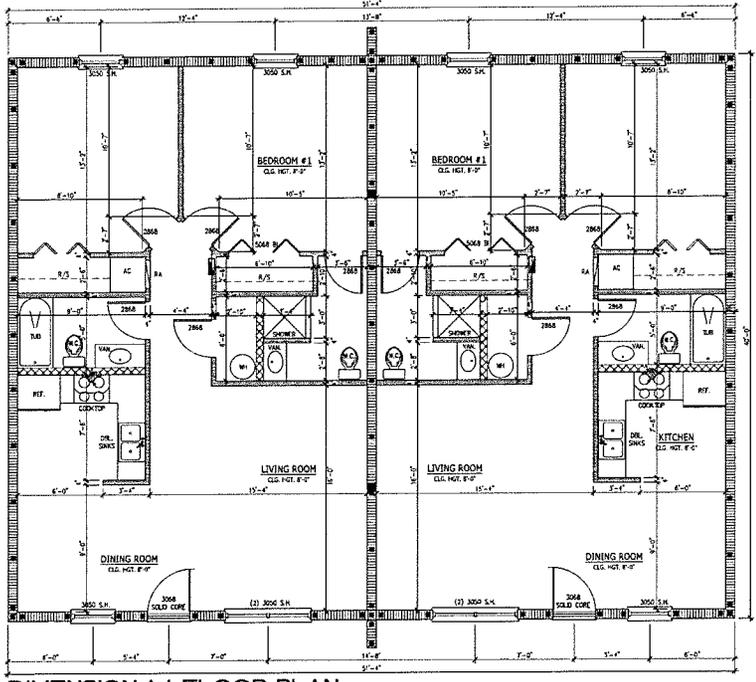
[Signature] 4-28-20
*Property Owner Signature Date

KEVIN HAWKINS
Applicant Name (Print)

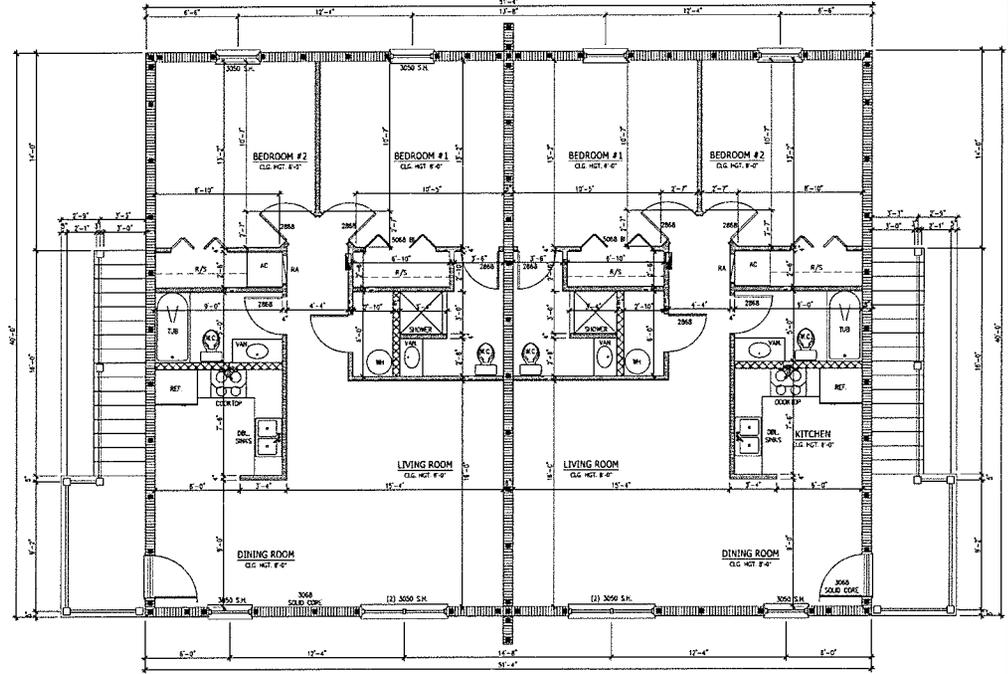
KEVIN HAWKINS
Property Owner (Print)

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

Application Fee: \$ 1620.00



DIMENSION 1st FLOOR PLAN
SCALE: 1/4"=1'-0"



DIMENSION 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

DATE	DESCRIPTION	BY
1999	ISSUE	TLS
	REVISED	TLS
	DATE	MAR 20
	BY	MARK ZC
	DATE	MAR 20
	BY	MARK ZC
	DATE	MAR 20
	BY	MARK ZC

DIMENSION PLAN & NOTES

4-UNIT MULTI-FAMILY
19th STREET
VERO BEACH, FL 32960

CENTERLINE DRAFTING
DEREK PFOUZZ
100 LAUREL ST.
SATILLA BEACH, FL 32937
Ph. (772) 538-0210

STRUCTURALLY ENGINEERED BY:
TODD N. SMITH, P.E., INC. (REC. #5772)
1717 INDIAN RIVER BLVD. SUITE #302
VERO BEACH, FL 32960
TEL: (772) 538-0210
FL PE #42082

TODD N. SMITH, P.E.
FL PE #42082

TO THE BEST OF MY KNOWLEDGE, THIS STRUCTURE COMPLIES AND HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE 6th EDITION FL BLDG. CODE

DATE	DESCRIPTION	BY	APP.
11/15/18	REVISED	AS	AS
11/15/18	REVISED	AS	AS
11/15/18	REVISED	AS	AS
11/15/18	REVISED	AS	AS
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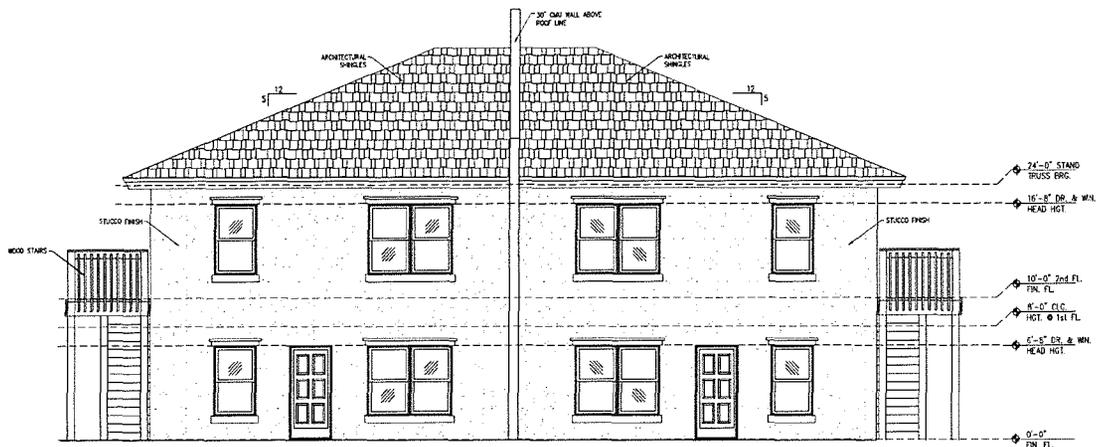
ELEVATIONS

4-UNIT MULTI-FAMILY
1914th STREET
VERO BEACH, FL 32909

CENTERLINE DRAFTING
DEREK PROUTZ
404 LAUREL ST. SATELLITE
BEACH, FL 32909 Ph. (772)
538-0210

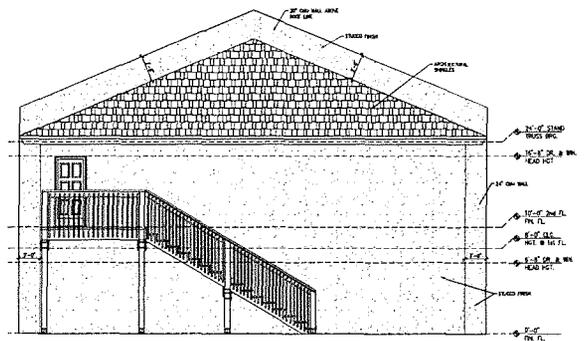
STRUCTURALLY ENGINEERED BY:
TODD N. SMITH, P.E. INC. (REC. #8772)
1717 INDIAN RIVER BLVD SUITE #302
VERO BEACH, FL 32909
VERO, FL 32909-3693
FL PE #47082

TODD N. SMITH, P.E.
FL PE #42282



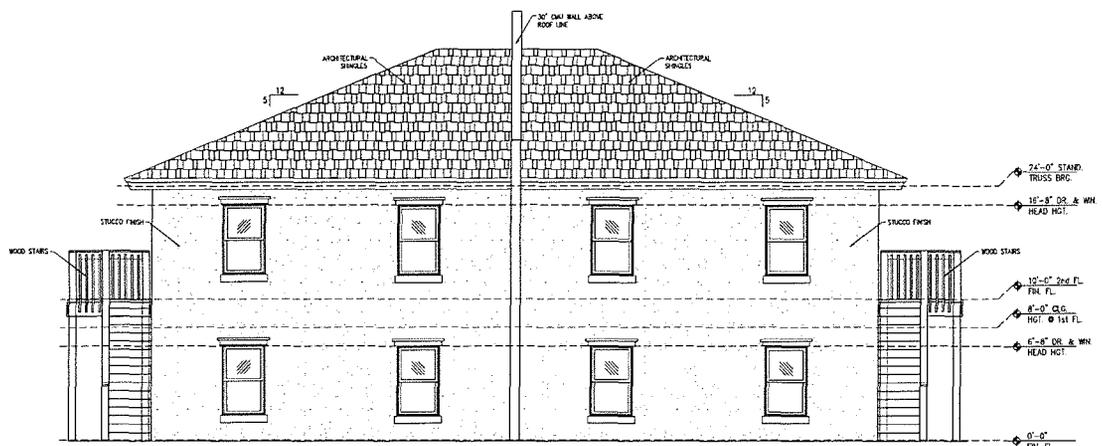
FRONT ELEVATION

SCALE: 1/4"=1'-0"



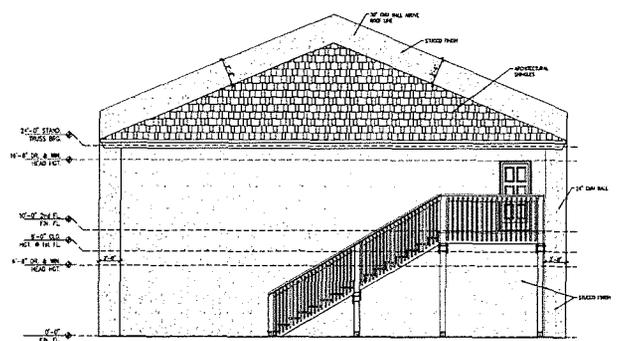
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

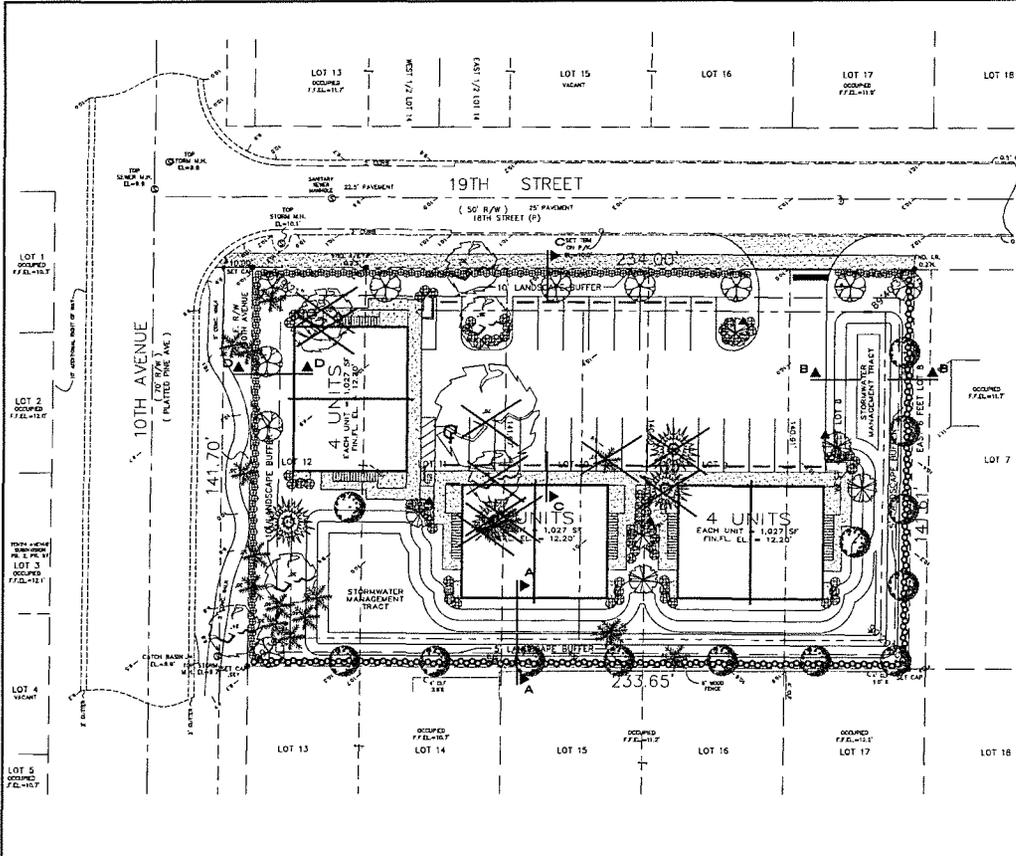
SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

TO THE BEST OF MY KNOWLEDGE, THIS STRUCTURE COMPLIES AND HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE 6th EDITION FL. BLDG. CODE



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



LEGEND OF SURVEY ABERRATIONS

- 1. UNRECORDED EASEMENTS
- 2. UNRECORDED EASEMENTS
- 3. UNRECORDED EASEMENTS
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- 100. UNRECORDED EASEMENTS

SYMBOL	NUMBER	COMMON NAME	BOTANICAL NAME	HT.	SPREAD	CAL.	NATIVE	BROUGHT	REMARKS
☉	3	LAUREL OAK TO REMAIN	QUERCUS LAURIFOLIA	N/A	N/A	24"	YES	YES	
☉	1	SLASH PINE TO REMAIN	PINUS ELLIOTTII	N/A	N/A	20"	YES	YES	
☉	11	CABBAGE PALM TO REMAIN	CAROL PACHETTO	N/A	N/A	22"	YES	YES	
☉	3	EXISTING TREE (TO BE REMOVED)	SLASH PINE	N/A	N/A	4"	YES	YES	
☉	4	EXISTING TREE (TO BE REMOVED)	LAUREL OAK	N/A	N/A	36"	YES	YES	
☉	3	EXISTING TREE (TO BE REMOVED)	CABBAGE PALM	N/A	N/A	18"	YES	YES	
☉	10	LIVE OAK	QUERCUS VIRGINIANA	12'	35'	3"	YES	YES	
☉	13	EAST PALMTA HOLLY	ILEX S. LATEFLORA 'EAST PALMTA'	9'	25'	3"	YES	YES STRAIGHT LEAF	
☉	6	MAGNOLIA	MAGNOLIA GRANDIFLORA	9'	25'	3"	YES	NO	

LANDSCAPE DATA

- NORTH PROPERTY LINE (19TH STREET) = 10' WIDE BUFFER
TREES REQUIRED = 1 TREE/50 LF(234 LF) = 7.8 TREES AND 100 SHRUBS
- SOUTH PROPERTY LINE (ADJACENT PROPERTY) = 5' WIDE BUFFER
TREES REQUIRED = 1 TREE/50 LF(234 LF) = 5.9 TREES AND 118 SHRUBS
- EAST PROPERTY LINE (ADJACENT PROPERTY) = 5' WIDE BUFFER
TREES REQUIRED = 1 TREE/50 LF(142 LF) = 3.4 TREES AND 89 SHRUBS
- WEST PROPERTY LINE (10TH AVENUE) = 5' WIDE BUFFER
TREES REQUIRED = 1 TREE/50 LF (142 LF) = 4.7 TREES AND 68 SHRUBS
- INTERIOR LANDSCAPING
TREES REQUIRED = 1 TREE AT EACH END OF ROW#2 EXIST = 2 TREES
- ADDITIONAL INTERIOR
TREES REQUIRED = 24 SPACES(15 SF/SPACE) = 240 SF(150 TREES/255 SF) = 16 TREES
- OTHER OPEN SPACE AREA
TREES REQUIRED = 1 TREE/2500 SF(16,849 SF) = 6.4 TREES
- TREE MITIGATION WITHIN FRONT, SIDE AND REAR SETBACKS
UNRECORDED TREES = 0
PROTECTED TREES = 0
TOTAL MITIGATION REQUIRED = 12.4' x 50' = 620' x 14' = 644' x 14' REPLACEMENT TREES
- TOTAL LANDSCAPING REQUIRED = 34 CANOPY AND 108 SHRUBS
TOTAL LANDSCAPING PROVIDED = 3 CANOPY, 1 PINE AND 11 SHRUBS
TOTAL LANDSCAPING PROPOSED = 28 CANOPY AND 413 SHRUBS
TOTAL LANDSCAPING PROVIDED = 36 CANOPY (7 CREDITS) AND 413 SHRUBS

LANDSCAPE NOTES

- GENERAL:
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER IN QUALITY AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES HAS A WEBSITE: <http://www.freshfromflorida.com>
 - THE "FLORIDA-NATIVE PLANT DATABASE" PUBLISHED BY THE UNIVERSITY OF FLORIDA AT INTERUNIVERSITY LABORATORIES IS HEREBY REFERRED TO AS "FLORIDA-NATIVE PLANT DATABASE". PROVIDE THE STANDARDS FOR ACCEPTABLE NATIVE BROWN TOLERANCE, AND SAULT TOLERANCE SPECIES AND OTHER PLANT SPECIES SHALL BE DROUGHT
 - AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL SHALL BE BROWN TOLERANT
 - AT LEAST 50 PERCENT OF REQUIRED PLANT MATERIAL OR DROUGHT TOLERANT SHALL BE HIGH SALT TOLERANT SPECIES
 - ALL PLANTING MATERIAL SHALL BE INSTALLED IN A SOUND AND WORKING MANNER ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES
 - AN AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE 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, MULTIPLE DEVICES AND BEIP OR OTHER DEVICES APPROPRIATE TO CONSERVE
 - WATER
 - ALL PLANT MATERIAL SHALL BE COMPATIBLE WITH THE LOCAL CLIMATE, PROPOSED IMPROVEMENTS AND THE PROPOSED STORMWATER MANAGEMENT PLAN FOR THE SITE
 - ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT
 - ALL SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPPING SHALL BE REMOVED PRIOR TO PLANTING. ONLY PAPER OR COFFEE BURLAP WRAPPING AND GUTTING ROPE OR TWINE MAY REMAIN AROUND THE ROOT BALL OF TREES OR PALMS AFTER PLANTING
 - ALL PLANTING BEDS SHALL BE FULLY MOUND TO A DEPTH OF 3" WITH A BARK OR SHEDED ORGANIC MATERIAL, 100%
- TREES:
- THE LATEST EDITION OF "GRASSES 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 APPROPRIATE DOCUMENT UNDER NURSERY NUMBER 1-1 LISTED IN THE INDEX OF PLANT MATERIALS
 - 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 DIAMETER FROM FEET OF CLEAR TRUNK)
 - ALL OTHER REQUIRED TREES SHALL MEET ALL OF THE FOLLOWING MINIMUM SPECIFICATIONS BASED ON THE NATURAL TREE SHAPE FOR THE SPECIES (TWO INCHES DIAMETER FROM FEET OF CLEAR TRUNK)
 - A GROUPING OF TREES OR MORE PLANTS ON A SINGLE PALM THAT HAS OR WILL HAVE A CROWN SPREAD OF AT LEAST 15 FEET AS MATURITY MAY BE SUBSTITUTED FOR EACH REQUIRED TREE (TWO) HAS REQUIRED LARGE SCALE CANOPY TREE TO SATISFY UP TO 25 PERCENT OF THE TOTAL TREE REQUIREMENTS SUCH PALM SHALL HAVE A MINIMUM HEIGHT OF 12 FEET OF 12 FEET AT THE TIME OF PLANTING
 - PROPORTIONS WITHIN EACH GROUP OF TREES SHALL BE CONSIDERED COLLECTIVELY AND THE APPLICANT SHALL WITH ALL CRITERIA
 - A MINIMUM OF ONE THIRD OF THE TOTAL REQUIRED TREES SHALL BE LARGE SCALE CANOPY TREES
 - ALL TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF VERO BEACH ORDINANCE
- SHRUBS:
- PLANT MATERIAL SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING
 - SHRUBS SHALL BE INSTALLED NO MORE THAN 30 INCHES ON CENTER
- GROUND COVERS:
- ALL REQUIRED GROUND COVER PLANT MATERIAL SHALL BE PLANTED IN SUCH A MANNER AS TO ACHIEVE 100 PERCENT COVERAGE WITHIN 100 DAYS
- OTHER:
- ALL SHEDDED 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
 - ALL PLANTING SHALL BE TO BE REPLETED BY DATE
 - CLUSTERS OF PALMS, IF USED, SHALL CONSIST OF NO MORE THAN ONE THIRD OF THE TOTAL LANDSCAPE REQUIREMENTS
 - AREAS NOT INDICATED AS PLANTING BEDS CONTAINING TREES AND/OR SHRUBS SHALL BE FULLY GRADED
 - ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF VERO BEACH ORDINANCE

IRRIGATION CERTIFICATION

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF VERO BEACH AND THE RESTRICTIONS ON IRRIGATION USE AS SPECIFIED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

JMS Design Studios, Inc.
FLORIDA CERTIFIED LANDSCAPE DESIGNER
1000 W. PALM BLVD., SUITE 100
VERO BEACH, FLORIDA 33592
TEL: (772) 332-6666
WWW.JMSDESIGNSTUDIOS.COM

LANDSCAPE PLAN

HAWKINS PROPERTIES
12 UNIT
MULTI-FAMILY
CITY OF VERO BEACH, FLORIDA

LS1

DATE: 10/15/2024
DRAWN: JMS
CHECKED: JMS
DATE: 10/15/2024
SCALE: AS SHOWN

IF YOU HAVE ANY QUESTIONS
CALL US AT
1-800-432-4770
WWW.JMSDESIGNSTUDIOS.COM

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W.I

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Lauer and Planning and Zoning Board Members

THROUGH: Jason H. Jeffries, AICP ^{JHS}
Director of Planning and Development

FROM: Gayle A Lafferty, AICP ^{GL}
Senior Planner

DATE: June 19, 2020

SUBJECT: **Petition of Collin Kitchell for a Variance (Dock) for Property Located at 724 Shore Drive (Application #V20-000002)**

Overview

The Planning and Development Department received a variance request from the property owner from the requirement of Section 31.05 (a)(5) that a dock must be located no closer than 15 feet from the side property line.

The following are attachments to this report:

- Attachment A-Maps of Subject Property
- Attachment B-Code Section 31.05 – Private docks
- Attachment C- Variance Application

Background

The property owners wish to have a dock constructed to allow them to have a small boat at their residence, which is located at the northern end of a canal.

A research of the Indian River County Building Department records show that a building permit was issued in 1991 for a dock at this address, which did not conform, to the 15-foot setback requirement. A final inspection was completed and approved on June 19, 1991. Planning and Development records indicate that in the 1980's, and 1990's exceptions were made to setback requirements for dock setbacks for properties located at the end of canals, provided neighbors did not object to the dock.

With partially enclosed water bodies, the projected riparian property line generally runs from the platted property line of each riparian property starting at the mean high water mark to the middle of the partially enclosed water body. The staff has routinely applied riparian property lines in addressing this type of situation.

Review and Analysis

In order to grant a variance from the provisions of the zoning ordinance, an applicant must satisfy the criteria of Section 66.02 (General Review Criteria) ***and*** Section 66.03 (Specific Review Criteria).

Section 66.02

According to Section 66.02, the Planning and Zoning Board shall deny an application if it finds that the approval would:

- (a) Constitute any change in the districts shown on the zoning map;
- (b) Impair adequate supply of light or air to adjacent property;
- (c) Unreasonably increase the congestion in public streets;
- (d) Increase the danger of fire or panic;
- (e) Imperil the public safety;
- (f) Unreasonably increase overcrowding of land; or
- (g) Imperil the health or general welfare of the inhabitants of the city.

Comment: There are no known obvious conflicts with the above criteria.

Section 66.03

Section 66.03 spells out the following specific review criteria that the applicant must demonstrate in order for the Planning and Zoning Board to grant a variance. It should be noted also that all the criteria must be met in order for the variance to be granted.

Required Finding: *That the application of the zoning ordinance causes an exceptional and unique hardship.*

Applicant's Response: Sec. 31.05 of City Code requires all new dock construction to be 15' setback from the riparian rights lines. Due to the shape and location of the lot, this makes constructing a new dock infeasible.

Comment: Application of the setback would result in an inability to construct a dock.

Required Finding: *That the exceptional and unique hardship is not due solely to the owner's actions.*

Applicant's Response: The hardship is based off the shape of the lot.

Comment: Due to the location of this lot, the setback requirements of Sec. 31.05 the exceptional and unique hardship is not due solely to the owner's actions.

Required Finding: *That the variance granted will be compatible with the physical characteristics of the neighborhood.*

Applicant's Response: The variance will allow the homeowner to construct a dock that can fit a small boat. All of the neighbors have docks.

Comment: The proposed dock could be compatible with the physical characteristics of the existing development.

Required Finding: *That the variance granted will be in harmony with the intent and purpose of the Code.*

Applicant's Response: The intent of the Code is not negatively impact neighbors when constructing a dock. The plans submitted show no negative impact.

Comment: The intent of the code is to allow property adjacent to waterways to construct docks with reasonable size to float boats (Ordinance 88-24).

Required Finding: *That the variance granted is the minimum necessary in order to alleviate the exceptional and unique hardship.*

Applicant's Response: We are asking for the minimum dimensions to construct a dock that will allow storage of a boat, while not negatively impacting the neighbors.

Comment: Applicant is requesting construction of one dock.

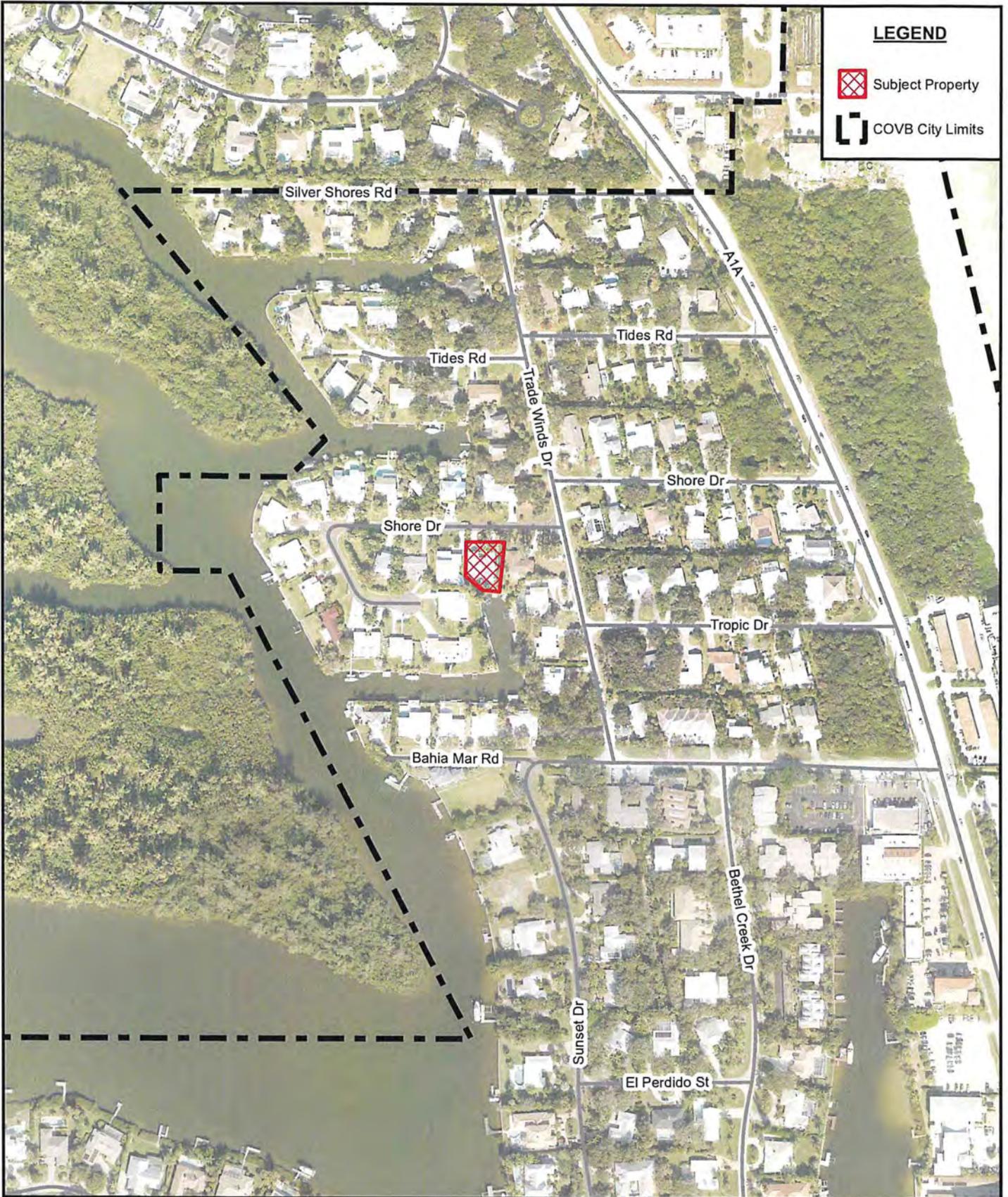
Summary

The applicant is seeking a variance of 15' from riparian lines to allow the construction of a dock.

Attachments

AERIAL MAP

724 Shore Dr, Vero Beach, FL



LEGEND

-  Subject Property
-  COVB City Limits



Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
June 18, 2020

1 inch = 300 feet

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.



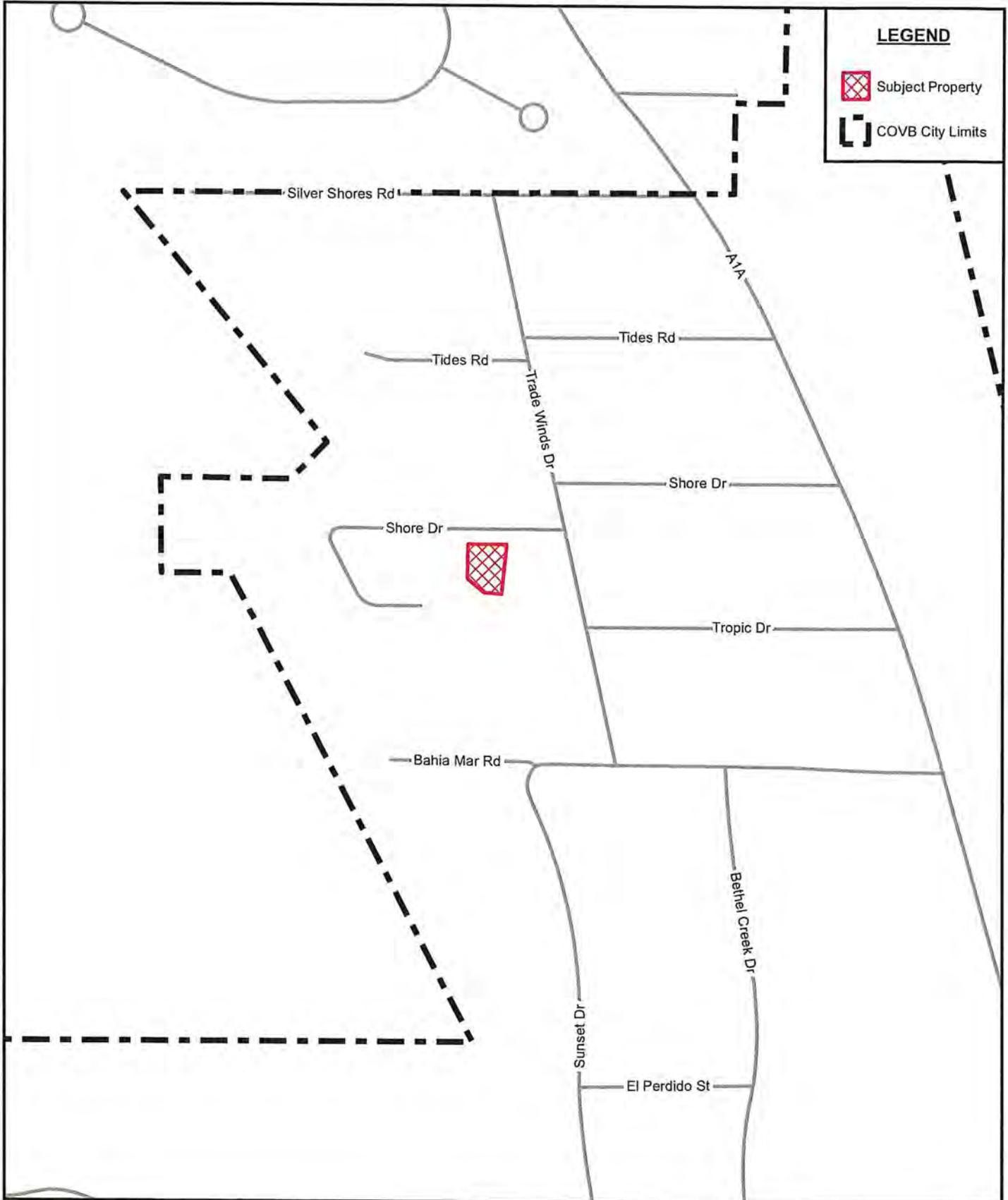
LOCATION MAP

724 Shore Dr, Vero Beach, FL

LEGEND

 Subject Property

 COVB City Limits



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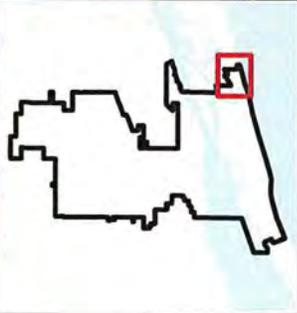
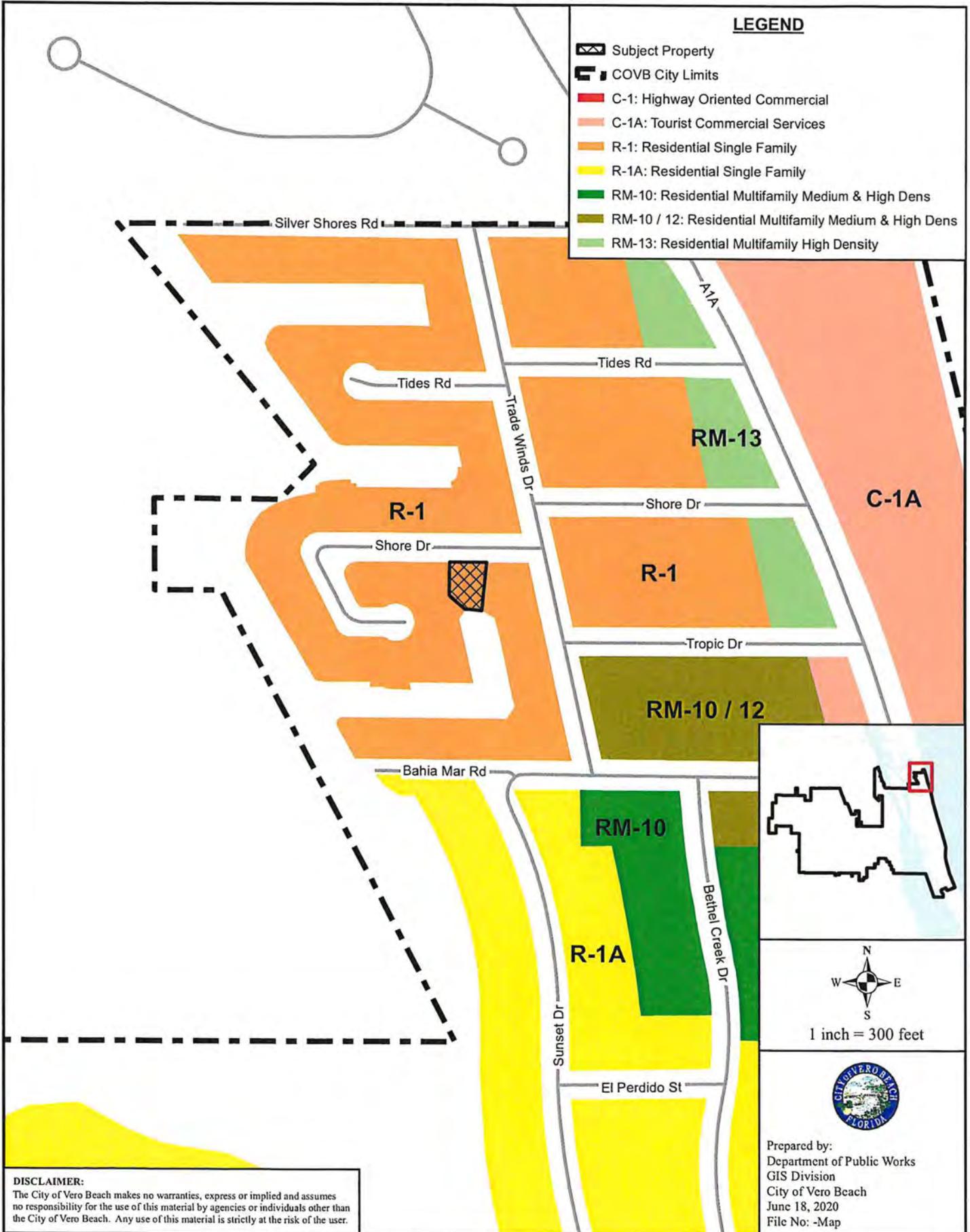


ZONING DISTRICTS MAP

724 Shore Dr, Vero Beach, FL

LEGEND

-  Subject Property
-  COVB City Limits
-  C-1: Highway Oriented Commercial
-  C-1A: Tourist Commercial Services
-  R-1: Residential Single Family
-  R-1A: Residential Single Family
-  RM-10: Residential Multifamily Medium & High Dens
-  RM-10 / 12: Residential Multifamily Medium & High Dens
-  RM-13: Residential Multifamily High Density



1 inch = 300 feet



Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 June 18, 2020
 File No: -Map

DISCLAIMER:
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Sec. 31.05. - Private docks.

- (a) Private boat slips or docks shall be constructed according to the following:
 - (1) Forty percent (20 percent either side of the centerline) of the width of the waterway shall remain unobstructed by docks, mooring or dolphin poles, or moored boats.
 - (2) Application of paragraph subsection (1) above shall not result in an unobstructed waterway less than 20 feet in width (ten feet either side of centerline).
 - (3) Docks may extend into a waterway a maximum of 20 percent of the width of the waterway.
 - (4) Mooring or dolphin poles may extend into a waterway a maximum of 30 percent of the width of the waterway. Boat lifts attached to a dock shall be permitted between the dock and the mooring or dolphin poles.
 - (5) Docks shall be setback a minimum of 15 feet from side property lines.
 - (6) For the purposes of this section, measurements shall be from the mean low water mark.
- (b) Permits for the construction of a dock shall be obtained before such construction shall begin. The dock and appurtenant structures must comply with all the applicable requirements of the zoning ordinance, and approval must be secured from all government agencies having jurisdiction over such activities.
- (c) Plans for the construction of a dock must be submitted as provided elsewhere in this Code and said plans shall be prepared by a qualified engineer registered in the State of Florida.
- (d) Before a permit is issued to construct a dock, the applicant shall either certify in writing that he owns the land abutting the water upon which the dock will be constructed, or produce written consent of all owners thereof to construct a specific dock at a specific location.
- (e) Vessels moored to private docks shall not extend more than 30 percent of the width of the canal or waterway measured from the water's edge.
- (f) No vessel shall be moored to a private seawall or dock, or be beached upon private property, without the permission of the owner thereof unless such mooring or beaching is of an emergency nature and is reasonably necessary to protect life, limb or property. In the event such emergency beaching or mooring is necessary, said conditions shall be corrected in not more than 72 hours, and the vessel removed.
- (g) Except as provided in (h) below, the renting of docks, dock space, or moorings, or the rental of boats for any purpose whatsoever is prohibited except in marina districts; provided, however, in other nonresidential districts the renting of docks, dock space, or moorings is permitted where rental is limited to a tenant of the building that the dock or mooring is accessory to and such tenant is also the owner of the boat utilizing the rental space.
- (h) The renting of docks, dock space, or boat slips is permitted in C-1A and C-1B districts subject

to an approved code compliance certification or approved site plan application.

(Ord. No. 84-26, § 1, 10-16-1984; Ord. No. 88-24, § 1, 8-2-1988; Ord. No. 2015-23, §§ 2, 3, 9-1-2015)

VARIANCE APPLICATION

Application # V20-000002

I request a hearing regarding the terms of the Zoning Ordinances of the City of Vero Beach. This request relates to the property and zoning requirements set forth in this application.

1. PROPERTY ADDRESS 724 Shore Dr. Vero Beach FL 32963
2. PROPERTY OWNER Collin Mitchell PHONE 772 299 8591
3. OWNER ADDRESS 724 Shore Dr Vero Beach FL 32963
4. APPLICANT Collin Mitchell PHONE 772 299 8591
5. APPLICANT ADDRESS 724 Shore Dr Vero Beach FL 32963.
6. RELATIONSHIP OF APPLICANT TO OWNER [i.e. same, attorney, engineer, architect, etc.]
Same
7. PROPERTY PARCEL ID NUMBER 32-40-29-00002-0000-00039/0
8. FULL LEGAL DESCRIPTION OF THE PROPERTY [as described in the deed]:
Silver shoes unit NO. 2 - lot 39 PBT 4-49
9. ZONING DISTRICT 0100-Residential-single family
10. VARIANCE REQUESTED 15' setback From riparian rights lines for
Construction of new dock
11. CITY CODE SECTION(S) INVOLVED ~~31.05~~ Sec. 31.05
12. IS THIS REQUEST THE MINIMUM VARIANCE POSSIBLE? (Yes) / No
13. HAS THIS REQUEST BEEN BEFORE THE BOARD PREVIOUSLY? Yes / (No) Date:

I give permission to the members of the City staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information, and I understand that willful false statements and the like are misdemeanors of the second degree under Section 837.06, Florida Statutes. Such willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the Board procedures and application requirements. With this application I am submitting the necessary supporting materials listed.

Owner's Signature

Collin Mitchell

Date

2/26/2020



REQUIRED QUESTIONS FOR VARIANCE APPLICATION

Please answer each of the following questions fully. These questions will assist the Planning and Zoning Board to determine whether your application meets the minimum criteria for obtaining a variance as described in Chapter 66 of the Code of Ordinances. Use additional pages if necessary. The Planning and Zoning Board will not accept reference to a site plan as the answer to any of these questions.

1. Explain in detail how application of the Zoning Ordinance causes an exceptional and unique hardship?

Sec. 31.05 of City Code requires all new dock construction to be 15' setback from the riparian rights lines. Due to the shape and location of the lot, this makes constructing a new dock infeasible.

2. Can you establish that the exceptional and unique hardship is not due solely to the owner's actions? Please explain fully.

The hardship is based off the shape of the lot.

3. If granted, will the variance be compatible with the physical characteristics of the neighborhood? Please explain fully.

The variance will allow the home owner to construct a dock that can fit a small boat. All of the neighbors have docks with boats.

4. If granted, will the variance be in harmony with the intent and purpose of the Code? Please explain fully.

The intent of the code is to not negatively impact neighbors when constructing a dock. The plans submitted show no negative impact.

5. If granted, is the variance the minimum necessary in order to alleviate the exceptional and unique hardship?

We are asking for the minimum dimensions to construct a dock that will allow storage of a boat while not negatively impacting the neighbors.

Rec. 10/27/18
000

Prepared by and return to:
Charles E. Garris, Esquire
Charles E. Garris, P.A.
819 Beachland Boulevard,
Vero Beach, FL 32963
772-231-1995
File Number: Schuessler9970.
Will Call No.: 65

Parcel Identification Number: 32-40-29-00002-0000-00039/0

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 3rd day of July, 2018 between Victoria Schuessler, whose post office address is 33 Irvington Place, Hawthorne, NJ 07506, grantor, and Collin Reis Kitchell and Meredith C. Kitchell, husband and wife whose post office address is 724 Shore Drive, Vero Beach, FL 32963, grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantees, and grantees' heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Indian River County, Florida to-wit:

Lot 39, Silver Shores Unit No. 2, according to the map or plat thereof as recorded in Plat Book 4, Page 69, Public Records of Indian River County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any; however, this reference shall not serve to reimpose same.

Grantor warrants at the time of this conveyance, the subject property is not her homestead, within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of her homestead property.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

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

Signed, sealed and delivered in our presence:

Gayle P. Watson

Witness Name: Gayle P. Watson

[Signature]

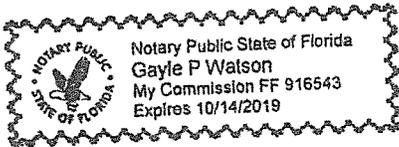
Witness Name: Charles E. Garris

Victoria Schuessler (Seal)
Victoria Schuessler

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 3 day of July, 2018, by Victoria Schuessler, who is personally known to me or has produced a _____ as identification.

[Notary Seal]



Gayle P. Watson
Notary Public

Printed Name: Gayle P. Watson

My Commission Expires: _____

Indian River



Construction Notes:

Contractor shall employ Best Management Practices for use of turbidity & erosion control devices during all construction activities.

Any work barge shall operate within high tides and one foot clearance above submerged resources or bottom substrate. Pilings to be installed by driving, with appropriate turbidity control devices in place.

Turbidity control devices surround entire work area & connect to shore to prevent turbid discharge offsite; turbidity booms in place prior to start and throughout all phases of in-water work.

8" Pilings - 10 ft. o.c. for walkway; all 48" embedment; chemically-treated wood piles wrapped 1' above MHWL to 1' below substrate with standard inert synthetic material

SAV & Natural Resource Notes:

No seagrass occurs in the area of the walkway, triangular platforms, and mooring area (survey date 07/03/2019). Muck depths in project area range from 6" to over 24".

Mooring Area Notes:

Mooring Area - boat lift 10' x 10' (100 sq. ft.)

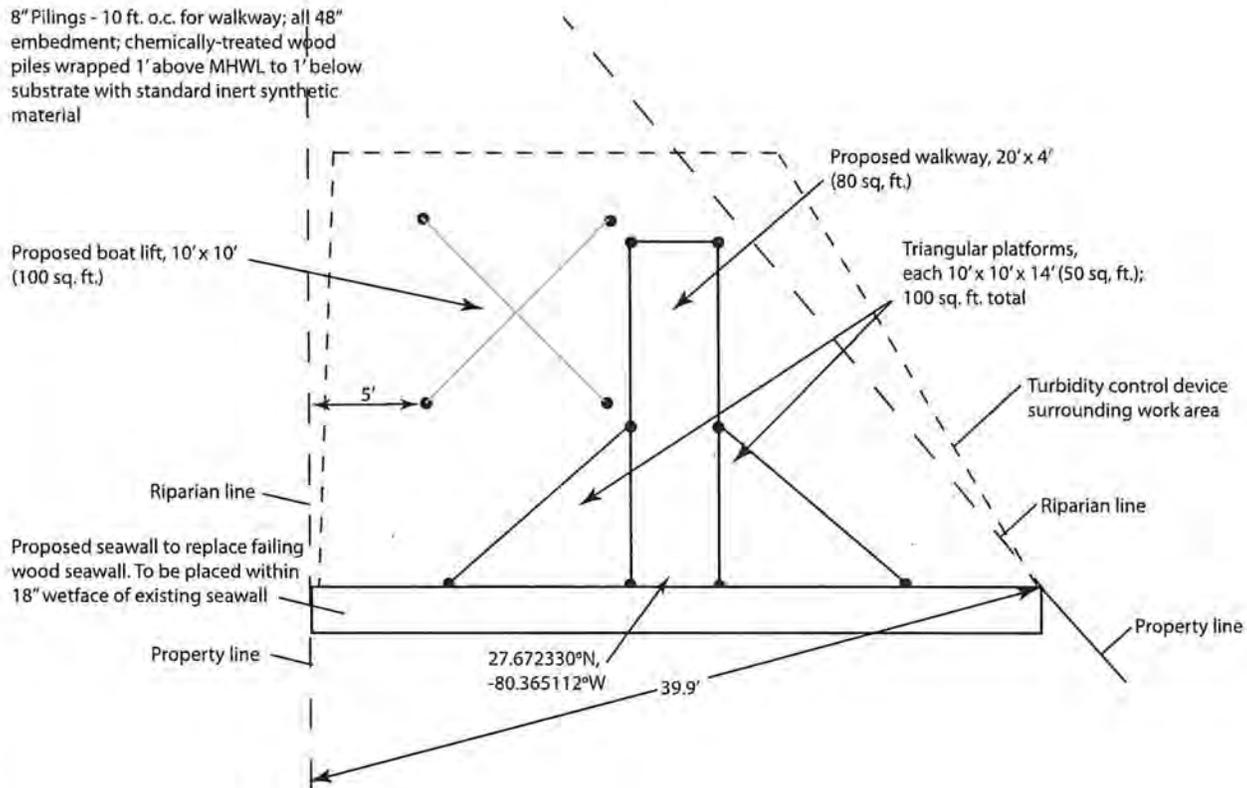
No greater than - 4.0 ft. MLW depth in mooring and boat lift areas (LABINS, NAVD88)

Vessel Notes:

Vessel - 25 ft. center console, deepest draft 18 inches; beam 8'; Lowest points of proposed vessels extend a minimum of one foot above bare bottom or top of existing submerged resources.

Riparian Setback Notes:

Exception to 25 ft. minimum setback to riparian lines if parcel has shoreline frontage less than 65 ft. (Chap. 18 - 21.004(3)(d)).



Total Area of New Construction in, on or over wetlands or surface waters - 280 sq. ft.



NOT A FIELD SURVEY / NOT TO SCALE

<p>Figure 3: Plan View</p>	<p>Collin & Meredith Kitchell 724 Shore Drive Vero Beach, FL 32963</p>	<p>DEP File No. TBD T32S - R40E -S29</p>	<p>David Cox Consulting, LLC 2044 14th Avenue, Ste.24 Vero Beach, FL 32960</p>
----------------------------	--	--	--

SHORE DRIVE



RESIDENCE

EXISTING DOCK & SEAWALL to be repaired

CANAL

GENERAL NOTES

1. THE CONTRACTOR AND TRADES SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY KNIGHT MCGUIRE & ASSOCIATES OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO THE START OF ANY CONSTRUCTION. COMMENCING WORK MEANS ACCEPTANCE OF ALL CONDITIONS. KNIGHT MCGUIRE & ASSOCIATES WILL NOT BE RESPONSIBLE IN ANY WAY FOR CORRECTION OR MODIFICATION TO THE WORK.
2. ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 6TH EDITION (2017) AND ALL APPLICABLE FEDERAL, STATE & LOCAL CODES. CONTRACTOR IS ADVISED TO CONSULT WITH KNIGHT MCGUIRE & ASSOCIATES PRIOR TO CONSTRUCTION TO DISCUSS THE REQUIREMENTS OF ALL SUCH APPLICABLE AUTHORITIES.
3. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING ANY DISCREPANCIES PRIOR TO COMMENSING/CONTINUING WORK.
4. INSTALL ALL EQUIPMENT AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL RELEVANT TRADES.
6. THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS STAMPED "FOR CONSTRUCTION" AND SIGNED & SEALED BY THE ENGINEER OF RECORD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING ANY AND ALL RELEVANT FEDERAL, STATE, AND LOCAL AUTHORITIES.

SEAWALL REPAIR NOTES

ALL WOOD MEMBERS SHALL BE NO.1 SOUTHERN YELLOW PINE (UNLESS OTHERWISE SPECIFIED), PRESSURE TREATED IN ACCORDANCE WITH THE A.W.P.A. STANDARD C-18 FOR MARINE CONSTRUCTION.

THE PRESERVATIVE USED SHALL BE A WATERBORNE TYPE SUCH AS 'B' OR 'C' AS COVERED IN FEDERAL SPEC, TT-W-535, AND A.W.P.A. STANDARDS P5, C2, AND C14.

ALL WOOD TO BE STRAIGHT, TRUE, AND FREE FROM SPLINTS, WANE OR OTHER OBJECTIONABLE DEFECTS.

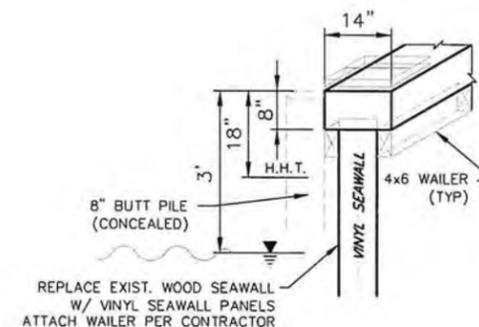
BOLT HOLES SHALL BE DRILLED TO THE BOLT DIAMETER AND THEN HAMMERED INTO PLACE.

PILINGS SHALL BE TREATED WITH NOT LESS THAN 2.5 LBS./C.F. OF C.C.A. PRESERVATIVE SALTS IN WITH A.W.P.A. STANDARD C-18.

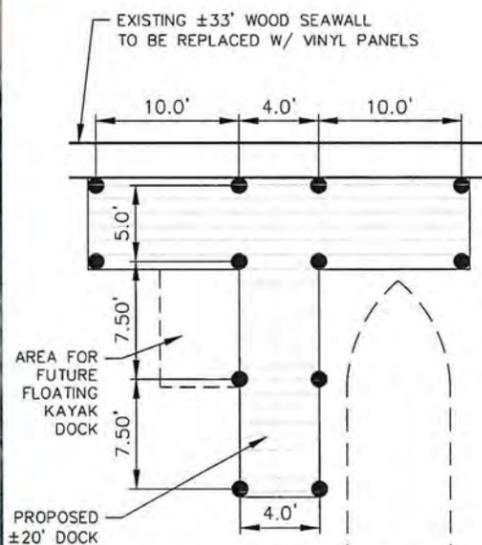
ALL CONNECTORS, FASTENERS, ETC SHALL BE GRADE 316 STAINLESS STEEL (USN S31600).

DESIGN CRITERIA (FBC 2017)

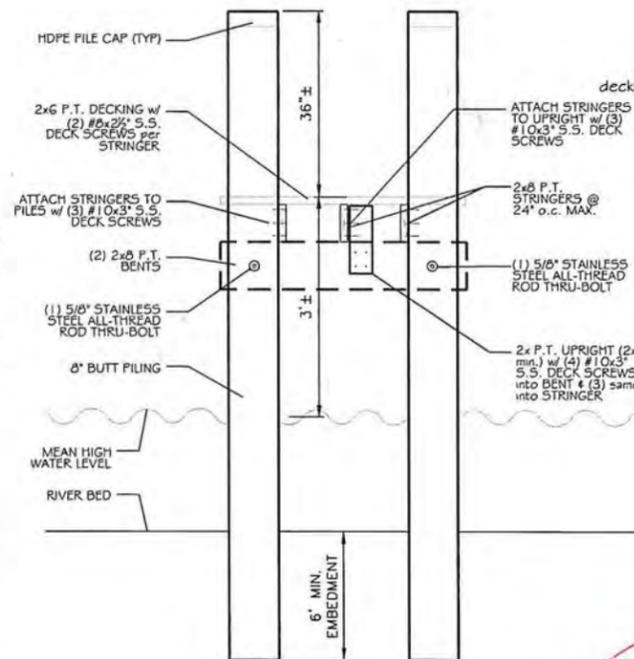
WIND SPEED = 160MPH Vult
 RISK CATEGORY = I
 EXPOSURE = D
 ENCLOSURE = OPEN
 IMPORTANCE FACTOR (ASCE7) = 0.77
 RESULTANT WIND PRESSURE = 40.96 PSF



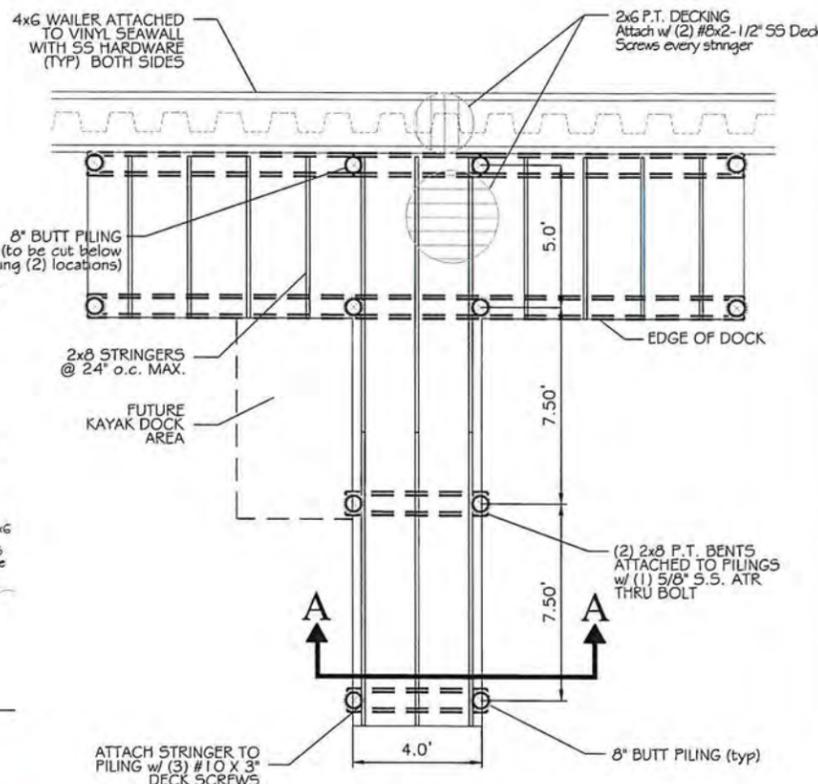
SEAWALL REPAIR
N.T.S.



DOCK LAYOUT
N.T.S.



DOCK SECTION "A-A"
N.T.S.



DOCK FRAMING PLAN
N.T.S.

DESIGN BY	DSK
DRAWN BY	DMM
SCALE	AS NOTED
DATE	10-31-2019

724 SHORE DRIVE
Vero Beach, Florida

EXISTING DOCK
REPAIR

THE DRAWINGS ARE THE PROPERTY OF THE ENGINEER, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR USE FOR OTHER PROJECTS IS PERMITTED ONLY BY WRITTEN CONTRACT WITH THE ENGINEER. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.



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

DATE: _____
REG. No 41060



W.E

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Steve Lauer and Planning and Zoning Board Members
FROM: Jason H. Jeffries, AICP Director of Planning and Development
DATE: June 26, 2020
SUBJECT: Affordable Housing Development Application #AH19-000001, Construction of 20 dwelling unit, multi-family residential development with 5 affordable housing dwelling units, Location: 1055 Royal Palm Boulevard

REQUEST

A request by McLaughlin Properties, LLC for the 1st amendment to the affordable housing development plan approved by the Planning and Zoning Board on November 21, 2019 to construct James Arthur Court, a 20 dwelling unit, multi-family residential development with five (5) affordable housing dwelling units with a density bonus incentive of three units and reduced land area required per dwelling unit of 3,200 square feet at 1055 Royal Palm Boulevard. The applicant is requesting to change the building exterior to reduce the building from a two-story to a one-story building.

LOCATION

The subject property is located (see Attachment A for the site location and aerial map series) on the south side of the 1000 block of Royal Palm Boulevard (between Ponce De Leon Circle). The subject site is an existing multi-family residential property. The adjacent land uses and zoning classifications are shown in the following table.

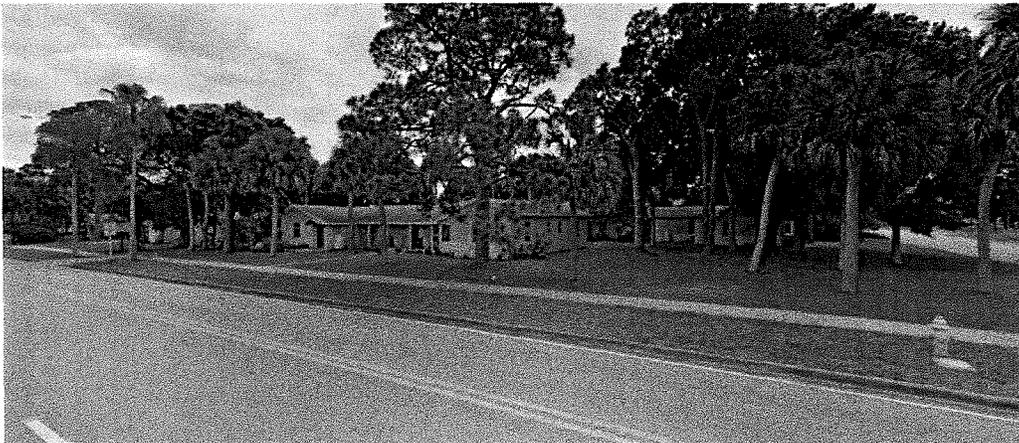
Table 1: Land Use and Zoning

Table with 4 columns: Site, Existing Uses, Existing Future Land Use Designation, Existing Zoning Classification. Rows include Site, North, South, East, and West.

OVERVIEW

The applicant is proposing new construction of a 20 dwelling unit, multi-family residential structure and site improvements to replace an existing 20 dwelling unit multi-family complex. The property is zoned RM-10/12, Medium and High Density Multiple Family Residential, and has a future land use (FLUM) designation of RH – Residential High. The zoning district allows 12 units per acre and the FLUM allows 15 units per acre. Based on the existing zoning and the property size, the applicant is only permitted 17 units. The FLUM will allow up to 22 units on the site. Pursuant to Sec. 64.10 of the Land Development Code (LDC), all new development has to meet current zoning regulations. Therefore, a new development on this site would only be allowed 17 units.

The applicant received approval on November 19, 2019 of an affordable housing development, pursuant to Chapter 79, Article I, Affordable Housing Incentives, to receive a development incentive of three (3) additional dwelling units for providing five (5) affordable housing dwelling units. The applicant provided an affordable housing plan with architectural elevations for the proposed development (*see Attachment B for the affordable housing plan and application*). During the final building design, the applicant changed the building design from a two-story building to a one-story building. The building exterior continues to have the same exterior architectural features.



1055 Royal Palm Boulevard: Current View Looking East

AFFORDABLE HOUSING DEVELOPMENT EVALUATION

Review of and the decision on Affordable Housing Development applications shall be based on compliance with the review criteria in Section 79.07, Affordable Housing Development Review Criteria. The following questions serve as guidelines in determining the approval of the application:

1. Would be consistent with the comprehensive plan?

Response: The applicant is proposing to construct an affordable housing development consistent with Housing Element Objective 4, Affordable and Workforce Housing, in the adopted Comprehensive Plan.

- 2. Would comply with all applicable zoning district standards, unless the requirements are specifically waived by the Planning and Zoning Board pursuant to the available affordable housing incentives in section 79.09?**

Response: The applicant is proposing to construct a multi-family residential structure that complies with all applicable zoning district standards for the RM-10/12 district, except the maximum density (Section 61.56) and the minimum land area per unit (Sec. 61.58) requirements for the RM – 10/12 district. The maximum density for the RM-10/12 district is 12 unit per acre, since the property is designated Residential High on the City's Future Land Use Map. Based on the RM-10/12 zoning and the property size of 1.48 acres, the applicant is only permitted 17 units. The required minimum land per unit is 3,630 square feet and the applicant is providing 3,214 square feet per unit. The applicant is requesting a density bonus of three (3) units and a reduction of land required per residential unit pursuant to Section 79.09, Affordable Housing Development Incentives.

- 3. Would comply with all applicable development review standards for a multi-family residential development in section 64.10?**

Response: The applicant is proposing to construct a multi-family residential structure that complies with all applicable development standards for multi-family residential development in Section 64.10.

- 4. Would comply with all standards in section 79.08, affordable housing development standards, and no variance shall be granted from these requirements?**

Response: The applicant is proposing to construct an affordable housing development that complies with the standards for affordable housing in Section 79.08. The applicant has submitted an affordable housing development plan that designates five (5) dwelling units of the 20 proposed dwelling units as affordable housing dwelling units in the project meeting the criteria for 25% of the dwelling units be designated as affordable housing dwelling units. This is the first affordable housing development proposed under the new affordable housing development incentive ordinance and the separation criteria does not apply. The project is designed with all the dwelling units having the same layout and are located in a single multi-family structure. There is only one multi-family structure proposed and no project phasing. The multi-family structure is designed with a high level of architectural detail.

- 5. Would avoid overburdening existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection?**

Response: The applicant has submitted a concurrent site plan application for the project. The site plan has been reviewed by the City's Public Works and Water and Sewer Utilities Department staff and sufficient capacity is available to serve the project. There is no increase in number of dwelling units on the site and will not affect the school capacity.

6. Would be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district?

Response: The applicant is proposing a multi-family residential use of the property, as it has been used historically, and is compatible with surrounding buildings and the multi-family residential character of the area.

7. Would allow for the protection of land values and the ability of neighboring lands to develop uses permitted in the zoning district?

Response: The applicant is proposing the new construction of a multi-family residential building that will replace buildings constructed in 1950. The new construction will provide needed investment in the area and will not have a negative impact on neighboring land values.

8. Would comply with all other relevant City, State, and federal laws and regulations?

Response: The applicant is proposing to construct an affordable housing development that complies with all relevant City, State and Federal laws and regulations.

RECOMMENDATION

Staff recommends approval, of the revised affordable housing development plan for James Arthur Court, a 20 dwelling unit, one-story, multi-family residential development with five (5) affordable housing dwelling units with a density bonus incentive of three units and reduced land area required per dwelling unit of 3,200 square feet at 1055 Royal Palm Boulevard.

Attachment
"A"

LOCATION MAP

1055 Royal Palm Blvd, Vero Beach, FL



LEGEND

 Subject Property



Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
November 15, 2019

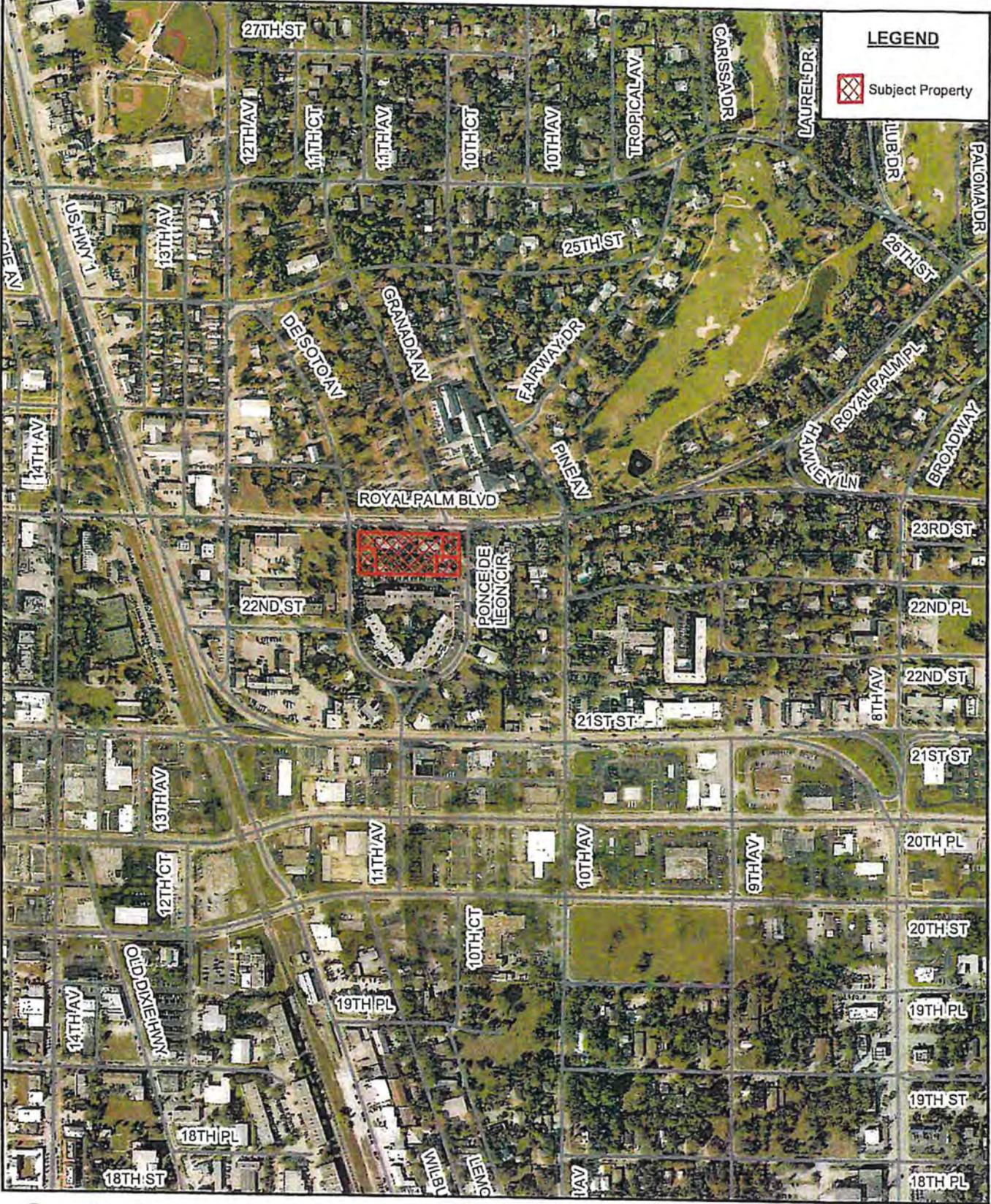
Scale: 1" = 500'

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AERIAL MAP

1055 Royal Palm Blvd, Vero Beach, FL



LEGEND

 Subject Property



Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
November 15, 2019

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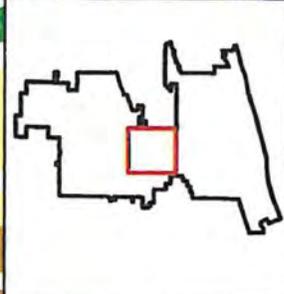
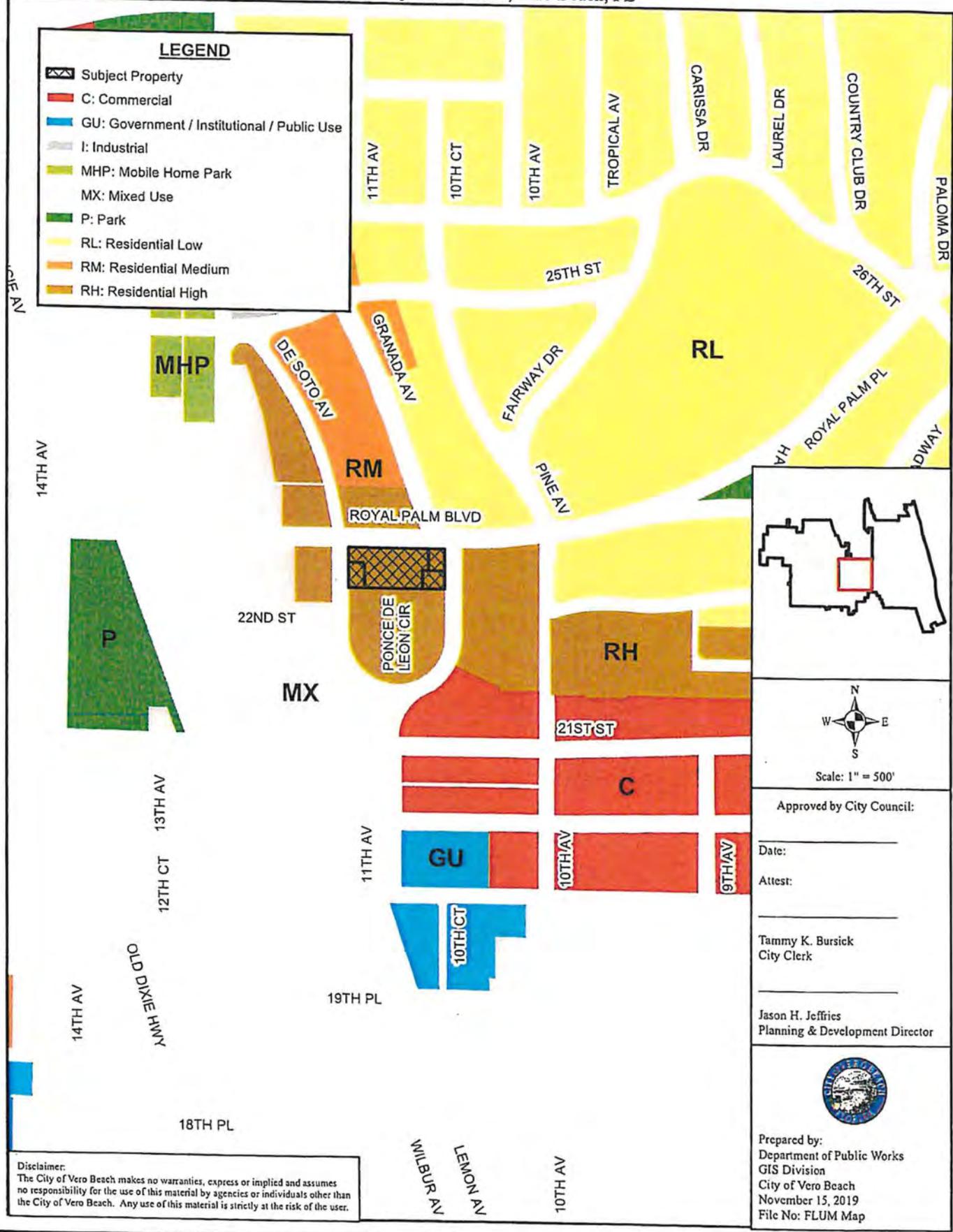


FUTURE LAND USE MAP

1055 Royal Palm Blvd, Vero Beach, FL

LEGEND

-  Subject Property
-  C: Commercial
-  GU: Government / Institutional / Public Use
-  I: Industrial
-  MHP: Mobile Home Park
-  MX: Mixed 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
November 15, 2019
File No: FLUM Map

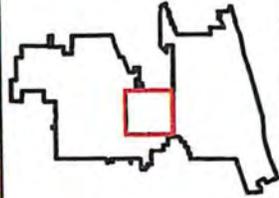
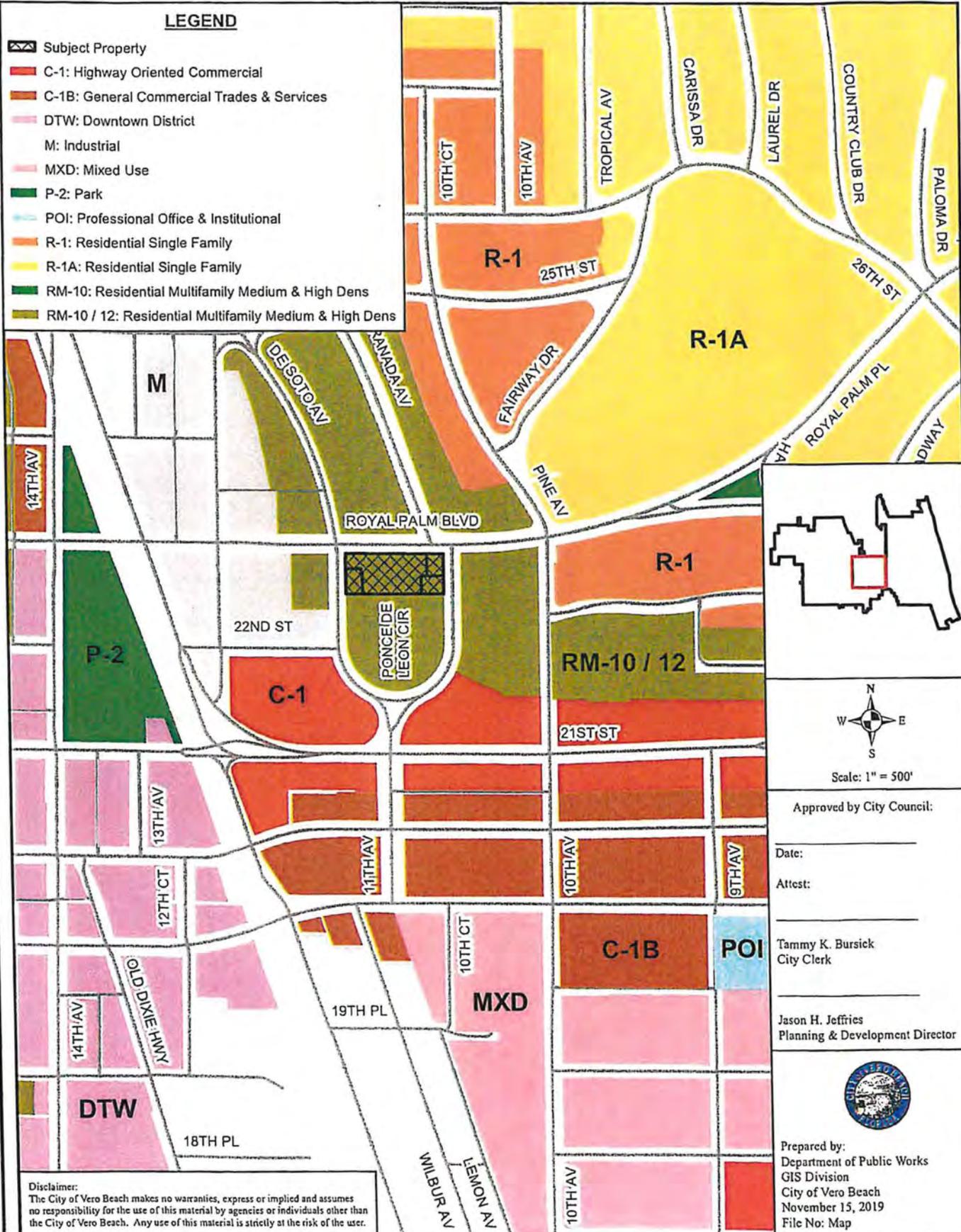
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ZONING DISTRICTS MAP

1055 Royal Palm Blvd, Vero Beach, FL

LEGEND

-  Subject Property
-  C-1: Highway Oriented Commercial
-  C-1B: General Commercial Trades & Services
-  DTW: Downtown District
-  M: Industrial
-  MXD: Mixed Use
-  P-2: Park
-  POI: Professional Office & Institutional
-  R-1: Residential Single Family
-  R-1A: Residential Single Family
-  RM-10: Residential Multifamily Medium & High Dens
-  RM-10 / 12: Residential Multifamily Medium & High Dens



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
November 15, 2019
File No: 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.



AFFORDABLE HOUSING DEVELOPMENT

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

Attached
"B"

Application # AH19-000001

APPLICANT: McLaughlin Properties, LLC

Telephone: 502-445-3110

Fax or Email: SandyMcLaughlinSBA@gmail

MAILING ADDRESS: 6600 Seminole Woods Pl 404, Louisville Ky 40241

PROPERTY OWNER: McLaughlin Properties LLC

OWNER ADDRESS: Same

SITE ADDRESS: 1055 Royal Palm Blvd. Vero Beach, FL 32960

PARCEL I.D. NUMBER: 3339010000500300013.0, 13.1, 01.1, 01.0

ZONING DISTRICT: AM 1012

FLOOD ZONE: X

Floor Area Square Footage:

Existing 9000 Proposed 18,378.

Number of Dwelling Units:

Existing 20 Proposed 20

Provide a brief description of proposed development, as shown on the attached affordable housing development plan, and other development approval(s) being requested as part of this application: _____

See attached!

Provide a brief statement of incentives requested for the proposed affordable housing development: _____

See attached!

This application is limited only to the specifically requested development approval. In separate sheets, plans or documents attached to this application provide the specific information required by Pages 2 of this application, as applicable.

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

Applicant Signature

Date

*Property Owner Signature

Date

Applicant Name (Print)

Property Owner (Print)

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

Application Fee: _____

THE JAMES ARTHUR COURT

AFFORDABLE HOUSING PROPOSAL

Pursuant to Local Ordinance 79 AFFORDABLE HOUSING INCENTIVES Section 79.06

The James Arthur Court proposes building twenty dwelling units at 1055 Royal Palm Boulevard in the city of Vero Beach and hereby offers the following Affordable Housing Development Plan:

Twenty 2-bedroom, 2-bath apartments comprising of 918 sq. ft. of heated space, and 280-364 sq. ft. of covered/unheated space. Each unit is subject to annual lease agreements between James Arthur Court and tenants.

The following agencies refer clients in need of housing and provide financial rent assistance in compliance with HUD regulations: Shelter Plus Care, New Horizons of the Treasure Coast, Veterans Council of Indian River Inc, RA Home Life Services Inc. Each of these programs maintain a waiting list for affordable housing.

Exterior finishes: White stucco exterior walls, bronze colored metal roof and sky blue shutters consistent with the rendering attached.

Parking: 40 parking spaces constructed with turf bloc to promote and enhance the natural aesthetic of the landscape consistent with the picture attached.

Interior finishes: Fair Housing compliant, painted drywall interior walls, ceramic tile floors, ceramic tile bathroom.

Attached please find the House Rules that tenants must agree and sign as a condition of lease application being accepted.

For reporting purposes under the Ordinance 79 James Arthur Court will designate five (5) affordable housing dwelling units and fifteen (15) market-rate dwelling units. All twenty (20) units will be offered as affordable housing dwelling units.

SITE AREA IN ACRES	1.47 acres
PROPOSED USE	20 affordable 2 bedroom/2 bath apartment units offered for annual lease.
PROPOSED STRUCTURE HEIGHT	32' TOP OF ROOF RIDGE
PARKING SPACES	40
TOTAL FLOOR AREA UNDER AIR	18,378
TOTAL FLOOR AREA UNDER ROOF	27,356
ZONING USE MAP DESIGNATION	RM 10/12
FLOOD ZONE	X

NEW VETERANS APARTMENTS
JAMES ARTHUR COURT
 1028 ROYAL PALM BLVD
 VERO BEACH, FLORIDA

Revisions

No.	Date	Description
1	03/24/2020	PERMIT
2		

Atelier d'Architecture
 By Jeff L. Ray, Inc.
 645 Beachland Blvd. Suite 5
 Vero Beach, Florida 32965



(772) 766-2264 ph/fax
 (772) 766-1611 cell

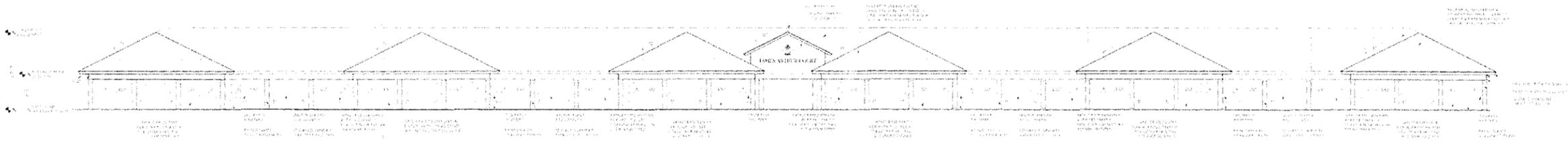
APPROVED
 NA 20-000020
 6/24/20 *Jeffrey L. Ray*

ELEVATIONS

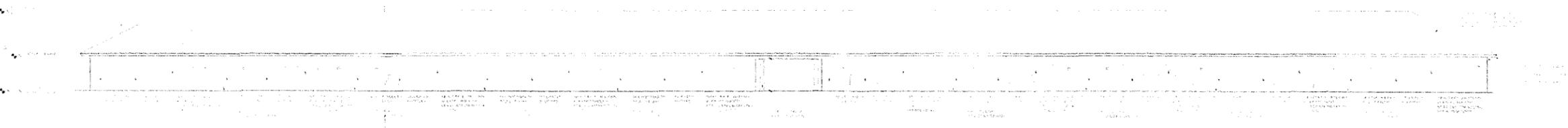
Scale: 1/8" = 1'-0"

DATE: MAY 05 2020

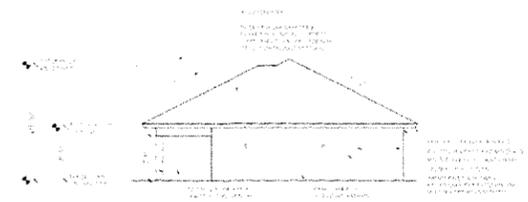
A3.10



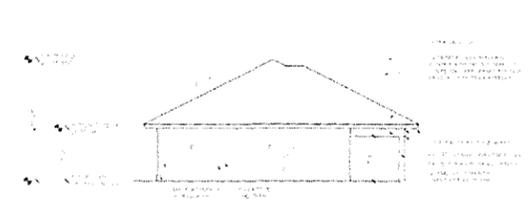
OVERALL FRONT ELEVATION
 Scale: 3/32" = 1'-0"



OVERALL REAR ELEVATION
 Scale: 3/32" = 1'-0"



OVERALL SIDE ELEVATION
 Scale: 3/32" = 1'-0"



OVERALL SIDE ELEVATION
 Scale: 3/32" = 1'-0"

JAMES ARTHUR COURT
RESIDENT RULES

These house rules will be strictly enforced. Any violation of these rules will result in a written warning and an opportunity to correct the violation. Failure to cure or a second violation will lead to eviction.

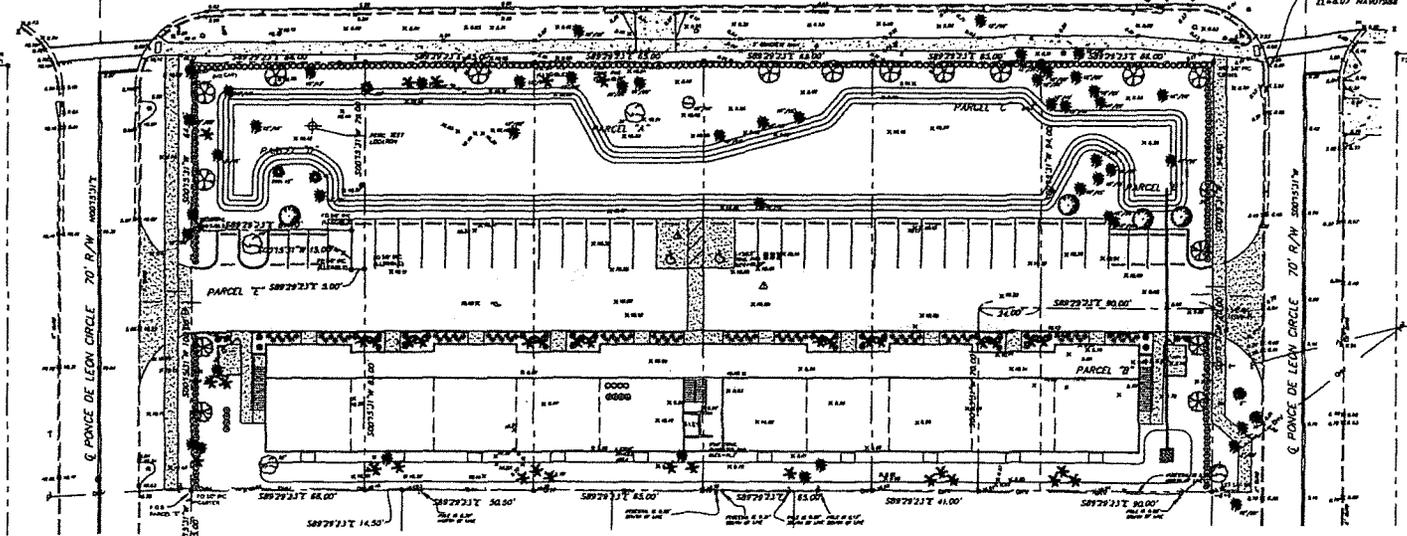
1. Quiet Enjoyment – Do not bother your neighbors. Loud music, boisterous or drunken behavior is not acceptable.
2. DO NOT PLACE ANYTHING on the outside of your unit or balcony. Do not add plants, furniture or personal items without written permission.
3. Do not paint the walls.
4. Do not remove any appliances.
5. Pets must be approved PRIOR TO occupying the unit. This includes “visiting” animals.
6. Pick up your dog waste.
7. Vehicles must be operational and licensed.
8. NO unauthorized tenants.
9. No satellite dishes

Tenant

James Arthur Court

Q ROYAL PALM BLVD. (23RD ST.) 80' R/W 58979217

BENCHMARK
SET 2.0' NAK & DEK
1258550
ELEVATION
21.407 NAVD83



LANDSCAPE PLAN

SCALE 1" = 30'-0"



EXISTING LANDSCAPE LEGEND

- PINE TREE W.D.A.
- EXOTIC TREE W.D.A.
- OAK TREE W.D.A.
- PALM TREE W.D.A./A.G.T.
- SEAGRASS W.D.A./A.G.T.

LANDSCAPE DATA

1. NORTH PROPERTY LINE (ROYAL PALM BLVD) = 10' WIDE BUFFER TREES REQUIRED = 1 TREE/40 LINE FT = 14 TREES
2. EAST PROPERTY LINE (PONCE DE LEON CIRCLE) = 10' WIDE BUFFER TREES REQUIRED = 1 TREE/40 LINE FT = 3 TREES
3. WEST PROPERTY LINE (PONCE DE LEON CIRCLE) = 10' WIDE BUFFER TREES REQUIRED = 1 TREE/40 LINE FT = 3 TREES
4. SOUTH PROPERTY LINE (MUNICIPAL PROPERTY) = 2' WIDE BUFFER TREES REQUIRED = 8 TREES REQUIRED ALONG ROAD PROPERTY
5. INTERIOR LANDSCAPE TREES REQUIRED = 1 TREE AT EACH END OF ROYAL DRIVE = 2 TREES
6. AMBULATORY WALKWAYS TREES REQUIRED = 25 SPACES @ 2 SPACES = 50 TREES (25 @ 2) = 50 TREES
7. OTHER OPEN SPACE AREA TREES REQUIRED = 1 TREE/200 SQUARE FT = 12 TREES
8. RETENTION TRENCH TREES REQUIRED (TYPICAL FRONT, SIDE AND REAR BUILDING SETBACKS) = 8 TREES TOTAL AND 20 TREES TOTAL (10 @ 2) = 20 TREES (10 @ 2) = 20 TREES
9. TREES REQUIRED OUTSIDE FRONT, SIDE AND REAR BUILDING SETBACKS = 81 TREES TOTAL AND 20 TREES TOTAL (10 @ 2) = 20 TREES (10 @ 2) = 20 TREES
10. TOTAL 800 TREES REQUIRED FOR RETENTION TRENCH SETBACKS AND OUTSIDE SETBACKS = 8 TREES AND 81 TREES = 89 TREES TOTAL AND 20 TREES TOTAL (10 @ 2) = 20 TREES
11. TOTAL LANDSCAPE PROVIDED = 37 CANOPY AND 281 SHRUBS TOTAL LANDSCAPE PROVIDED = 3 CANOPIES AND 75 PALMS 234 PALMS = 237 TREES = 9 PALMS ALONGSIDE THE REMAINDER ARE EXISTING TREES ONLY
12. TOTAL LANDSCAPE PROVIDED IN 34 CANOPY AND 281 SHRUBS TOTAL LANDSCAPE PROVIDED = 34 CANOPIES AND 281 SHRUBS
13. THE 34 CANOPY TREES PROVIDED = 3 CANOPIES, 3 EXOTIC TREES, 27 PALMS (21 EXOTIC) 20 PROVIDED CANOPY AND 281 SHRUBS, PALMS (11 EXOTIC)

SYMBOL	NUMBER	COMMON NAME	RECOMMENDATION	HT.	SPREAD	CAL.	INTENSIVE	REMARKS
	37	CANOPY PALM (MILLETIA)	80% PALMETTO	12'	N/A	N/A	YES	YES
	48	EXOTIC PALM TO BEHOLD	80% PALMETTO	12'	N/A	N/A	YES	YES
	3	LIVE OAK TO BEHOLD	80% PALMETTO	N/A	N/A	12' 30" 12' 30"	YES	YES
	3	PINE TREE TO BEHOLD	80% PALMETTO	N/A	N/A	12' 12' 12'	YES	YES
	11	LIVE OAK	80% PALMETTO	10'	30"	2'	YES	YES
	1	EXOTIC PALM TO BEHOLD	80% PALMETTO	7'	30"	2'	YES	STRONG CLIMBER
	3	PHOENIX PALM	80% PALMETTO	7'	30"	2'	YES	NO
PROPOSED CANOPY								
	0000	115	115	115	115	N/A	YES	YES
	0000	112	112	112	112	N/A	YES	YES
	0000	48	48	48	48	N/A	YES	YES
	0000	37	37	37	37	N/A	NO	NO

LANDSCAPE NOTES

- GENERAL:
1. ALL PLANT MATERIAL SHALL BE FLEMING COUNTY #1 OR BETTER IN QUALITY AS DETERMINED BY THE FLEMING COUNTY DEPARTMENT OF PLANNING AND ZONING.
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IRRIGATION CERTIFICATION

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF SECTION 240.05 AND THE REGULATIONS ON IRRIGATION USE AS SPECIFIED BY THE ST. JOHNS COUNTY WATER MANAGEMENT DISTRICT.

DESIGNED BY: [Signature]

DATE: [Date]

LANDSCAPE PLAN

JAMES ARTHUR COURT

VENUE BEACH, FLORIDA

JMS Design Studios, Inc.
PRINCIPAL DESIGNER
JAMES ARTHUR COURT
1105 SOUTH STREET IN VENUE BEACH, FLORIDA 32907
TEL: (321) 433-4444
CELL: (321) 433-4444

SHEET
L32

1994D

N.F

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Steve Lauer and
Planning and Zoning Board Members

FROM: Jason H. Jeffries, AICP ^{JHS}
Director of Planning and Development

DATE: June 26, 2020

SUBJECT: **Resolution Adopting the “Three Corners, Vero Beach Report”**

Staff is requesting the Planning and Zoning Board provide a recommendation to City Council on the attached draft report regarding the master concept plan for the Three Corners site. The draft report includes an overview of the following:

- Scenario recommended by the Three Corners Steering Committee at the June 16 meeting.
- Outreach and ideas offered by the community online and during the charrette week.
- Five scenarios developed for the power plant and wastewater sites and different scenarios for the old post office annex site.

The report is a draft document. DPZ CoDesign continues to work on the document to add contextual language to describe the planning process, text regarding the evaluation of five scenarios, add information on the implementation of the plan, and clean up any document typos.

Staff is requesting the Planning and Zoning Board review the draft report and provide a recommendation on the master concept plan as the Local Planning Agency for the City of Vero Beach. In reviewing the proposed master concept plan for the Three Corners site, the Planning and Zoning Board should consider the following objectives and policies in the City’s Comprehensive Plan:

LAND USE ELEMENT

Objective 1. Future Land Use and Zoning Designations

The City should manage future development and redevelopment to maintain and enhance the unique, small town character of the community and provide for an efficient distribution and compatible pattern of land uses to protect the City’s manmade and natural resources.

Policies:

- 1.21 The City shall explore land use options, preferably in tandem, for the decommissioned power plant and wastewater treatment plant (WWTP) should the City Council decide to move the WWTP to the airport. Should the City Council decide to not place the old Postal Annex (southwest corner of 17th Street and Indian River Boulevard), land use options for this property should also be explored.

Objective 4. Redevelopment and Infill Principles and Strategies

The City should encourage and facilitate urban infill and redevelopment through its Land Development Regulations, infrastructure improvement programs, and economic tax incentives.

The City should work in cooperation with business and neighborhood organizations to implement long-range strategies for attracting private investment in the revitalization and enhancement of its Downtown, commercial districts, special purpose districts, older, established multi-family zoned residential areas, and potential mixed-use redevelopment areas. Any of the redevelopment or infill incentives and bonuses under this element of the Plan shall require thorough vetting and approval by City Council.

Policies:

- 4.2 The City should consider adopting redevelopment and infill incentive strategies specifically tailored to help achieve the objectives and comply with supporting policies for the Downtown, commercial districts, residential areas and other potential infill and redevelopment areas identified in this element.
- 4.3 In considering the appropriate infill and redevelopment incentives requiring revisions to the Land Development Regulations for specific commercial and residential neighborhood areas, the City staff should first consult with realtors, builders, representative business and neighborhood organizations, property and business owners, residents, and other stakeholders to determine the specific incentives that may be appropriate to meet identified market demand and needs in that specific neighborhood within the City.

COASTAL MANAGEMENT ELEMENT

Objective 1. Estuarine Quality

The City should strive to improve the water quality levels for those segments of the Indian River Lagoon within the City of Vero Beach through its infrastructure capital improvements programs, administration of its Land Development Regulations and through cooperation with other public and private dischargers to the Indian River Lagoon.

Objective 2. Boat Facilities and Boat Ramp Siting and Construction

Through its Land Development Regulations and the policies of the Comprehensive Plan, the City shall manage the location and design of boating facilities and boat ramps to prevent the loss of estuarine wetlands, mangrove fringe, sea grass beds, and adverse impacts on manatees, and to protect the rights of riparian property owners.

RECREATION AND OPEN SPACE MANAGEMENT ELEMENT

Objective 1. Access

The City should provide for public access to active public recreation sites, including beaches, boat ramps and public open spaces.

Objective 3. Provision of Adequate Facilities

The City should preserve and maintain sufficient open space and recreational lands and facilities to accommodate its permanent and seasonal residents and visitors, recognizing that the current level of parks and recreation facilities will be adequate through the 2035 planning horizon.

It is the staff's finding that the proposed master concept plan is consistent with policies in the Vero Beach Comprehensive Plan that require the City to explore land use options for the former power plant and waste water plant sites and relevant objectives related to coastal management and recreation and open space. Implementation of the master concept plan will require future amendments to the Comprehensive Plan.