

**AGENDA**  
**REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD**  
**THURSDAY, JUNE 4, 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 – May 21, 2020
- III. PUBLIC COMMENT**
- IV. DISCUSSION OF PROPOSED ZONING REGULATIONS FOR CULTURAL ARTS VILLAGE**
- 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, MAY 21, 2020 - 1:30 PM  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

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

**Excused Absence:** Jeb Bittner

**Unexcused Absence:** John Carroll

The Chairman called today's meeting to order at 1:30 p.m., and the Deputy City Clerk performed the roll call.

**I. PRELIMINARY MATTERS**

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

None

**II. APPROVAL OF MINUTES**

**A) Regular Meeting – February 20, 2020**

**Mrs. Minuse made a motion to approve the minutes of the February 20, 2020 Planning and Zoning Board meeting. Mrs. Pelensky seconded the motion and it passed unanimously.**

**III. PUBLIC COMMENT**

None

**IV. PUBLIC HEARING**

**[Legislative]**

- A. An Ordinance of the City Council of the City of Vero Beach, Florida, Instituting a Moratorium on Site Plan Approval for Development within the Cardinal Drive / Ocean Drive Commercial Overlay District, for 180 Days to Allow Time for Formulation and Adoption of Revised Off-Street Parking Requirements Ordinance; Providing for an Effective Date.**

The Chairman read the Ordinance by title only.

Mr. Jason Jeffries, Planning and Development Director, briefly went over staff's report accompanied by a Power Point presentation with the Board members (both attached to the original minutes). It is staff's finding that the proposed Ordinance is consistent with the Comprehensive Plan.

Mr. Lauer asked what is the Cardinal Drive / Ocean Drive Commercial District.

Mr. Jeffries said it is the hatched area on the map included in their backup material.

Mr. Lauer questioned why they need a moratorium on site plans.

Mr. Jeffries explained that it will allow staff to develop the parking regulations. He said if someone was to come in with a site plan today, they would essentially be grandfathered in under the old rules even if they receive approval afterwards.

Mrs. Pelensky asked what hardship will this put on a developer.

Mr. Jeffries said it would delay approval if they are doing a site plan.

Mr. Cahoy referred to page one (1), line 40, of the proposed Ordinance. He said it refers to a Planning and Zoning Board meeting held April 2, 2020.

Mr. Jeffries said they will change the date to today's date prior to submitting it to the City Council. He explained that was the date that it was to go before the Planning and Zoning Board, however that meeting was cancelled because of Covid-19.

Mr. Lauer stated that he has a conflict because he is a property owner and will not be able to vote on this matter.

Mr. John Turner, City Attorney, asked is this a result of his office holdings on Ocean Drive.

Mr. Lauer answered yes.

Mr. Turner asked Mr. Lauer if he would receive any financial benefit or realize any financial benefit or detriment.

Mr. Lauer said that he could. He would like to turn this item over to the Vice Chairman.

Mr. Turner explained that it is really up to the person to make the determination of if either themselves, a family member, or a partner in a business relationship may result in some financial gain or loss, then that individual can exercise an abstention. He noted that the Chairman has made that determination and is recusing himself in this matter and turning the gavel over to the Vice Chairman.

The Chairman turned the gavel over to Vice Chairman Minuse to continue this hearing.

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

**Mrs. Pelensky made a motion that the Board accepts the Ordinance to institute a moratorium on site plan approval for development within the Cardinal Drive / Ocean Drive Commercial Overlay District.**

**Mr. Turner asked is the motion a recommendation to the City Council for adoption.**

**Mrs. Pelensky answered yes. Mr. Prieto seconded the motion and it passed 4-0 with Mr. Cahoy voting yes, Mr. Prieto yes, Mrs. Pelensky yes, Mrs. Minuse yes, and Mr. Lauer abstaining (Voting Conflict Form attached to the original minutes).**

At this time, the Vice Chairman turned the gavel back over to Chairman Lauer.

[Legislative]

- B. An Ordinance of the City of Vero Beach, Florida Amending Chapter 38, Article I (Signs) of the Land Development Regulations to Revise or Add Sign Definitions, Revise the List of Prohibited Signs, Revise the List of Signs Exempt from the Sign Regulations, Revise the List of Signs not Requiring Permits, Revise the General Sign Regulations, Add Standards for Specific Sign Types, Revise Sign Requirements for Residential and Non-Residential Zoning Districts, Revise Temporary Sign Standards, Add Requirements for Removal of Abandoned Signs, Revise Standards for Non-Conforming Signs, and Revise Application Review Process; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date.**

The Chairman read the Ordinance by title only.

Mr. Jeffries reported that the Board discussed this last year, however it got delayed in doing some final work on it with the City Attorney and staff feels they are now ready to move it forward. He then went over staff's report and the proposed Ordinance with changes that have occurred since the Board last saw the Ordinance, accompanied by a Power Point presentation with the Board members (both attached to the original minutes).

\*Please note that questions and discussion took place throughout staff's presentation.

Mrs. Minuse said that she has the paperwork from when they worked on this last year. She asked are there any changes from what they agreed on at that time to what they have in front of them today.

Mr. Jeffries said nothing substantially has changed. He said that he tweaked some language, defined works of art, etc.

Mrs. Minuse referred to abandoned signs. She asked after an election, is there a timeframe in which the signs must be removed.

Mr. Turner said there is a maximum time that the signs have to be removed.

Mrs. Minuse asked is that included in the Code.

Mr. Turner answered yes. He said it might not be in this section of the Code, but it is in the Code.

Mr. Jeffries explained what this essentially does is it allows for multiple temporary signs for 90-days prior to the election.

Mrs. Minuse asked has there been a challenge on the 90-day time period.

Mr. Jeffries answered no. He said most jurisdictions allow 90-days and that has been the City's rule so he felt it was best to stay with that 90-day period.

Mrs. Pelensky referred to the section on prohibited signs. She asked are the *feather* signs

prohibited all the time.

Mr. Jeffries answered yes.

Mrs. Pelensky asked even during an event.

Mr. Jeffries answered yes.

Mrs. Pelensky said the industry has become innovative and made these signs accessible because they are affordable. She said that she knows some people who are not going to be happy with this.

Mr. Jeffries said staff's interpretation has been that it falls under Section 38.17 (k) and he is just clarifying it. But, if the Board wants staff to carve out where to allow them staff can look into that.

Mrs. Pelensky said that she doesn't see what is wrong with them. For permanent use she does, but not for a temporary use. She felt they would be appropriate under temporary signs. She would like to see this addressed because she feels it makes sense for event use. She said that she has seen these signs at the Saturday Market and they seem appropriate. They are inexpensive, they attract attention, and they come down when the event is over.

Mr. Prieto agreed.

Mr. Prieto asked is this type of sign prohibited because of the square footage or the shape of the sign.

Mr. Jeffries said in this proposed Code it is prohibited. However, if the Board wants it to be carved out as an allowed sign in certain uses he would take it out of the prohibited use list.

Mrs. Pelensky said that she is thinking of events, such as Downtown Friday, the Saturday Market, etc.

Mr. Turner explained that they cannot key it to events, they would have to key it to the use of the property.

Mr. Jeffries said if they were to amend this, they would be putting it into Section 38.09. One (1) option would be to allow feather signs in non-residential zoning districts. He asked the Board if they want this to be a sign by permit, such as the banner signs where they are allowed for a 30-day period in a calendar year.

Mrs. Pelensky said so with the Downtown Market, every week if someone wanted to put up their sign they would have to pay.

Mr. Jeffries explained that because of the content based regulation, they cannot tailor these as specific as they want. They have to be applied to everyone evenly.

Mr. Prieto asked does a vendor of the Downtown Market have to get a permit each time they put up their tent.

Mr. Jeffries answered no. He explained that they have license agreement with the City and

they could possibly tie this in with that agreement.

Mr. Prieto said so when they put up their tent they can put their sign out and when they take down the tent they have to take their sign down.

Mrs. Minuse questioned so they are looking at taking these signs out of the prohibited sign section of the Ordinance and placing them in the temporary sign section of the Ordinance.

Mr. Jeffries said it sounds like the direction might be to put it in Section 38.11, *Temporary signs requiring permits*, and treat them the same way as banners where they are allowed for 30-days.

Mrs. Minuse questioned, is that 30 consecutive days.

Mr. Jeffries said it is 30 consecutive days in a calendar year.

Mr. Prieto said that he would almost suggest taking this out of the Sign Code and putting it into the agreement with the City.

Mr. Jeffries noted that the Farmer's Market is held in the parking lot and there is a provision if the sign is not readily visible so if it is "internal" to the Farmer's Market, this Sign Code does not apply.

Mrs. Minuse asked Mrs. Pelensky if that is agreeable to her without making these changes.

Mrs. Pelensky answered yes.

The Board members agreed not to make any changes to this section of the proposed Ordinance.

Mr. Jeffries said staff recommends approval of the proposed Ordinance.

Mr. Lauer referred to the unlimited number of political signs that can be put up within 90-days of an election. He asked is that on private property.

Mr. Jeffries answered yes.

Mr. Lauer said it does not make any sense to him. It is inconsistent with the beautification of the City. He felt there should be some type of limit on the number of signs allowed. He said they have a big election coming up with the Presidential Election, the County Commission, the City Council, etc.

Mr. Turner explained that aesthetics is not a defensible position when it comes to strict scrutiny under the First Amendment.

Mr. Lauer questioned how can they say only one (1) sign is permitted on your property, except during an election.

Mr. Jeffries explained that you are allowed one (1) sign per candidate and one (1) sign per issue so it is not like you can have multiple signs of the same candidate.

Mr. Lauer said if no one else has the concern that he has, he will withdraw his concern. He just thinks this is too much a concession to the politicians.

Mrs. Pelensky did not think it is a concession to the politicians. She thinks that individuals have the right to express themselves.

Mr. Prieto said that he can see the potential for abuse, but being a property owner he would get to a point where he would say no more.

Mr. Cahoy agreed with Mr. Lauer. He thinks the signs are the ugliest thing in town, but having said that, from a free speech standpoint, he thinks they have every right to display their signs.

Mr. Prieto asked can they allow 60-days instead of 90-days.

Mrs. Minuse thought it used to be 30-days prior to the election.

Mr. Jeffries thought that might have been an election rule and not codified in the Sign Code. He said the 90-day rule has been in the Code since 2013 and it did not seem to exist in the Code previously.

Mr. Cahoy asked the Board if this is something they could ask the Planning and Development Department to review. He said that he would support a shorter timeframe.

Mr. Prieto asked Mr. Lauer if he would like a 30-day period instead of a 90-day period.

Mr. Lauer said that he would like anything that would reduce the pain of having to see these signs all over. He felt that these signs were totally ineffective because there are so many of them that no one looks at them.

Mr. Jeffries said the Board could include their recommendation of reducing the 90-days to 30-days in their motion. He said that his recommendation is 90-days because it is consistent with Indian River County and the definition of a temporary sign is 90-days.

Mr. Turner explained that they are talking about temporary signs and not election signs. This would be for all signs.

Mr. Prieto suggested that where you are allowed multiple signs in a 90-day period that they change that to 30-days.

Mr. Turner said staff will need to study that. He suggested that if the Board is inclined to recommend approval of the Sign Code as presented today, that they do that with a recommendation to the City Council that they examine this issue to see if there is a shorter period of time that is appropriate.

The Chairman opened and closed the public hearing at 3:08 p.m., with no one wishing to be heard.

**Mrs. Minuse made a motion that the Board accepts staff's recommendation to incorporate the new Sign Code with a recommendation that the Council review the period of time for election signs.**

**Mr. Turner said it would be temporary signs, not election signs. It would be a recommendation that the Council consider a reduction in the 90-day period in temporary signs.**

**Mrs. Minuse agreed. Mr. Prieto seconded the motion.**

Mr. Cahoy asked are they amending the portion of the Code regarding the feathered signs.

Mr. Prieto said they agreed not to make any changes.

Mr. Turner said that he needs to take a quick break in order to have a discussion with Mr. Jeffries.

At 3:10 p.m., Mr. Jeffries and Mr. Turner stepped out of the Council Chambers.

Mr. Prieto asked if he is correct that there is a section in the Code that states temporary sign is only one (1) sign, but then when political campaigns comes up it states within 90-days you are allowed multiple temporary signs.

Mr. Lauer said his understanding is they are not discussing political signs. They are discussing temporary signs.

Mr. Jeffries and Mr. Turner re-entered the meeting at 3:12 p.m.

Mr. Turner said there are other clauses that will be added that are more procedural and routine clauses that may not be in this draft, which would be a severability clause in the event that a portion of the Ordinance was held unenforceable, it would not impact any other provisions and also a substitution clause, which is a provision that generally would add that a non-commercial speech or publication can be substituted for a commercial speech or substitution under the Code.

Mrs. Minuse questioned so they are expanding the motion to include the severability and substituting the message.

Mr. Jeffries explained that Section 38.21 already has the severability clause. He thought that what Mr. Turner is stating is if there is any need to add the language about substitution, he will add it.

Mrs. Minuse said then it is procedural.

Mr. Turner said that is correct.

Mrs. Minuse asked should she add that to the motion.

Mr. Turner said that he did not think that was necessary. He said they do have another procedural matter. He said regarding the effective date for temporary signs. The date could be affected after the election or for the balance of the Ordinance affective upon adoption. He asked the Board if they were in agreement.

Mr. Jeffries explained that normally Ordinances are effective upon adoption of the City

Council. However, because they are already in the election period, only the part regarding election signs will be affective after the November 3<sup>rd</sup> election.

Mr. Turner explained that people already purchased their signs and are aware of the present procedure, he felt there could be some problems if there were changes.

**Mrs. Minuse said the motion is to accept staff's recommendation with a recommendation of the Board that Council discuss further the time period for temporary signs and to include procedural matters. Mr. Prieto seconded the motion and it passed 5-0 with Mr. Cahoy voting yes, Mr. Prieto yes, Mrs. Pelensky yes, Mrs. Minuse yes, and Mr. Lauer yes.**

#### **V. PLANNING DEPARTMENT MATTERS**

Mr. Jeffries went over the Planning Department's portion of the Power Point presentation with the Board members. He briefly went over the handout given to the Board on the quasi-judicial active development plan applications (attached to the original minutes).

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

None

#### **VII. ADJOURNMENT**

Today's meeting adjourned at 3:29 p.m.

/sp

**DEPARTMENTAL CORRESPONDENCE**

**TO:** Chairman Steve Lauer and  
Planning and Zoning Board Members

**FROM:** Jason H. Jeffries, AICP <sup>SHB</sup>  
Director of Planning and Development

**DATE:** March 12, 2020

**SUBJECT:** Proposed Zoning Regulations for Cultural Arts Village

Staff is requesting a discussion regarding the proposed zoning regulations for the Cultural Arts Village (CAV). The proposed regulations implement the arts village in the Edgewood neighborhood west of Downtown, based on the recommendations in the 2016 Cultural Arts Village Report. Consistent with the Objective 12 in the City’s Comprehensive Plan, the proposed standards ensure new development in the village reinforces the residential character of the Edgewood neighborhood while allowing accessory art-related commercial uses.

The following are the policies from the City’s Comprehensive Plan related to the Cultural Arts Village:

**Objective 12. Vero Beach Cultural Arts Village**

The City shall support the creation of a “Vero Beach Cultural Arts Village” centered on the Edgewood Subdivision that builds upon the historic residential character of that neighborhood, produces a viable residential and limited commercial neighborhood with complementary creative environments for living, working, selling, dining, and entertainment, and results in a destination for the gathering and interaction of diverse groups of residents and visitors.

**Policies:**

- 12.1 The City should support the creation of the Vero Beach Cultural Arts Village (“Village”) by providing staff assistance in the implementation of the recommendations of the *Cultural Arts Village Report* consistent with the constraints on the City’s financial and staffing resources and project priorities.
- 12.2 The City should prepare amendments to its Land Development Regulations and Zoning Map to create a special purpose district for the Village with input from the appropriate representatives of the Cultural Council of Indian River County’s (Cultural Council) Leadership Team. In preparing the draft ordinances, the following guidelines should be considered:
  - (a) The boundaries of the special purpose zoning district shall generally follow those identified in the *Cultural Arts Village Report*, dated March 3, 2016, excluding any properties zoned Downtown (DTW).

- (b) For purposes of this special purpose zoning district, the term “arts” shall apply to all forms of creative and imaginative expression, such as, but not limited to the fine arts, music, creative writing and poetry, music, film, and the performing arts.
- (c) The allowable uses to be considered for the special purpose district may include, but are not necessarily limited to the following:
- Single family, duplex, and multi-family dwellings including multiple dwellings on one site.
  - Parks, including amenities facilities associated with parks, except for active sports and recreation fields or facilities.
  - Art studios, offices, and display areas or galleries either separately or in combination with the artist’s home with specific limitations on the amount of floor area occupied by the non-residential functions.
  - Bed and breakfast lodging establishments with limitations on the number of rooms available for occupancy and a requirement that the manager or owner live on site.
  - Limited retail uses related or directly involved with the arts, such as book stores, art galleries, and graphic arts supply stores, with limitations on the amount of floor area.
  - Cafes and restaurants with limitations on the amount of floor area with the possible exclusion of establishments that derive more than 50 percent of their revenue from the sale of alcoholic beverages.
  - Limited personal service uses related or directly involved with the arts, such as art, music and dance studios, with limitations on the amount of floor area.
- (d) Existing lawfully established uses in the RM 10/12 or POI zoning districts that would no longer be allowable in the new special purpose district should be considered for special vesting provisions, if warranted.
- (e) Limitations on the number of stories to be allowed in the district regulations consistent with the specific design and site standards of (g) below should be considered.
- (f) All uses that are to be allowed either by right or by conditional use should be specifically identified to the maximum extent practicable to eliminate problems in administering the regulations of the special purpose district.
- (g) Specific design standards and guidelines to be applied to new development or substantial improvements to existing development should be included in the regulations for the special purpose district, including requirements for design approval by the City’s Architectural Review Commission or other designated body, as part of the development permitting approval process.

12.3 The City should work with the Cultural Council’s Leadership Team and any successor organization representing the Cultural Arts Village in implementing the recommendations of the *Cultural Arts Village Report*.

While the proposed regulations are intended to implement the comprehensive plan policies related to the Cultural Arts Village, the proposed regulations also need to comply with the standards set by Objective 3, Land Development Regulations and Administration and following policies to

ensure ease of land development code administration, reasonableness and respect for private property rights.

- 3.2. The City should regulate the use and development of land through its Land Development Regulations in a reasonable and transparent manner, that respects private property rights, serves the public interest, and provides for due process and adequate public involvement in the development permitting process.
- 3.5 In response to a request or petition to the City Council from a neighborhood or business association or property owners for the City to draft and enact zoning regulations that only affect a specific geographic area or neighborhood, such as a overlay, special purpose, or historic zoning district, the staff shall prepare a report on the request if directed by City Council. The staff shall prepare the report for Planning and Zoning Board review and recommendation to the City Council for its consideration. The report shall address the following factors to be considered by the City Council in making its decision on whether or not to direct staff to proceed with the preparation of necessary amendments to the Land Development Regulations and Zoning Map:
  - (a) Public interest and purpose to be served;
  - (b) Level of property owner support in relation to the potential impact of the regulations on individual property owners;
  - (c) Recommendations of the Planning and Zoning Board, City staff, and, if appropriate, the Historic Preservation Commission or other City advisory board or commission; and
  - (d) Sufficiency of available financial and staff resources to prepare and administer district regulations.

Attached is draft regulations for the Cultural Arts Village that add an Article to Chapter 61, Residential Zoning Districts. The regulations also include new definitions that will be added to Chapter 60, Appendix and proposed amendments to Chapter 38, Article I, Signs and Chapter 64, Article III, Temporary uses.

For reference, the 2016 Cultural Arts Village Report and a map of the proposed location of the CAV zoning districts is also attached.

Staff is requesting feedback on the initial draft. There could be further changes as the proposed ordinance is finalized and public hearings on the text amendment and property rezoning will be set.

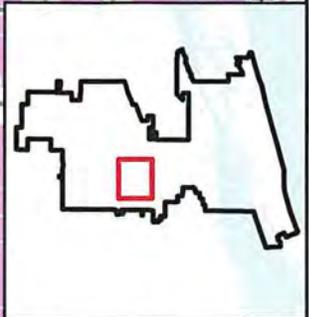
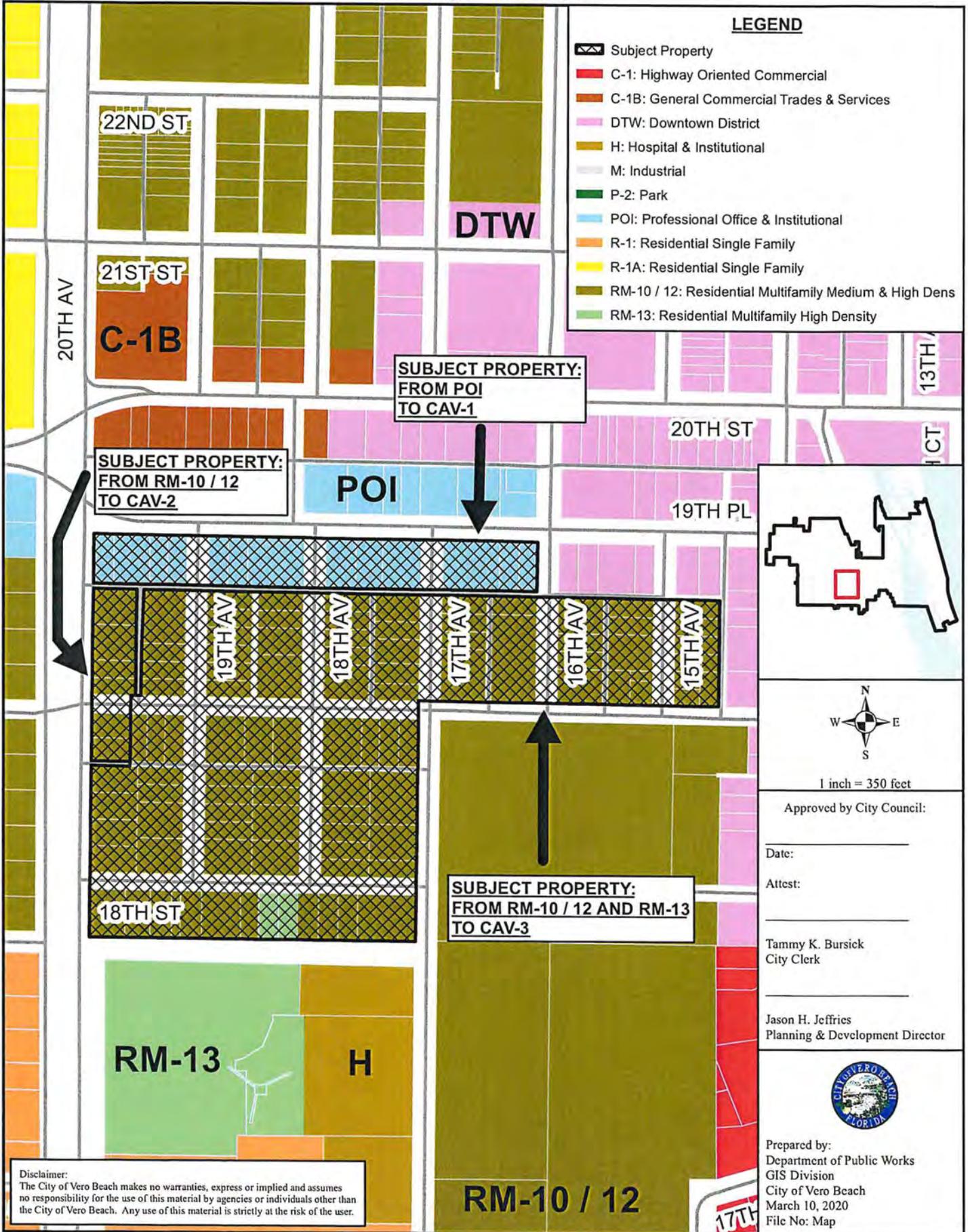
JHJ

# ZONING DISTRICTS MAP

Arts Village, Vero Beach, FL

## LEGEND

-  Subject Property
-  C-1: Highway Oriented Commercial
-  C-1B: General Commercial Trades & Services
-  DTW: Downtown District
-  H: Hospital & Institutional
-  M: Industrial
-  P-2: Park
-  POI: Professional Office & Institutional
-  R-1: Residential Single Family
-  R-1A: Residential Single Family
-  RM-10 / 12: Residential Multifamily Medium & High Dens
-  RM-13: Residential Multifamily High Density



1 inch = 350 feet

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  
March 10, 2020  
File No: Map

**Disclaimer:**  
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## CHAPTER 60. – APPENDIX. DEFINITIONS

*Art(s)*: All forms of original creations of creative or visual art, including but not limited to: sculpture, painting, photography, crafts, calligraphy, fine arts, music, creative writing and poetry, film and the performing arts.

*Artist*: A person whose profession is the practice of an artistic discipline including all forms of creative and imaginative expression, such as, but not limited to the fine arts, music, creative writing and poetry, film and the performing arts.

*Art, dance and music studio*: An establishment for the production or instruction in the various arts (e.g. dance, painting, sculpting, singing).

*Art gallery*: An establishment engaged in the sale, loan, or display of paintings, sculpture, or other works by artist to the general public. This definition does not include libraries, museums, or non-commercial art galleries.

*Art studio*: A place designed as a workspace for an artist engaged in the application or instructions of the arts, including the accessory sale of art produced on the premises.

*Art & cultural center*: A building used for educational and cultural activities providing for display, performance, or enjoyment of heritage, history, or the arts, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency. This use includes but is not limited to: arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres.

*Dwelling, artist guest home*: A dwelling or an accessory structure to a single-family dwelling that provides living and sleeping quarters for an artist that is either (1) rented or otherwise provided for compensation to transients, or (2) provides individual rooms to artists in a dwelling designed to be used, or used as, both a dwelling place and a place of work by a artist(s). This definition does not include boardinghouses, bed & breakfast inn or hotel or motel.

*Artist live/work unit*: A place designed to be used for both a dwelling place and a place of work by an artist, artisan, or craftsperson, including persons engaged in the application, exhibiting, teaching, or instruction of fine arts, such as, but not limited to drawing, vocal or instrumental music, painting, sculpture, pottery, and writing.

*Bed & breakfast inn*: An owner-occupied business that provides transient accommodations by renting one or more sleeping rooms on a daily basis to guest, generally, in a structure designed for and used as a single-family dwelling or in a detached guest house, and may provide guests breakfast.

*Broadcast studio*: An establishment containing one or more broadcasting studios for over-the-air, cable, satellite, or internet delivery of radio or television programs, or studios for the audio or video recording or filming of musical performances, radio or television programs or motion pictures. This term does not include a transmission tower or telecommunications facility.

*Community residential home*: A dwelling unit, licensed under F.S. § 419.001 as a community residential home, which provides a family living environment for seven to 14 unrelated residents, including the supervision and care necessary to meet physical, emotional, and social life needs of clients. For purposes of this Code, the term excludes dwelling units that are licensed under F.S. § 419.001 as

community residential homes or dwelling units not subject to § F.S. 419.001 for classes of individuals protected pursuant to federal or state statutes, but which provide a living environment for less than seven unrelated persons. Such dwelling units shall be deemed to be single-family residential structures under this Code.

*Dwelling, accessory:* A separate dwelling with a separate, living facilities and entrances located on the same lot as a single-family detached dwelling in a detached structure.

*Dwelling, duplex:* The residential use of a building or structure containing only two dwelling units.

*Dwelling, multi-family:* A building or group of buildings on one lot, containing three or more dwelling units designed for families living independently of each other with separate cooking and toilet facilities for each dwelling unit and may or may not share common entrances or other spaces; includes apartments, lofts or condominiums.

*Dwelling, single-family attached:* A building consisting of not more than four dwelling units which are attached by common vertical walls and each unit having a separate entrances.

*Dwelling, single-family detached:* A residential structure designed to house a single-family unit, with private outside entrance, but without common walls between the dwelling units.

*Dwelling, group court:* Two or more detached buildings used as dwelling units located on a lot that is in single ownership having yards, courts or facilities in common, but not including motels.

*Dwelling, upper story:* A dwelling unit located on the second floor or higher of a building with nonresidential uses located on the ground or street level.

*Family daycare home:* Pursuant to F.S. 402.302, a family day care home is an occupied residence in which child care is regularly provided for compensation (e.g., payment, fee, or grant)—whether or not operated for profit—for children that come from at least two unrelated families. A family day care home does not include use of a private residence for an informal cooperative arrangement among neighbors or relatives, or the occasional care of children (with or without compensation).

*Group home:* A dwelling unit, licensed under F.S. § 419.001 as a community residential home, which provides a family living environment for less than seven unrelated persons, including the supervision and care necessary to meet physical, emotional, and social life needs of clients. For purposes of this Code, the term is for dwelling units that are licensed under F.S. § 419.001 as community residential homes or dwelling units and for classes of individuals protected pursuant to federal or state statutes. Such dwelling units shall be deemed to be single-family residential structures under this Code.

*Guest house:* An attached or detached accessory structure that provides living and sleeping quarters for guests of the occupants of the principal structure and (a) contains no kitchen or cooking facility; (b) is clearly subordinate and incidental to the principal residence on the same parcel; and (c) is not rented or leased, whether compensation be direct or indirect.

*Library:* A public, nonprofit facility in which literary, musical, artistic, or reference materials such as but not limited to books, manuscripts, computers, recordings, or films are kept for use by or loaning to patrons of the facility, but are not normally offered for sale.

*Museum:* A building having public significance by reason of its architecture or former use or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works of art, and arranged, intended, and designed to be used by members of the public for

viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use or specialty eating establishment.

*Outdoor seating (as accessory to a restaurant).* Outdoor seating as accessory to a restaurant is the provision of on-site outdoor seating areas by a restaurant where food or beverages are served for consumption. The accessory use also may include outdoor seating areas on public sidewalks in front of the establishment.

*Parks, square or plaza:* An open space that may be improved, landscaped, or paved, usually surrounded by buildings or streets.

*Performance theater:* An outdoor or indoor area, structure, or defined area utilized primarily for dramatic, dance, musical, operatic, or other live performances or rehearsals, for admission to which entrance money is received and no audience participation. Such establishments may include related services such as food and beverage sales and other concessions.

*Personal services establishment:* Establishments providing non-medically related services, including beauty and barbershops, spas, dry cleaning, laundromats, garment and shoe repair shops, tattoo parlors, tanning salons. These uses may also include accessory retail sales of products related to the services provided.

*Restaurant, specialty:* An establishment whose primary business is the sale of a specialty type of food or beverage that normally do not constitute a full meal, including, but not limited to, ice cream parlors, dessert cafés, snack shops, sandwich cafés, tea rooms, juice and coffee houses, and retail bakeries. The sale of other food, beverages, or merchandise is incidental to the sale of the specialty food or beverage on-site.

*Sponsoring agency:* An agency or unit of government, a profit or nonprofit agency, or any other person or organization which intends to establish or operate a community residential home.

*State agency:* A State of Florida agency, such as Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, the Department of Children and Families, or Agency for Health Care Administration of the State of Florida, that license community residential homes for service-dependent persons requiring special protection or custodial care in order to meet their emotional and/or physical needs.

*Utility use, minor:* Facilities and structures that are a minor component of an infrastructure system and normally found in a public right-of-way to serve adjacent properties or development within the immediate vicinity and that involve only minor structures, including but not limited to utility poles, transformers, communication relay and booster devices, water and sewer pump stations, storm drainage facilities, and hydrants.

## CHAPTER 61. RESIDENTIAL DISTRICTS

### Article VII. CAV Cultural Arts Village

#### Sec. 61.120. - Purpose of district.

This district is to establish standards and regulations for the Vero Beach Cultural Arts Village to ensure that development is consistent with the policies in the City's Comprehensive Plan related to Cultural Arts Village. The district adopts standards intended to ensure new development reinforces the residential character of the Edgewood Neighborhood with accessory art-related commercial uses. The development standards are designed to produce a viable, walkable residential neighborhood to promote the arts. The district enacts design standards to ensure new construction is compatible with the character of the structures in the neighborhood. The following sub-districts are designed to provide for a distribution of uses within the Vero Beach Cultural Arts Village which are compatible and complementary of one another and the Cultural Arts Village at-large:

- (a) *CAV-1, Cultural Arts Village-1*: Reserved for office and institutional uses, including art-related commercial uses along principal arterial roadways.
- (b) *CAV-2, Cultural Arts Village-2*: Reserved for more intense institutional uses, along with varying types of residential uses with accessory art-related commercial uses along collector roadways.
- (c) *CAV-3, Cultural Arts Village-3*: Reserved for single-family and duplex residential uses with accessory art-related commercial uses within the neighborhood.

#### Sec. 61.121. – Principal uses.

- (a) The principal use table in this section designates how a principal use is allowed in the CAV zoning sub-districts.
- (b) *Reference to Use Specific Standards*. A particular use allowable as a permitted or conditional use in a sub-district may be subject to additional standards that are specific to the particular use. The applicability of such use-specific standards is noted through a section reference in the "Use Specific Standards" column.
- (c) *Multiple principal uses*. Although development may include a single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., home occupation as accessory to a dwelling, administrative offices as accessory to a school or retail sales establishment), development may include multiple principal uses, none of which is necessarily customarily incidental or subordinate to another principal use (e.g., a place of worship combined with a school, artist live/work unit with a multi-family dwelling, and a community garden with an art & cultural center). A development with multiple principal uses shall include only those principal uses designated in the principle use table as allowed in the applicable zoning sub-district, and each principal use shall be subject to any use-specific standards applicable to the use.

<b>Use Category</b>	<b>CAV1</b>	<b>CAV2</b>	<b>CAV3</b>	<b>Use Specific Standards</b>
<p>"P" indicates that the use is allowable as a principal use by right in the district, subject to Use Specific Standard, if applicable, and all other applicable regulations of this district.</p> <p>"C" indicates that the use is allowable as a conditional use in the district only on approval of a Conditional Use Permit in accordance with Section 62.123, Conditional use standards, 64.08, Major site plan, and subject to any referenced Use Specific Standards and all other applicable regulations of this Code.</p>				
<b>Residential uses</b>				
Artist live / work unit	P	P	P	Standards in Sec. 61.122(b) apply
Community residential home	P			Standards in Sec. 61.122(e) apply
Dwelling, artist guest house		P	P	Standards in Sec. 61.122(f) apply
Dwelling, duplex		P	P	
Dwelling, group court	P	P	P	Standards in Sec. 61.122(g) apply
Dwelling, multi-family	P	P*	P*	Standards in Sec. 61.122(h) apply
Dwelling, single-family detached	P	P	P	
Dwelling, upper story	P			Standards in Sec. 61.122(i) apply
Group home	P	P	P	Standards in Sec. 61.122(j) apply
<b>Institutional uses</b>				
Art & cultural center	C	C		Standards in Sec. 61.122(a) apply
Child care facility	P			Standards in Sec. 61.122(d) apply
Community garden	P	P	P	Standards in Sec. 64.14 apply
Library		C		Standards in Sec. 61.122(k) apply
Museum		C		Standards in Sec. 61.122(l) apply
Park, plaza	P	C	C	Standards in Sec. 61.122(m) apply
Performance theater		C	C	Standards in Sec. 61.122(n) apply
Utility use, minor	P	P	P	
<b>Commercial uses</b>				
Art gallery	P			
Art, dance, and music studios	P			
Bed & breakfast inn	P	C	C	Standards in Sec. 61.122(c) apply
Broadcast studio	P			
Financial institutions	P			
Office, business service	P			
Office, medical services	P			
Office, professional services	P			
Personal services	P			
Restaurant	P			
Retail, restricted	P			
Specialty eating establishment	P	C	C	Standards in Sec. 61.122(o) apply
<b>Notes:</b>				
* Legally established multi-family dwelling use may be re-established pursuant to Sec. 61.122(h).				

**Sec. 61.122. –Use specific standards.**

- (a) *Art and Cultural Center.* An art and cultural center in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for Non-residential development and comply with the following standards:
- (1) The use shall not be located within 500 feet of the same type of use.
  - (2) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts.
- (b) *Artist live / work unit.* An artist live / work unit shall comply with the following standards:
- (1) The residential portion of the building shall occupy at least 65 percent of the gross floor area.
  - (2) The nonresidential portion of the building shall comply with all applicable nonresidential building Code and business licensing requirements.
  - (3) Employees shall be limited to occupants of the residential portion of the building.
- (c) *Bed and breakfast inn.* A bed and breakfast inn in the CAV zoning district shall comply with the following standards:
- (1) Only temporary and short-term lodging of no more than 14 consecutive days per guest within a 30-day period shall be permitted.
  - (2) The facility shall maintain a guest register with the date of arrival and departure, guest name, and current home address for each guest. Current registers and those for the immediately preceding 12-month period shall be available for inspection.
  - (3) The owner or operator of the inn shall reside on the premises.
  - (4) A maximum of ten guestrooms shall be permitted.
  - (5) Each guestroom shall have its own private bathroom, and shall not contain any cooking facilities.
  - (6) All guest parking shall be to the side or rear of the inn, and shall include at least one off-street parking space per guest room plus one space per three employees.
  - (7) There shall only be one kitchen facility, and all meals served on the premises shall be for residents and overnight guests only.
  - (8) All bed and breakfast facilities shall serve daily breakfast to registered guests, and the room rate shall include breakfast. Only facilities with a restaurant as an accessory use may serve meals other than daily breakfast to registered guests.
  - (9) Bed and breakfasts may be used for events such as receptions or private parties provided sufficient parking is available for all attendees.
- (d) *Child care facility.* A child care facility in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for Non-residential development and with the following standards:
- (1) The use shall be located in the CAV-2 sub-district.
  - (2) The use shall not be located on a parcel larger than 15,000 sf.

- (3) Special passenger loading and unloading facilities shall be provided on the same lot for vehicles to pick up or deliver clientele. Such facilities shall include driveways that do not require any backup movements by vehicles to enter or exit the premises. The loading area shall include a stacking lane which will accommodate one vehicle for each ten clients.
  - (4) The hours of operation of any such facility is limited to the period from 6:00 a.m. to 9:00 p.m.
- (e) *Community residential home*: A community residential home with 7 to 14 residents in the CAV zoning district shall comply with the following standards:
- (1) The sponsoring agency shall provide the following information:
    - a. Notification to the planning director in writing and include in such notice:
      1. The specific address of the site, the residential licensing category, the number of residents, and the community support requirements of the program.
      2. A statement from the licensing state agency indicating the need for and the licensing status of the proposed community residential home and specifying how the home meets applicable licensing criteria for the safe care and supervision of the clients in the home.
      3. The most recently published data compiled that identifies all community residential homes in the City.
    - b. A site plan, pursuant to the requirements of Section 64.10, which denotes specific address of the proposed location, all structures, parking facilities, and other accessory structures on the site;
    - c. A floor plan showing the location, size, and space utilization of each room shall be submitted;
    - d. The applicant shall submit a signed affidavit stating that all applicable regulations of the State of Florida and City of Vero Beach as currently exist have been satisfied.
  - (2) Those community residential homes with 7 to 14 residents, whose residents are service-dependent persons requiring special protection or custodial care in order to meet their emotional and/or physical needs, must meet all licensing requirements in F.S. 419.01, from the applicable state agency, and the following standards:
    - a. The proposed use is compatible with the surrounding neighborhood in terms of land use intensity. The maximum allowable land use intensity shall be computed as follows:
      1.  $(\text{number of allowable dwelling units}) \times (2 \text{ residents per dwelling unit}) \times 1.5 = \text{maximum number of residents allowed.}$
      2. In no case shall the maximum number of residents allowed on a project site exceed the average maximum number of residents allowed (as calculated by the above formula) on adjacent sites bordering the project site. Averaging for adjacent sites shall be based upon length of the common border between the project site and the adjacent site.

- b. To avoid unsafe or unhealthy conditions that may be produced by the overcrowding of persons living in these facilities, a minimum floor area per person shall be required. Floor area requirements shall be measured from interior walls of all rooms including closet space.
    - 1. *Total interior living space.* A minimum of two hundred (200) square feet of interior living space shall be provided per facility resident. Interior living space shall include sleeping space and all other interior space accessible on a regular basis to all facility residents.
    - 2. *Minimum sleeping areas.* A minimum of eighty (80) square feet shall be provided in each sleeping space for single occupancy. A minimum of sixty (60) square feet of sleeping space shall be provided for each bed in a sleeping space for multiple occupancy.
    - 3. *Bathroom facilities.* A full bathroom with toilet, sink and tub or shower shall be provided for each three (3) residents.
  - c. To avoid an undue concentration of group care facilities within residential neighborhoods, the following distance requirements apply:
    - 1. The use shall be located at least one thousand two hundred (1,200) feet from another community residential home or group home, measured from property line to property line.
    - 2. The use shall be 500 feet from a single-family residential zoning district.
  - d. The structure shall meet design standards for multi-family structures for this district. Structural alterations or designs shall be of such a nature as to preserve the residential character of the building.
- (3) The Planning Director shall determine that the siting of the community residential home is in accordance with this land development code and approve the siting or deny the application within 60 days.
- (f) *Dwelling, artist guest home:* An artist guest home in the CAV zoning district shall comply with the following standards:
    - (1) A dwelling unit may be used as a residence for artist guest for up to a year.
    - (2)  $(\text{number of allowable dwelling units}) \times (2 \text{ residents per dwelling unit}) \times 1.5 = \text{maximum number of artist guests allowed}$ .
    - (3) The dwelling unit may be used for an artist studio.
  - (g) *Dwelling, group court.* A group court dwelling in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for multi-family residential development and comply with the following standards:
    - (1) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts, unless the proposed building arrangement and architectural design meets the intent of the 2016 Cultural Arts Village Report.
    - (2) The dwelling structures shall be grouped around a common courtyard.

- (3) Each dwelling structure on the same parcel shall be designed in the same architectural style.
- (h) *Dwelling, multi-family.* A multi-family dwelling in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.125 for multi-family residential development and comply with the following standards:
- (1) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts.
  - (2) Any legally established multi-family dwelling constructed prior to July 21, 1970 may be reconstructed or reestablished on the same parcel with the same number of dwelling units. The reconstructed unit shall meet the applicable design standards for multi-family dwellings in Sec. 61.131.
- (i) *Dwelling, upper story* (above nonresidential use). Upper story dwelling uses are generally intended to accommodate residential living above street level nonresidential uses. Lobbies, security, and uses incidental to the upper story dwelling use may be allowed on the street level, but all principal living spaces in multi-story or multi-tenant buildings shall be above the first floor.
- (j) *Group home:* A group home meeting the definition of a community residential home with six or fewer residents, as defined in F.S. 419.01(2), in the CAV zoning district shall comply with the following standards:
- (1) The sponsoring agency shall provide the following information:
    - a. Notification to the planning director in writing and include in such notice:
      1. The specific address of the site, the residential licensing category, the number of residents, and the community support requirements of the program.
      2. A statement from the licensing state agency indicating the need for and the licensing status of the proposed community residential home and specifying how the home meets applicable licensing criteria for the safe care and supervision of the clients in the home.
      3. The most recently published data compiled that identifies all community residential homes in the City.
    - b. A site plan, pursuant to the requirements of Section 64.10, which denotes specific address of the proposed location, all structures, parking facilities, and other accessory structures on the site;
    - c. A floor plan showing the location, size, and space utilization of each room shall be submitted;
    - d. The applicant shall submit a signed affidavit stating that all applicable regulations of the State of Florida and City of Vero Beach as currently exist have been satisfied.
  - (2) Those group homes whose residents are service-dependent persons requiring special protection or custodial care in order to meet their emotional and/or physical needs must meet all licensing requirements in F.S. 419.01, from the applicable state agency, and the following standards:

- a. The proposed use is compatible with the surrounding neighborhood in terms of land use intensity. The maximum allowable land use intensity shall be computed as follows:
    1.  $(\text{number of allowable dwelling units}) \times (2 \text{ residents per dwelling unit}) \times 1.5 = \text{maximum number of residents allowed.}$
    2. In no case shall the maximum number of residents allowed on a project site exceed the average maximum number of residents allowed (as calculated by the above formula) on adjacent sites bordering the project site. Averaging for adjacent sites shall be based upon length of the common border between the project site and the adjacent site.
  - b. To avoid unsafe or unhealthy conditions that may be produced by the overcrowding of persons living in these facilities, a minimum floor area per person shall be required. Floor area requirements shall be measured from interior walls of all rooms including closet space.
    1. *Total interior living space.* A minimum of two hundred (200) square feet of interior living space shall be provided per facility resident. Interior living space shall include sleeping space and all other interior space accessible on a regular basis to all facility residents.
    2. *Minimum sleeping areas.* A minimum of eighty (80) square feet shall be provided in each sleeping space for single occupancy. A minimum of sixty (60) square feet of sleeping space shall be provided for each bed in a sleeping space for multiple occupancy.
    3. *Bathroom facilities.* A full bathroom with toilet, sink and tub or shower shall be provided for each three (3) residents.
  - c. To avoid an undue concentration of group care facilities within residential neighborhoods, the use shall be located at least one thousand (1,000) feet from another group home and at least one thousand two hundred (1,200) from another community residential home, measured from property line to property line.
  - d. The structure shall meet design standards for single-family structures for this district. Structural alterations or designs shall be of such a nature as to preserve the residential character of the building.
- (3) The Planning Director shall determine that the siting of the group home is in accordance with this land development code and approve the siting or deny the application within 60 days.
- (k) *Library:* A library in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for non-residential development and comply with following standards:
- (1) The use shall operate as a public, non-profit facility for the loaning of literary, musical, artistic or reference materials related to the arts.
  - (2) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts.

- (l) *Museum*: A museum in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for non-residential development and comply with the following standards:
  - (1) The use shall operate as a public, non-profit facility for exhibiting a collection of objects or materials related to the arts.
  - (2) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts.
- (m) *Park, plaza*: A plaza park in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for non-residential development and comply with the following standards:
  - (1) The use shall provide a natural or landscaped area for the display of outdoor art, but not provide active recreational uses.
  - (2) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts.
- (n) *Performance theater*: A performance theater in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for non-residential development and comply with the following standards:
  - (1) The use shall operate as a public, non-profit facility that has as its purposes the promotion, instruction, study, and production of the theater as an art form.
  - (2) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts.
- (o) *Specialty-eating establishment*: A specialty-eating establishment in the CAV zoning district shall comply with the district density, intensity and dimensional standards in Sec. 61.126 for non-residential development and comply with the following standards:
  - (1) The use shall not be located on a parcel larger than 15,000 sf in the CAV-2 or CAV-3 sub-districts.
  - (2) The use shall not be located within 250 feet of a similar use in the CAV-3 sub-district.
  - (3) The use shall be located on a parcel adjacent an alley.
  - (4) Any required parking shall be accessed from the alley.
  - (3) If the establishment involves the sale, preparation, or service of food or beverages outside of an enclosed building, it shall comply with the accessory use standards in Section 61.124, Outdoor Seating (as accessory to an eating or drinking establishment).

**Sec. 61.123. – Conditional use standards.**

*General standards.* A conditional use may be permitted by the planning and zoning board, provided the use is so designed, located, and proposed to be operated so that the public health, safety, and welfare are protected. Conditional uses will be considered on a case-by-case basis. Findings made in consideration of a conditional use are not justification for approval of other conditional uses. In addition to all criteria in the Code of Ordinances, the following criteria shall be considered in decision making relative to approval or denial of a conditional use:

- (a) If in the judgment of the planning and zoning board, based on evidence presented, the proposed use will create noise, traffic, odor, or other nuisances to a degree that it will be disruptive to abutting or nearby properties, the conditional use shall not be approved.
- (b) If in the judgment of the planning and zoning board, based on evidence presented, the scale of a proposed conditional use is determined to be inconsistent with existing or anticipated development in the vicinity, the conditional use shall not be approved. Indicators of scale shall be building bulk and height, open space, number of vehicle trips per day, and the number of parking spaces required in relation to a permitted use for the property.
- (c) The use conforms to all applicable provisions of this district.

**Sec. 61.124. – Accessory uses.**

- (a) *Purpose.* This section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. The purpose of this section is to allow a broad range of accessory uses, so long as such uses are located on the same site as the principal use and comply with the standards set forth in this section to reduce potentially adverse impacts on surrounding lands.
- (b) *General standards for all accessory uses.*
  - (1) An accessory use shall not be established or constructed before the establishment or construction of the principal use.
  - (2) Accessory uses may not occupy more than 45 percent of the floor area of the structure(s) on the lot.
  - (3) The owner or operator of the commercial use must live on-site.
  - (4) The commercial use shall have a maximum of three (3) employees.
  - (5) The commercial use may have a small freestanding sign or small wall sign.
  - (6) Outdoor storage is not permitted.
  - (7) No additional off-street parking is required for the commercial use.
  - (8) The structure that contains the accessory use shall maintain a residential character with no commercial alterations, such as shop display windows or commercial district signage.
- (c) *Accessory use table.* The following table designates the allowed accessory uses in the district.

Accessory Use Category	CAV1	CAV2	CAV3	Use-Specific Standards
Art gallery		A	A	Standards in sec. 61.123(b) apply
Art, dance, and music studios		A	A	Standards in sec. 61.123(b) apply
Art studio		A	A	Standards in sec. 61.123(b) apply
Broadcast studio		A	A	Standards in sec. 61.123(b) apply
Dwelling, accessory	A	A	A	Standards in sec. 61.123(b), (d) apply
Family daycare home	A	A	A	Standards in sec. 61.123(b), (e) apply
Guest house	A	A	A	Standards in sec. 61.123(b), (f) apply
Home based business	A	A	A	Standards in sec. 64.13 apply
Outdoor seating	A	A	A	Standards in sec. 61.123(b), (g) apply
Retail, restricted		A	A	Standards in sec. 61.123(b), (h) apply

- (d) *Dwelling, accessory.* An accessory dwelling is allowed as an accessory use to a single-family dwelling, provided it complies with all applicable accessory structure regulations.
- (e) *Family daycare home.* A family daycare home is allowed as an accessory use to a single-family dwelling, provided it complies with all applicable regulations.
- (f) *Guest house.* A guesthouse is allowed as an accessory use to a single-family dwelling, provided it complies with all applicable regulations.
- (g) *Outdoor seating.* Outdoor seating is allowed as an accessory to any specialty-eating establishment or bed & breakfast use, subject to the following standards:
  - (1) The outdoor seating area shall be screened from an adjoining residential use by a privacy fence or masonry wall that is at least six feet high.
  - (2) The outdoor seating area shall be permitted in any required yard and shall not be required to comply with maximum lot coverage requirements for the district. The outdoor seating area shall incorporate textured surface treatment using brick or other materials consistent with City standards and may include umbrella tables and open-walled shade structures with roof constructed of soft flameproof materials such as canvas intended to provide customers with protection from sun and rain. The applicant shall identify the location, dimensions, and materials for hardscape and landscape features, outdoor furniture, and any other permanent or temporary features associated with the outdoor dining area, including drawings, product specifications, and other documentation required to demonstrate compliance with this code.
  - (3) Where alcoholic beverages are served, the perimeter of the outdoor seating area shall be defined in accordance with State alcoholic beverage regulations.
  - (4) No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be used, operated, or played in the outdoor seating area at a volume that is any louder than necessary for the convenient hearing of persons within the outdoor seating area, and that would disturb the peace, quiet, or comfort of adjoining properties.
  - (5) Hours of operation of the outdoor seating area shall be the same as those for the specialty eating establishment or bed & breakfast use to which it is accessory. The outdoor seating area shall be closed between the hours of 10p.m. and 7:00 a.m.
- (h) *Retail, restricted.* A retail, restricted use may be allowed as an accessory use to any single family residential dwelling unit, provided the retail establishment sells art-related products, such as books, culinary arts, or art supplies.

**Sec. 61.125. – Temporary uses.**

The establishment of certain temporary uses (including special events) of a limited duration and temporary structures, provided that such uses, structures, and events do not negatively affect adjacent land, are discontinued upon the expiration of a set time period, and do not involve the construction or alteration of any permanent building or structure may be authorized pursuant to Chapter 64, Article III, Temporary Uses and Structures.

**Sec. 61.126. - District density intensity and dimensional standards.**

See Chapter 60 Appendix for definitions	CAV1	CAV2 or CAV3		
		Non-Residential Development	Multi-family Residential	Single-family or duplex Residential
(a) Intensity standards				
(1) Maximum density	10 du/ac	N/A	10 du/ac <sup>1</sup>	10 du/ac <sup>2</sup>
(2) Maximum floor area ratio	0.50 FAR	0.40 FAR	0.40 FAR	0.40 FAR
(b) Lot dimensions				
(1) Minimum lot size	14,000 sf	12,000 sf	12,000 sf	6,000 sf
(2) Minimum lot width	100 ft	100 ft	100 ft	50 ft
(3) Minimum lot depth	140 ft	125 ft	125 ft	125 ft
(c) Lot setbacks				
(1) Front yard, minimum	10 ft	20 ft	20 ft	20 ft
(2) Front yard, maximum	20 ft	25 ft	25 ft	25 ft
(3) Side yard, minimum	5 ft	20 ft <sup>1,2</sup>	5 ft	5 ft
(4) Rear yard, minimum	25 ft	25 ft <sup>3</sup>	25 ft	25 ft
(d) Open space				
(1) Minimum open space	25%	25%	25%	25%
(e) Building standards				
(1) Building height	35 ft	35 ft	35 ft	35 ft
(2) Maximum lot coverage by principal structure	40%	40%	40%	40%
(3) Minimum living area per dwelling unit	800 sf	N/A	500 sf	800 sf
<p>Notes: [sf = square feet; ft = feet; in = inches; du/ac = dwelling units per acre; FAR = Floor /Area Ratio; N/A = Not Applicable; BR = bedrooms]</p> <p>1. Existing lots of record at the time of the adoption of this article or amendments thereto which contain less lot area or width than is required in this district may be used for group court dwellings purposes but only in accordance with one unit for each 2,500 square feet of lot area and subject to site plan approval.</p> <p>2. Existing lots of record at the time of the adoption of this article or amendments thereto which contain less lot area or width than is required in this district may be used for duplex dwellings.</p>				

**Sec. 61.127. - Accessory buildings and structures.**

(a) *Timing of construction and use:*

- (1) No accessory building shall be constructed upon a lot until the construction of a main building has been completed and no accessory building shall be used unless the main building is in use.
- (2) Walls and fences may be constructed prior to the construction of the principal use.

(b) *Accessory buildings and structures for multi-family or non-residential uses:*

- (1) *Accessory use table.* The following table provides the dimensional standards for accessory structures for multi-family dwelling, group court dwelling, community residential home, and other non-residential uses in the district.

<b>Standards for Accessory Structures of Multi-family Dwelling and Non-residential Uses</b>	
a. Number of detached structures per lot, maximum	3
b. Floor area, maximum (% of principal building floor area)	50% <sup>2</sup>
c. Structure height, maximum	25 ft <sup>3,4</sup>
d. Floor area in rear yard, maximum	200 sf <sup>5,6</sup>
e. Rear yard coverage, maximum (% of rear yard area)	30%
f. Setback from rear or side lot line, minimum	5 ft <sup>7</sup>
g. Spacing from principal building, minimum	10 ft
<p>NOTES: [sf = square feet; ft = feet; du/ac = dwelling units/acre]</p> <p>1. No accessory structure other than one commonly located in a front yard (e.g., lightpost, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)</p> <p>2. The cumulative gross square footage of accessory buildings or structures shall not be greater than 50 percent of the floor area of the principal building or greater than 1,200 square feet, whichever is less.</p> <p>3. See measurement rules in Sec. 60. 15, Building height measurement. An additional ten feet in height is allowed for architectural embellishments.</p> <p>4. Accessory structures 100 sf and less shall be one-story and the roof eave height not exceeding ten feet.</p> <p>5. Accessory structures greater than 100 square feet in floor area shall not be located within a required yard.</p> <p>6. Accessory structures greater than 100 square feet in floor area must have the same or similar exterior finish and roof design as the principal building on the site.</p> <p>7. The building or structure is not located on any easement.</p>	

- (2) Non-residential accessory or incidental uses may be located within an accessory structure devoted to the accessory uses, and may have an exclusive exterior public entrance or exterior sign.

(c) *Accessory buildings and structures for single-family or duplex residential uses:*

- (1) *Accessory use table.* The following table provides the dimensional standards for accessory structures for single-family and duplex dwelling uses in the district.

<b>Standards for Accessory Structures of Single-Family and Duplex Dwelling Uses</b>	
a. Number of detached structures per lot, maximum	3
b. Floor area, maximum (% of principal building floor area)	50% <sup>2</sup>
c. Structure height, maximum	25 ft <sup>3</sup>
d. Floor area in rear yard, maximum	400 sf <sup>4,5</sup>
e. Rear yard coverage, maximum (% of rear yard area)	40%
f. Setback from rear or side lot line, minimum	5 ft <sup>7</sup>

g. Spacing from principal building, minimum	10 ft
<p>NOTES: [sf = square feet; ft = feet; du/ac = dwelling units/acre]</p> <ol style="list-style-type: none"> <li>1. No accessory structure other than one commonly located in a front yard (e.g., lightpost, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)</li> <li>2. The cumulative gross square footage of accessory buildings or structures shall not be greater than 50 percent of the floor area of the principal building or greater than 1,200 square feet, whichever is less.</li> <li>3. See measurement rules in Sec. 60. 15, Building height measurement. An additional ten feet in height is allowed for architectural embellishments.</li> <li>4. Accessory structures greater than 100 square feet in floor area must have the same or similar exterior finish and roof design as the principal building on the site.</li> <li>5. The building or structure is not located on any easement.</li> </ol>	

(2) *Garage Location.* Accessory structures used as garages shall be located to the rear of the principal structure, based on the following standards.

- a. The structure shall be designed with the same architectural features of the principal structure.
- b. If the lot has access to an alley, the garage and driveway shall access the alley.

(c) *Paved driveway or parking lot setbacks.*

(1) For residential uses, the following standards apply to driveways:

- a. The driveway shall be paved with a surface acceptable to the City Engineer.
- b. The driveway shall set back a minimum of one foot from the side property lines.
- c. No more than the driveway to the rear accessory structure and one additional parking space or two parking spaces shall be in the front yard for single-family and duplex dwelling uses.
- d. Parking for multi-family, court yard dwelling, or similar residential uses shall be located in the rear of the structure.
- e. Where the property is adjacent an alley, the driveway and parking spaces shall be located in the rear yard.

(2) For non-residential uses, the following standards apply to parking lots and driveways:

- a. The parking lot shall be designed in conformance with the standards in Chapter 63, Off-street parking requirements.
- b. The parking lots and drive access shall set back a minimum of five feet from the side property lines.
- c. The no parking or parking spaces shall be located in the front yard.
- d. Where the property is adjacent an alley, the driveway and parking spaces shall be located in the rear yard.

(d) *Pools, patios and screen enclosures:*

- (1) *Swimming pool.* For residential uses, the setback of the outside structural wall of any swimming pool shall be not less than ten feet from all property lines.
- (2) *Screened enclosures.* For residential uses, the pool screen enclosure may be erected no closer than seven and one-half feet from the side or rear property line, except that no enclosure shall be allowed on any easement.
- (3) *Patio setbacks.* For residential uses, patios shall set back a minimum of two feet from the side property line.

(e) *Walls and fences.* Construction, erection and maintenance of walls and fences shall be permitted only as follows:

- (1) The walls and fences on side or rear property lines in this zone shall be permitted to a maximum height of six feet.
- (2) In the front yard, walls or fences shall not be permitted to exceed three feet in height.
- (3) There shall be no fences, walls, plantings, or other structures or obstructions erected or maintained within 20 feet of any street intersection which may obstruct the view of a motorist or otherwise cause an obstruction to traffic flow.
- (4) The fence or wall shall match or complement the architectural style of the structure.
- (5) Chainlink fences are prohibited in the front yard.
- (6) The use of any form of barbed wire in or on fences is prohibited. Exceptions to this requirements may be granted by the Planning Director, if it is found that the granting of the requested exception is for the protection of the public from hazardous materials or operations.

**Sec. 61.128. - Subdivision of property.**

No property, parcel, lot, or combination of lots shall be subdivided, split, or redeveloped into multiple parcels or lots unless each resulting parcel or lot meets the minimum lot dimensions of this district.

**Sec. 61.129. - Development standards.**

- (a) *Off-street parking and loading requirements.* All uses, except accessory uses, shall provide off-street parking spaces pursuant to the requirements of Chapter 63, Off-street parking and loading requirements. In addition to the requirements of Chapter 63, the parking location standards in Sec. 61.127, Accessory buildings and structures, apply to developments in this district:
- (b) *Sign standards.* All new signs in this district shall meet applicable sign regulations in Chapter 38 of this title.
- (c) *Residential screening and buffering.* All new conditional uses in this district shall meet the following screening and buffering requirements when adjacent to single-family residential uses to prevent visual contact between the conditional use and the single-family residential use and create a strong impression of total separation:

- (1) Provide either a screening landscape buffer or screening wall located along the outer perimeter of the parcel adjacent to the single-family residential use meeting the following standards:
  - a. Screening landscape buffer design standards:
    1. Required landscape width from the property line: 20 feet
    2. Required landscape design shall meet the requirements of Chapter 72, Landscaping, and include the following material for every 100 linear feet to function as a semi-opaque screen from the ground to at least a height of six feet:
      - i. 6 small-scale canopy trees
      - ii. 20 shrubs: a minimum of three feet in height at the time of planting and be species capable of reaching a height of five feet within four years.
      - iii. Ground cover shall be provided for the remainder of the landscape buffer.
  - b. Screening wall design standards
    1. Required width from the property line: 10 feet.
    2. Minimum five-foot high wall at the landscape setback.
    3. Required landscape design shall meet the requirements of Chapter 72, Landscaping, and include the following material for every 100 linear feet to function as a semi-opaque screen from the ground to at least a height of four feet:
      - i. 4 small-scale canopy trees
      - ii. 15 shrubs: a minimum of two feet in height at the time of planting and be species capable of reaching a height of four feet within four years.
      - iii. Ground cover shall be provided for the remainder of the landscape buffer.
- (2) No structures, including buildings or parking areas may encroach into the landscape buffer area.
- (3) Loading areas, outside storage, and outside display areas shall not encroach into the landscape buffer area.
- (4) Low-impact improvements may be permitted by the Planning Director in the landscape buffer area. Examples of such low-impact improvements may include, but are not limited to: concrete sidewalks, fountains, handicap accessibility ramps, drainage pond integral to the landscape design, and decorative lampposts.
- (5) Sight triangles. No walls or other landscaping features may exceed a height of three feet above grade within required sight triangles for streets, alleys, or driveways.
- (6) Credit for existing vegetation. Existing vegetation located the perimeter buffer area that meets the size standards of this section and Chapter 72, Landscaping, may be preserved and credited toward the perimeter buffer standards provided it is retained during and after the development process.
- (7) Credit for required landscaping. Required landscaping associated with perimeter landscaping around a vehicular use area may be credited towards the perimeter buffer requirements of this section.

(d) *Mechanical and utility equipment screening.* Mechanical and utility equipment in non-residential development shall be located or screened so as not to be visible from public right-of-way.

(e) *Service, loading and storage areas.*

(1) *Refuse Collection.* Facilities for collection and removal of solid wastes shall be provided. Refuse and waste removal and recycling areas of non-residential development shall be screened from adjacent properties and public right-of-way by a minimum of a 5-foot high fence, wall, hedge, or other opaque barrier. Such screening shall be approved by the planning director and, if applicable, compliant with the enclosure requirements of section 66-11 of this Code.

(2) *Storage areas.* All services and businesses shall be conducted completely within enclosed buildings.

**Sec. 61.130. – Environmental standards.**

(a) *Landscaping.* The landscaping requirements of Chapter 72, Article II, Landscaping, shall be met.

(b) *Tree preservation.* The tree preservation standards in Chapter 72, Article IV, Tree and Palm Protection shall be met.

(c) *Drainage and stormwater management.* In addition to the requirements of Chapter 73, Article II, Stormwater Management, that all new development and substantial improvements (50% of building value) to existing developments of shall meet the stormwater management standards, the following standard applies to developments in this district:

(1) Dry or wet stormwater retention ponds are prohibited in any landscaped yard or screening landscape buffer.

(2) A wet stormwater retention pond may be approved in the landscape yard by the Planning Director, if the wet retention pond is integrated into the landscape design as an integral feature.

(d) *Floodplain management.* All new development and substantial improvements (50% of building value) to existing developments of shall meet the floodplain management standards in Chapter 73, Article I, Flood Damage Prevention.

**Sec. 61.131. - Building design standards.**

(a) *Purpose.* Recognizing the importance of the Vero Beach Cultural Arts Village, the intent of this section is to establish design and development standards that foster high-quality and attractive development in the CAV zoning district. The intent of the design guidelines is not to impose strict and expensive architectural standards on proposed developments nor to favor one style of architecture over another. Rather, the guidelines are meant to enhance the character of the Cultural Arts Village and compatibility with adjacent residential uses by focusing on the general organization of building features and materials. The standards are intended to:

(1) Promote high-quality residential developments that are distinctive, have character, and relate to the goals of the 2016 Cultural Arts Village Report;

- (2) Construct new neighborhoods that age gracefully and become established over time;
  - (3) Construct residential infill or redevelopment such that it enhances the value and quality of existing neighborhoods;
  - (4) Protect property values;
  - (5) Ensure the compatibility of infill residential development with the existing character of the Cultural Arts Village; and
  - (6) Balance the community's economic and aesthetic concerns.
- (b) *Applicability.* These design standards shall apply to all new structures or existing non-residential structures expanded by 30 percent or more in gross square footage in the CAV district.
- (c) *Building design.* Buildings should have a primary architectural theme and that theme should be used around the entire building.
- (1) *Building façade.* All building elevations shall be architecturally finished with similar levels of materials and detailing (e.g., tiles, moldings, cornices, wainscoting, etc.). Blank walls void of architectural details or other variation are prohibited. Buildings should incorporate other techniques to divide further large building facades, including the following:
    - a. Exterior finish materials shall be durable and consistent with the architectural style of the community.
    - b. The primary material on the front façade of the house shall be continued on all sides of the house, and on at least 50 percent of each side.
    - c. Windows are required on all elevations. On public facing facades (streets or parks), windows and doors shall cover a minimum of 20 percent of the elevation.
    - d. Window and door openings shall be articulated on all elevations of the building through the use of:
      - (i) Shutters,
      - (ii) Enhanced flat or arched lintels and sills (projecting or recessed, or constructed of materials other than the primary building material),
      - (iii) Overhangs, or
      - (iv) Surrounds and trims.
  - (2) *Orientation of Main Entrance.*
    - a. The main entrance or a courtyard leading to the main entrance of each primary structure shall be located on the front façade.
    - b. On corner lots, the main entrance shall face one of the streets or be oriented to the corner.
  - (3) *Entry Feature.* Entry features shall meet the following design standards:
    - a. A dwelling shall include a covered front porch, stoop, or front courtyard at the main entrance. An entry feature designed in accordance with the style of the dwelling unit is also acceptable.

- b. The minimum area of a porch, stoop landing, or courtyard shall be 20 square feet.
  - c. The height of the main entry feature shall be scaled appropriately for the individual dwelling.
- (4) *Roof design.* Roof design shall be varied to break up the mass and perceived bulk based on the following standards:
- a. A minimum roof pitch of 6:12 shall apply to gable, hip, or shed roofs. This does not apply to portions of a roof that are separate from the structure's primary roof.
  - b. Flat roofs shall be screened by a parapet wall, capped by a three-dimensional cornice treatment.
  - c. Architectural styles that incorporate eaves shall have the eaves extend from the building wall at least 12 inches as measured horizontally on all facades. The Zoning Administrator may approve a shorter distance for roofs with a pitch of 12:12 or greater.
  - d. The use of proportionally designed dormers on the roof is encouraged where they are appropriate to the architectural style of the home.
  - e. The following materials are prohibited:
    - (i) Sheet metal (except standing seam metal),
    - (ii) Corrugated metal, and
    - (iii) Cement asbestos shingles.
- (6) *Prohibited facade materials.* The following materials are prohibited as exterior cladding or roofing materials:
- a. Aluminum siding or cladding,
  - b. Galvanized steel or other bright metal,
  - c. Unfinished concrete block or concrete wall,
  - d. Exposed aggregate,
  - e. Reflective glass.
- (d) *Residential Infill Compatibility Standards.*
- (1) *Contextual Front Building Setbacks.* Notwithstanding the minimum front setback requirements required in Sec. 61.126, Dimensional Standards, for the CAV district, the applicant may use a contextual front setback when existing front setbacks on the same block are greater or less than that required by the district. In such circumstance, the front setback for the proposed development shall be set back no further from the street than the furthest front façade of the principal building on either of the two abutting, and shall be located no closer to the street than the closest front façade of the principal structure on either of the two abutting lots.
  - (2) *Appearance.* Infill development shall be constructed to be generally compatible in appearance with other existing structures on the block that comply with this Article. This provision shall be satisfied by constructing the proposed building(s) so that at least three of the following features are substantially similar to the majority of other buildings on the same and facing block:

- a. Roof material;
- b. Roof overhang;
- c. Exterior building material;
- d. Shape, size, and alignment of windows and doors;
- e. Front porches or porticos;
- f. Exterior building color; or
- g. Location and style of garage or carport.

(e) *Multi-Family Infill Adjacent to Single-Family Residential.* New multi-family infill development that will be located on a block face where more than 75 percent of the existing homes are single-family or a duplex shall employ one or more of the following techniques to help reduce the overall bulk and mass of individual buildings and help maintain a lower-intensity residential character along the street frontage:



Figure 1 Multi-family units with front facade step-back

- (1) Articulate the front façade so that the building appears from the street to be separate homes by “stepping back” the front façade a minimum of 10 feet at the traditional side yard setback that would typically be found between two single-family homes;
- (2) Organize units around a central courtyard that maintains the impression of the traditional side yard setback between units along the street frontage; or
- (3) Design the multi-family building so that the massing, arrangement of architectural elements, and use of exterior materials gives the appearance of a large single-family home.

(f) *Appeals.* Administrative decisions by the Planning Director regarding the application of the building design standards in this Section may be appealed to the Architectural Review Commission (ARC) pursuant to the procedures in Sec. 64.04.

**Sec. 61.132. - Modifications.**

(a) *Yard modifications.*

(1) *Front yard.*

- a. *Lots with double frontage.* The front yard regulations shall apply to both streets on through lots or double frontage lots.
- b. *Corner lots.* There shall be a front yard on each street side of a corner lot; provided, however, that the buildable width of such lot shall not be reduced to less than 30 feet; provided further, that no accessory building on a corner lot shall project beyond the front yard setback line on any street.

(2) *Rear yard.*

- a. *Lots abutting an alley.* When a lot abuts upon an alley, one-half of the alley may be considered as part of the required rear yard.

- b. *Corner lots.* For the purpose of applying rear yard modifications as set forth in this section, the rear yard shall be determined by the line that separates 2 tiers of lots in any block.

(3) *Side yard.*

- a. *Parking lots* shall set back a minimum of five feet from the side property line, unless the buffering requirements apply.
  - b. Whenever a residential lot exists which contains less width than required in this district, no side yard shall be reduced to less than ten feet; provided, however, that the buildable width shall not be reduced to less than 30 feet.
- (b) *Yard encroachments.* Every part of a required yard shall be open (unobstructed) from its lowest point to the sky, except for the following:
- (1) Ordinary projection of sills, belt courses, cornices, buttresses, awnings, eaves, and similar building features shall project into any yard more than 24 inches.
  - (2) Open or closed fire escapes, outside stairways, balconies, chimneys, and flues shall not project into a required yard or court more than three and one-half feet.
  - (3) *Encroachment of porch or terrace.* For residential structures, an open, unenclosed, and uncovered porch or paved terrace may project into the front yard for a distance of not more than ten feet.
- (c) *Building height modifications.* Radio and television transmitting and receiving antennas may exceed the building height limits of this zone provided they otherwise comply with the ordinances of the City of Vero Beach and are not in conflict with the height regulations established by flight regulations of the municipal airport of Vero Beach and the Federal Aviation Administration.
- (d) *Use of lots less than required size.* Lots not meeting the minimum lot size for this district shall not be developed for any permitted or conditional use in the district, except for single-family residential uses.

**CHAPTER 64. DEVELOPMENT REVIEW, NONCONFORMING USES, AND  
TEMPORARY USES**

**Article III. Temporary Uses and Structures**

**Sec. 64.44. Temporary Use/Structure Table for Residential and Nonresidential Districts.**

(a) *Abbreviations Used in Temporary Use/Structure District Tables.* In the tables designating the zoning districts in which a temporary use or structure is allowed, the following abbreviations apply:

- (1) A check "✓" indicates that the use or structure is allowed as a temporary use by right in the corresponding zoning district, subject to compliance with Sec. 64.43. General Standards for All Temporary Uses and Structures, any standards set forth for the specific use or structure, and all other applicable regulations of this Code. No Temporary Use Permit is required.
- (2) A "T" indicates that the use or structure is allowable as a temporary use in the corresponding zoning district only on approval of a Temporary Use Permit in accordance with Sec. 64.12. Temporary Use Permit, and subject to compliance with Sec 64.43. General Standards for All Temporary Uses and Structures, any standards set forth for the specific use or structure, and all other applicable regulations of this Code.
- (3) A blank cell indicates that the use or structure is prohibited as a temporary use or structure in the corresponding zoning district.

(b) Temporary Use/Structure Table for Residential Districts

✓ = Temporary Use/Structure allowed without a Temporary Use Permit T = Temporary Use/Structure allowed with a Temporary Use Permit Blank Cell = Prohibited Temporary Use/Structure										
Temporary Use/Structure Type	R-1AAA	R-1AA	R-1A	R-1	RM-8	RM-10	RM-10/12	RM-13	MPZ	CAV
Farmers' market										
Garage or yard sale	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Special event	T*	T*	T*	T*	T*	T*	T*	T*	T*	T*
Temporary construction-related structure or storage facility	T	T	T	T	T	T	T	T	T	T
Temporary factory-fabricated Portable building	T	T	T	T	T	T	T	T	T	T
Temporary model sales home/unit	T	T	T	T	T	T	T	T	T	
Temporary not-for-profit carwash										
Temporary Outdoor Promotional Activities and Sidewalk Sales										T
Temporary portable storage unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Temporary use of an accessory structure as a principal dwelling after a catastrophe	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\* Only permitted on non-residential use property

**CHAPTER 38. SIGNS AND SATELLITE DISH ATENNAS**

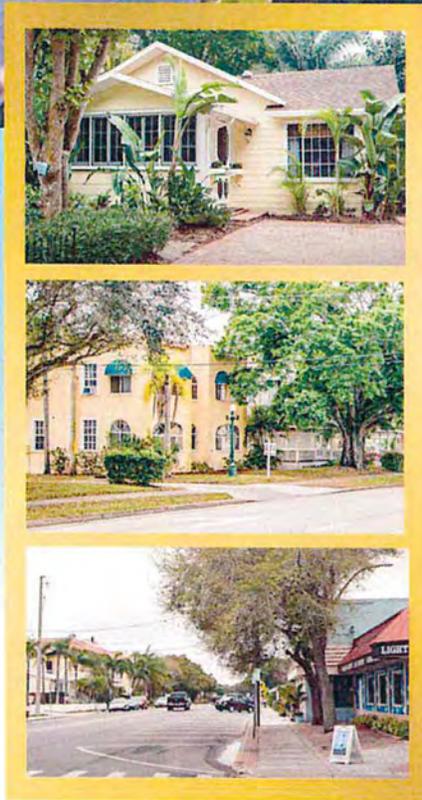
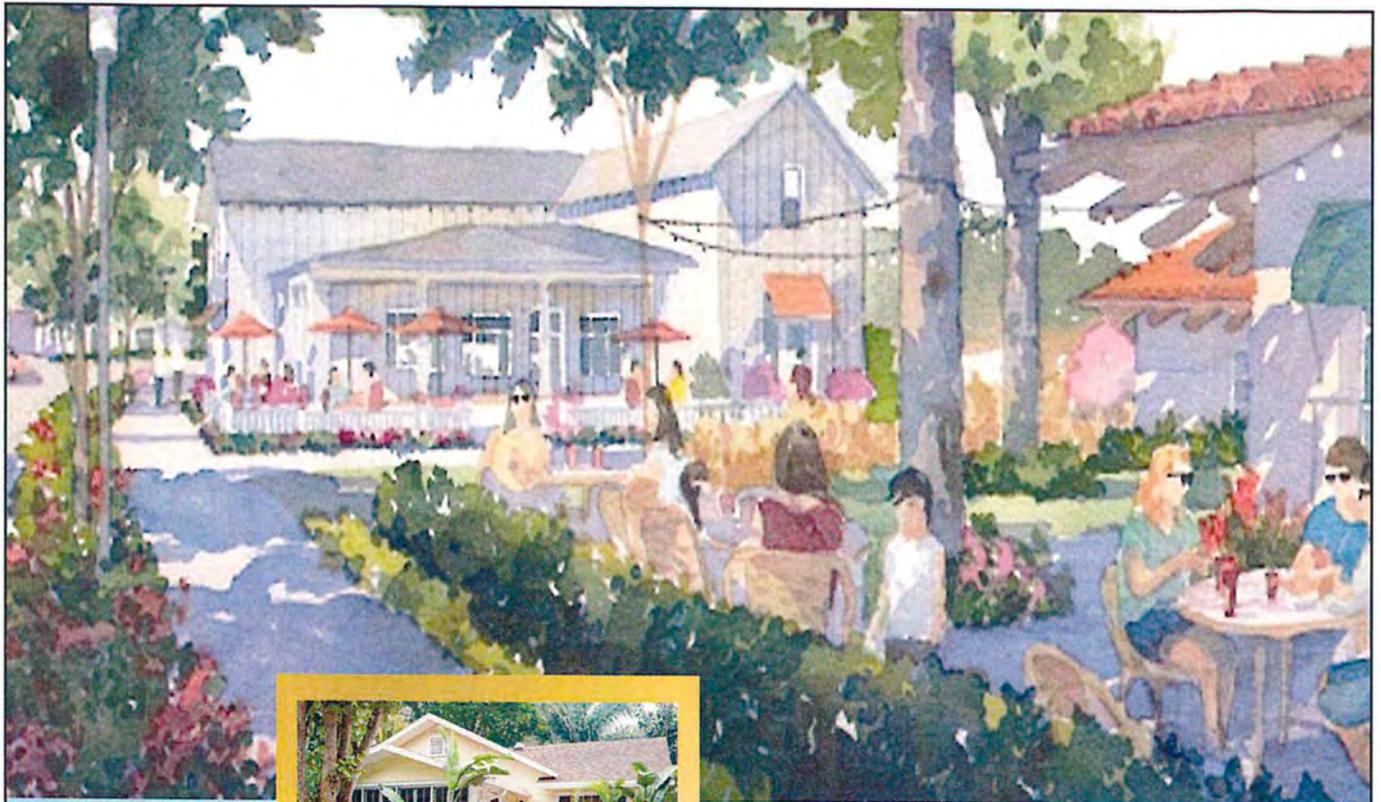
**Article I. Signs**

**Sec. 38.13. – Signage in Residential districts.**

(a) *Sign regulations in residential zoning districts.* In addition to signage permitted by other provisions of this section, the following types, numbers, and sizes of signs shall be permitted in the residential districts.

	Residential Zoning Districts			
	Maximum Number	Maximum Area (Total)	Maximum Area (Individual)	Maximum Height
Freestanding sign (Multi-family with 10 or less units)	1 per per street frontage	20 sq. ft.	10 sq. ft.	6 feet
Freestanding sign (Multi-family with more than 10 units)	1 per per street frontage	40 sq. ft.	20 sq. ft.	10 feet
Freestanding sign (Non-residential Uses <sup>1</sup> )	1 per per street frontage	40 sq. ft.	20 sq. ft.	10 feet <sup>2</sup>
Façade sign <sup>3</sup> (Non-residential Uses <sup>1</sup> )	1 per per street frontage	5% of building façade area or 300 sq. ft, whichever is less.	5% of building facade	The roofline
Subdivision Identification sign	1 per principal entrance way to subdivision	64 sq. ft.	32 sq. ft.	6 feet
Notes:				
1. The non-residential use must be a legal non-conforming use or approved conditional use.				
2. In single-family zoning districts, the maximum height of freestanding signs is six (6) feet.				
3. Non-residential uses are only permitted wall signs for building façade signs.				

**Sec. 38.14. - Reserved.**



2016

cultural  
arts  
village

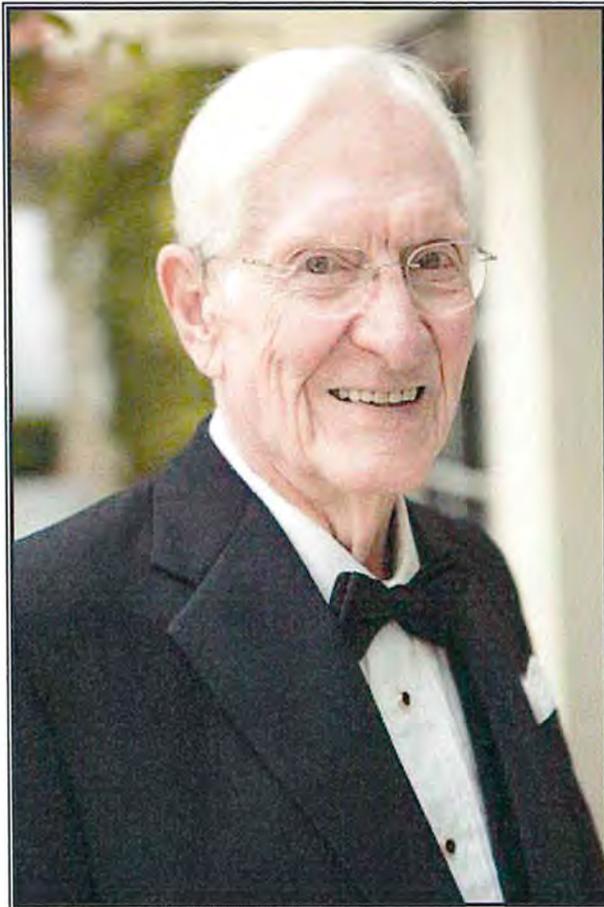
REPORT

March 3, 2016



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*In Memorory of*  
*Richard A. Stark*



The Cultural Council of Indian River County pays tribute to Richard A. Stark for his contributions and leadership in the cultural arts of our community. Without Mr. Stark's generous support for the arts in Indian River County, including the Cultural Arts Village Project, this effort could not have been as successful.

The Vero Beach Cultural Arts Village Charrette and Report is dedicated to the memory of Mr. Stark.

# Introduction

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PLEASE JOIN US IN THANKING  
THE GENEROUS SPONSORS AND PARTNERS  
OF THIS EFFORT

DORTHEA LEONHARDT FUND  
*COMMUNITIES FOUNDATION OF TEXAS*  
RICHARD A. STARK  
HAMPTON INN & SUITES – DOWNTOWN VERO BEACH  
*KEITH D. KITE, KITE PROPERTIES, LLC*  
CULTURAL COUNCIL OF INDIAN RIVER COUNTY  
CITY OF VERO BEACH  
VERO HERITAGE CENTER  
PRESS JOURNAL/TC PALM  
ISLAND IMAGES PROFESSIONAL PHOTOGRAPHY STUDIO  
VEROBUZZTV  
VERO BEACH ART CLUB  
HORACE & DONNA LINDSAY  
VICTORIA & CHARLES GOULD  
GOULD & ASSOCIATES PA  
CHRISTIANA “ANNA” & WILLIAM T. BRADY  
QUALITY KITCHENS & BATHS, INC.  
*KENNETH, DEBORAH & ANNORA DAIGE*  
ALEX MACWILLIAM, INC. REAL ESTATE  
*TREASURE COAST CHAPTER ALA*  
*PETER JONES ALA*



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### *Acknowledgments*

Honorable Jay Kramer, Mayor, City of Vero Beach  
Honorable Randy Old, Vice Mayor, City of Vero Beach  
Pilar Turner, Councilmember, City of Vero Beach  
Dick Winger, Councilmember, City of Vero Beach  
Harry Howle III, Councilmember, City of Vero Beach

Barbara Hoffman, Executive Director  
The Cultural Council of Indian River County

Lisa Lindner, Executive Assistant  
The Cultural Council of Indian River County

## Vero Beach Cultural Arts Village 2016 Background

Over the past two decades several groups, including community leaders, investors and business people, have poured time, ink and funds to revitalize Vero's Downtown District to make it a vibrant source of business and entertainment activities.

In 2011 the Cultural Council first began to explore the idea of a cultural arts center, creating a Leadership Team to work on this project. After considering several properties, the Leadership Team decided that the Diesel Power Plant would be the perfect building and setting for the programming planned.

The Leadership Team met with city officials, held public meetings, and gathered close to 2,000 petition signatures in support of the cultural arts center. However, by 2014 the local litigation problems and the Florida East Coast Railroad's expansion plans for new passenger and increased freight runs, plus a new track just 25 feet from the building, made those ideas infeasible and impractical.

The Leadership Team subsequently embarked on a process to review projects that have been successful in other Florida cities, bringing back to Vero ideas to evaluate and from which we could learn. This included visits to several Florida cities with Cultural Arts Centers, where we learned of the popularity of cultural arts villages and their positive impacts on local life.

Studies showed that many people were looking to move back into cities, where they could walk to restaurants, stores, and entertainment. Combining creative activity with nearby commercial, business and entertainment activities was an attractive idea, one that had real potential in Vero, given the presence of the Arts District and current zoning.

Local artists told us that an important impediment to professional artistic life in Vero Beach was the lack of suitable, affordable places for artists and other creative individuals to live, work and sell, close to the Downtown Arts District.

Accordingly, the Leadership Team began to put together a plan to create a Cultural Arts Village.

### **Public Meeting January 12, 2015**

On January 12, 2015, the Leadership Team held a public meeting in the Heritage Center to share a vision for a Vero Beach Cultural Arts Village to revitalize the Downtown Arts District by preserving and retrofitting an original traditional neighborhood in that area. The idea proposed working with neighborhood residents and owners and other local groups on a vision for the Vero Beach Cultural Arts Village whose objective was to create an environment attractive to residents, visitors and creative professionals of all types, including: visual, performing, culinary, building, recording, graphics, artists and artisans.

A further objective was to bring to the adjacent Business Improvement District related support services such

# Background

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as printing, marketing, health, entertainment, business, retail, grocery – all that is needed to support successful artistic and cultural careers, while maintaining aesthetically pleasant living and working places in the residential district. This mixed use village concept would allow people to live, work, sell, and play in home studios close to nearby local businesses in the 14th Avenue and SR 60 business areas. We were encouraged to proceed with developing a plan.

The Leadership Team was expanded to include local architects, developers, historic preservationists, urban planners and other organizations and parties who were interested in developing a cultural arts village.

## **Getting Community Guidance: Workshop, February 24, 2015**

The Team next organized a workshop, sponsored by the Cultural Council of Indian River County, Main Street Vero Beach, and the local chapter of the American Institute of Architects, facilitated by SRA International. The purpose was to develop a context for future plans: to identify Vero’s core community values, to help guide its initiatives and long-term investments in the downtown. With the strong interest in a cultural arts village and the City’s focus on updating its Comprehensive Plan, about 50 local people, citizens and County and City staffs, came to share perspectives on what matters to Vero Beach, including health, education, economic opportunity, the environment, recreation, business enterprise, and residential quality of life, etc.

Community-wide values important to maintain in any future downtown or neighborhood revitalization plan were identified:

- human scale streetscapes with bike paths and buildings that make it easy to meet and interact with towns people
- responsive government
- good education system
- respecting the history of neighborhoods
- an active community that values its world class cultural and entertainment offerings
- its connection to nature through public parks and beaches in a clean environment
- the ability to have a relaxed lifestyle
- plenty of shopping choices
- good healthcare
- transportation mobility
- low crime rates
- a culture of volunteering and philanthropic giving

These values create social cohesion that participants felt was important to maintain in our community. These ideas helped guide the work of the Leadership Team.

## **Leadership Team Process Inventory Area, Meet the Neighbors, Get Everyone Onboard**

During April 2015, the Leadership did a Neighborhood Walk-Through. The Edgewood neighborhood, east of 20th Avenue and south of SR60 had the type of housing stock and ambience that would lend itself to this idea. A walkthrough of the neighborhood by the Team revealed a residential area with older single family homes in

diverse styles, multiple family dwellings, some empty lots, back alleys and beautiful mature trees – a charming enclave bordered by 20th Avenue, the Freshman Learning Center, SR 60 and 14th Avenue. One of the underlying ideas of a cultural arts village - to create a residential environment that encourages artists and other creatives to live, work and sell out of their homes - was not permitted by zoning regulations currently in this residential neighborhood, and would have to be addressed by the City Planning and Development staff.

Over the next several months, members of the Leadership Team met with neighborhood residents to communicate the cultural arts village concept. The Vero Beach Police Department hosted a neighborhood meeting to address various issues including Crime Watch and Code Enforcement. The Leadership Team continued working with city staff, reporting regularly to the Vero Beach City Council. They learned from meetings with residents in the proposed village, businesses in the area, and dozens of artists and cultural arts organizations. Several members of the Leadership Team, the city manager, and a council member visited the Arts Village in Bradenton. With strong encouragement and support from the Vero Beach City Council, the city manager, police department and planning department, this team moved ahead.

### **Treasure Coast Regional Planning Council**

As the city's planning department lacked the resources to assist the Leadership Team, the Vero Beach City Council authorized the Cultural Council to contract with the Treasure Coast Regional Planning Council to provide the technical assistance to draw up plans that represent the vision of the Cultural Arts Village Leadership Team and the Vero Beach community.

The Cultural Council of Indian River County, on behalf of the Leadership Team, contracted with the Treasure Coast Regional Planning Council to provide the technical assistance, raising private funds to pay the contract. The Treasure Coast Regional Planning Council explained to the Leadership Team the steps and processes necessary to create a Village. Among the first steps was to organize and hold a design charrette, a process that serves to quickly generate design solutions while integrating the aptitudes and interests of a diverse group of people. In preparation for the design charrette, Dana Little, Urban Design Director for the Regional Planning Council, researched previous vision plans and charrette studies of downtown Vero Beach, walked the proposed village area, and interviewed more than 40 city and community leaders.

### **Community Design Charrette: September 12, 2015 – Heritage Center**

120 people participated in the day-long design charrette, bringing up many ideas and opportunities to enliven the downtown and the Edgewood neighborhood. Ideas combined both looking back to maintain its historic feel (restore historic street names) and looking forward (allow mixed-use buildings, village markers and monuments.) Broadly speaking, the community wants to maintain the area's human/small scale, and allow small out-buildings that can be used as studios and living/mixed-use units. The community's recommendations:

- No three-story buildings (or at least reserve for SR60)
- Allow small out-buildings and cottages (as living units)
- Review parking in the area – parking issues
- Add village markers and monuments to strengthen identity
- Consider lease controls – protection against gentrification
- Consider the Muse Apartment Building as studios/arts residences

## Background

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- Allow limited lodging (B&B) uses in the Village
- Develop community gardens – engage schools and students
- Create an Edgewood Neighborhood Association
- Develop options for the Diesel Plant
- Add an outdoor amphitheater and/or performance spaces
- Restore historic street names
- Develop Cultural Arts Village overlay zoning district
- Allow mixed uses, home offices, accessory dwellings
- Reconsider improvements to SR60
- Consider artistic murals in strategic locations
- Promote Cultural Arts Village in addition to the Arts District

### **Open Design Workshop: September 13 – 18, 2015 –Hampton Inn**

Treasure Coast Regional Planning Staff moved into the Hampton and for 6 days worked on the Cultural Arts Village plans in the Business Center of the hotel. More than 200 people visited the Business Center during the 6 days the staff was working on the plans, offering their ideas, comments, and suggestions.

### **Work in Progress Presentation: September 18, 2015 – Heritage Center**

More than 125 people attended the Work-in-Progress Presentation by the Treasure Coast Regional Planning Council. Those in attendance supported the report, feeling that the planners accurately reflected the community's vision.

### **Going Forward: Process**

#### **Public Meeting – Report Presentation – February 17, 2016 – Heritage Center**

The public has been invited to attend the presentation of the Cultural Arts Village Report from the Treasure Coast Regional Planning Council.

#### **Planning Commission**

Tim McGarry, Director of Planning & Development will work with Dana Little from Treasure Coast Regional Planning Council on the plan overlay.

#### **City Council**

On March 15, 2016, the Vero Beach City Council will consider a resolution adopting the “Vero Beach Cultural Arts Village Charrette Report” and directing city staff to work with the Cultural Council of Indian River County's Cultural Arts Village Leadership Team to implement the recommendations of the report including incorporation or provisions for a zoning district overlay for the proposed village into the update of the Vero Beach Comprehensive Plan.

## Going Forward: Actions

### Professional Advisory Committees

In moving ahead with the Cultural Arts Village the Leadership Team created 3 professional advisory committees made up of representatives from community banks, insurance agencies, and real estate companies. Those positions are now being filled.

### Subcommittees of the Leadership Team

The Leadership Team has created subcommittees to begin work on projects that can be started immediately. Those subcommittees are:

- Murals
- Architectural
- Freshman Learning Center (landscape & stage)
- Infrastructure ( street signs & lights, landscape, tree canopy, bike path, signage, toilets)
- Marketing/Communications/Public Relations
- Fundraising

### Immediate Projects

The subcommittees will begin immediately to work on these projects. Once a project is designed and a budget determined, the Fundraising Committee will work on sponsors, donations and fundraising programs:

- Murals – The Mural Committee will identify possible mural sites in the Village and develop procedures for this program
- Street Signs and Street Lights – The Infrastructure Committee will work with the appropriate city departments to create new street signs that include the historical name of that street. Period street lights will be selected and placed throughout the Village, creating more light and making it a safer area.
- Landscape and tree canopy – The Infrastructure Committee will identify and work on areas for landscaping and tree canopies.
- Bike Paths – The Infrastructure Committee will identify areas for bike paths.
- Performance stage or band shell – The FLC Committee will work with the School District on creating a performance stage and landscaping on the grounds of the Freshman Learning Center.

## Stay in Touch

[www.verobeachculturalartsvillage.com](http://www.verobeachculturalartsvillage.com)

# Background

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The mission of the Vero Beach Cultural Arts Village (CAV) is to foster connections among artists and the public that ignite the creative spirit. The Village creates an environment attractive to residents, visitors, and creative professionals of all types, where the visiting public and cultural community can meet, learn, entertain, and interact in the promotion and appreciation of the visual, culinary, and performing arts.

“We envision a vibrant downtown community where special events, food fairs, concerts, lectures, exhibitions, and more will inspire our senses. We see job opportunity.

We see a dynamic community promoting growth, sustainability, and fun!”

– Cultural Arts Village Leadership Team



## **VERO BEACH | cultural arts village**

### **THE CULTURAL COUNCIL LEADERSHIP TEAM**

The Cultural Council Leadership Team, consisting primarily of volunteers, has created a vision plan for the proposed Cultural Arts Village in downtown Vero Beach. Working in partnership with regional planners, community groups, residents, business leaders, city council and property owners, the team will present its vision of the arts village to the community-at-large in September 2015.

### Cultural Council of Indian River County Cultural Arts Village Leadership Team

Richard Bialosky

Anna Brady

Luis Van Cotthem

Ken Daige

Suzi Davis

Vicki Gould

Susan Grandpierre

Barbara Hoffman

Tom Hoos

Peter Jones

Mary Ellen Koser

Donna Lindsay

Jon Moses

Ross Power

Alicia Quinn

John Ryan

Neil Sickterman

Richard & Diana Stark

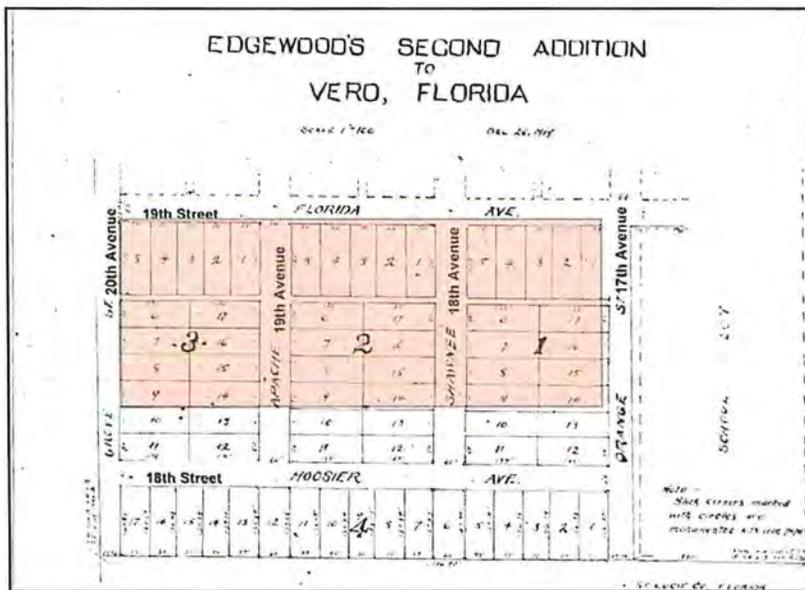
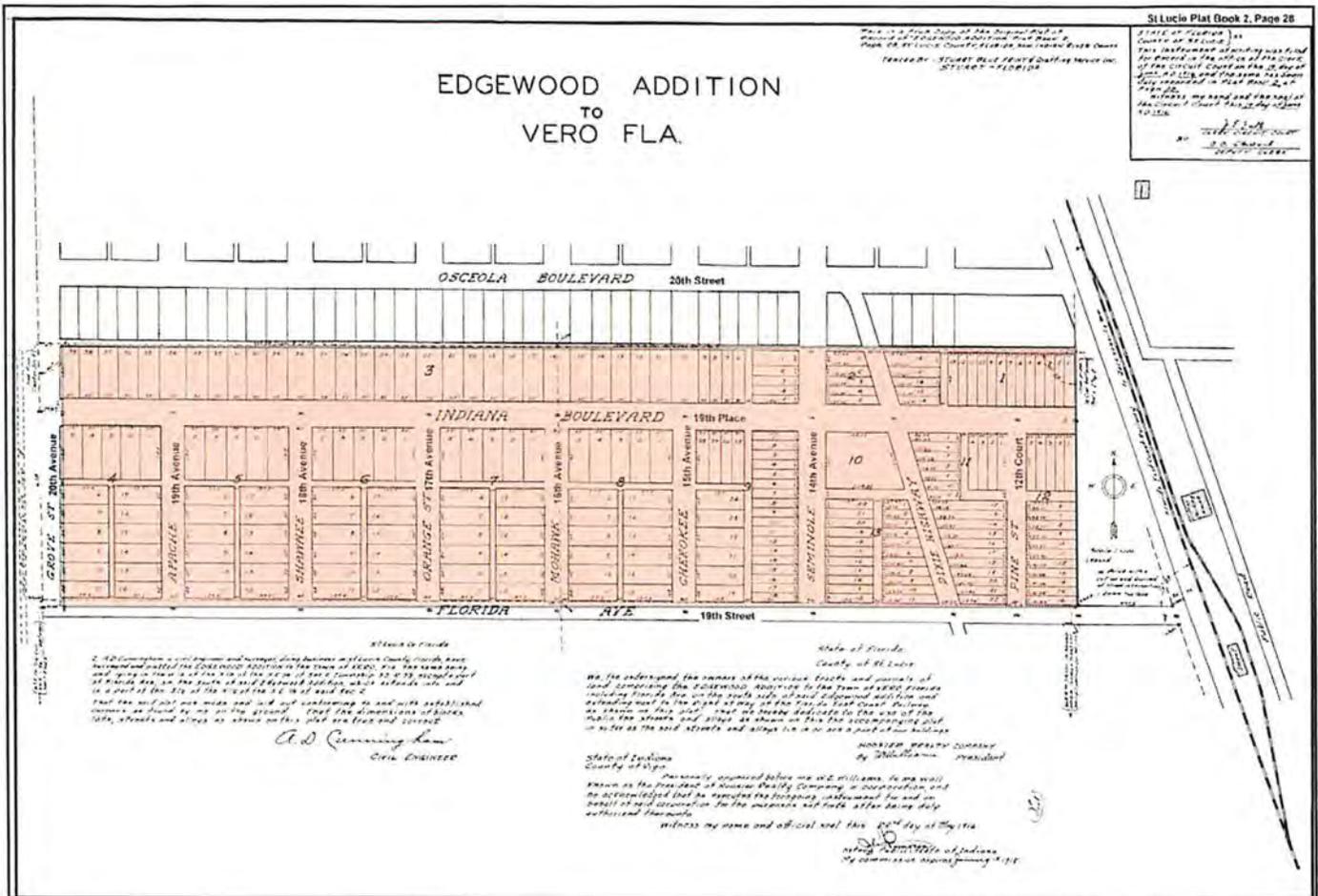
Bob Webster

The Charrette Study Area



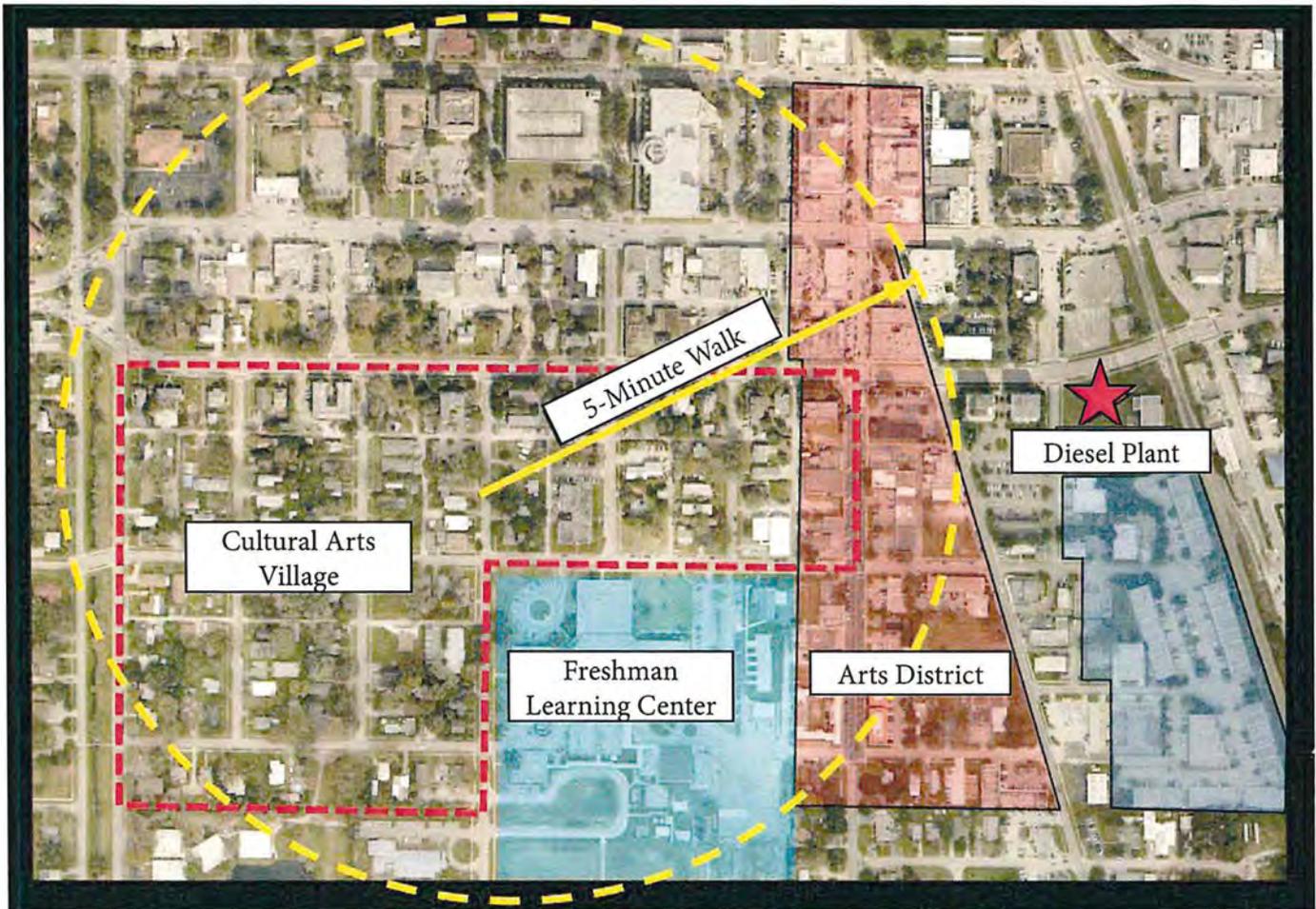
The diagram above identifies the general area that the charrette participants and design team considered during the Cultural Arts Village charrette. Note the significant landmarks identified including 20th Street, 19th Place, 19th Street, the Diesel Plant, the Freshman Learning Center, and 14th Avenue. While the team felt it was important to consider adjacent uses and activities when considering recommendations for the CAV, the primary focus for implementation of the Village is a more limited area.

# Charrette Study Area



Considering that the Cultural Arts Village is intended to have a more residential character than an *Arts District*, the natural focus for the Village was the original Edgewood Addition to the original Vero Beach Plat. Later, the Edgewood Addition was expanded with the Second Addition. Both of the original plat expansions (illustrated to the left) were developed as an in-town neighborhood with a variety of building types and architectural character.

The actual Cultural Arts Village boundaries are proposed to be expanded north to 19th Place and south to include the lots south of 18th Street.



The diagram above illustrates a number of elements within the charrette study area as well as the proposed boundaries for the Cultural Arts Village:

**Cultural Arts Village:** Identified with the dashed red line spanning from 19th Place to the north, 14th Avenue to the east, south of 18th Street to the south, and 20th Avenue to the west. The Cultural Arts Village will be more residential in character than the existing Arts District or the Industrial District.

**Vero Arts District:** Identified in the red shaded area, the Vero Arts District is already established and has 14th Avenue as its central spine. The Arts District is comprised primarily of art galleries and studios and will be appropriately augmented by the future CAV with live-in studio and gallery spaces.

**Industrial District:** The area that is shaded blue just south of the Diesel Plant is the existing industrial district south of downtown and adjacent to the FEC railway corridor. This district currently houses some more intense design and art studios and is perfectly compatible and well-situated to enhance the CAV.

# Public Workshop

On September 12th, 2015, the Treasure Coast Regional Planning Council (TCRPC) team conducted a public design workshop at The Vero Beach Heritage Center. The workshop began with an opening presentation that illustrated the cultural significance and history of the Edgewood neighborhood and presented similar efforts in other places that are improving and revitalizing unique areas into arts villages. The flyer and photos from the workshop are provided below.



**Please Join Us**  
**You are invited to participate**  
 in a design workshop for a Cultural Arts Village, conducted by the Village Leadership Team, local architects and city planners, with technical assistance provided by the Treasure Coast Regional Planning Council.

This public interactive workshop will offer residents and interested public an opportunity to share their ideas with architects and planners in creating a vision plan for the proposed Cultural Arts Village in the Edgewood Neighborhood in downtown Vero Beach.

We look forward to your participation and hope to see you there!

**WHEN:**  
**Saturday, September 12, 2015**  
 9:30am – 3:00pm

**September 13 – Sept. 17**  
 Open Public Studio  
 9:00 am – 8:00 pm  
 Business Center  
 Downtown Hampton Inn

**WHERE:**  
 Heritage Center  
 2140 14th Avenue, Vero Beach

**September 18**  
 Charrette Work in Progress  
 Presentation  
 6:00 pm  
 Heritage Center

For more information, go to  
[www.verobeachculturalartsvillage.com](http://www.verobeachculturalartsvillage.com)  
 or call 772-770-4857

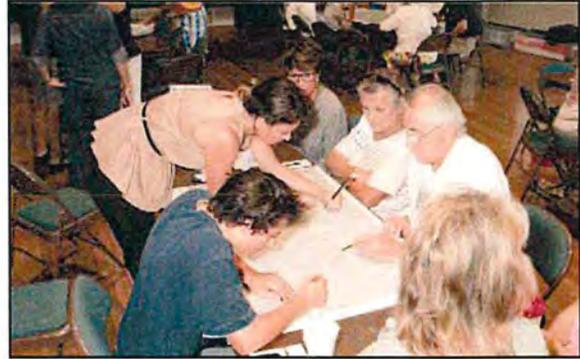
*Cultural Council*  
**VERO BEACH | cultural arts village**



Vero Beach Cultural Arts Village Plan

## Public Workshop

Nearly 120 people attended the public workshop at the Heritage Center. The participants worked in groups at tables with the TCRPC team members. Each table developed a plan of their recommendations and presented those ideas back to the group. Below are images from the workshop as well as the table plans developed by the groups.



Vero Beach Cultural Arts Village Plan



Table #3

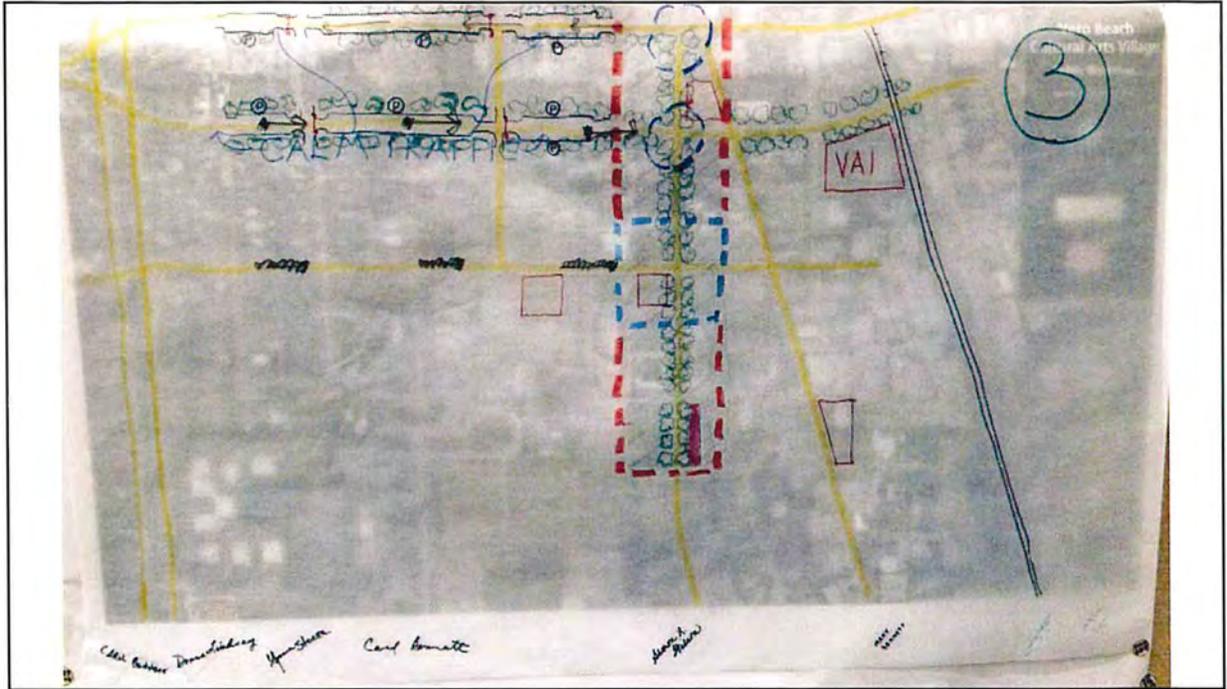


Table #4

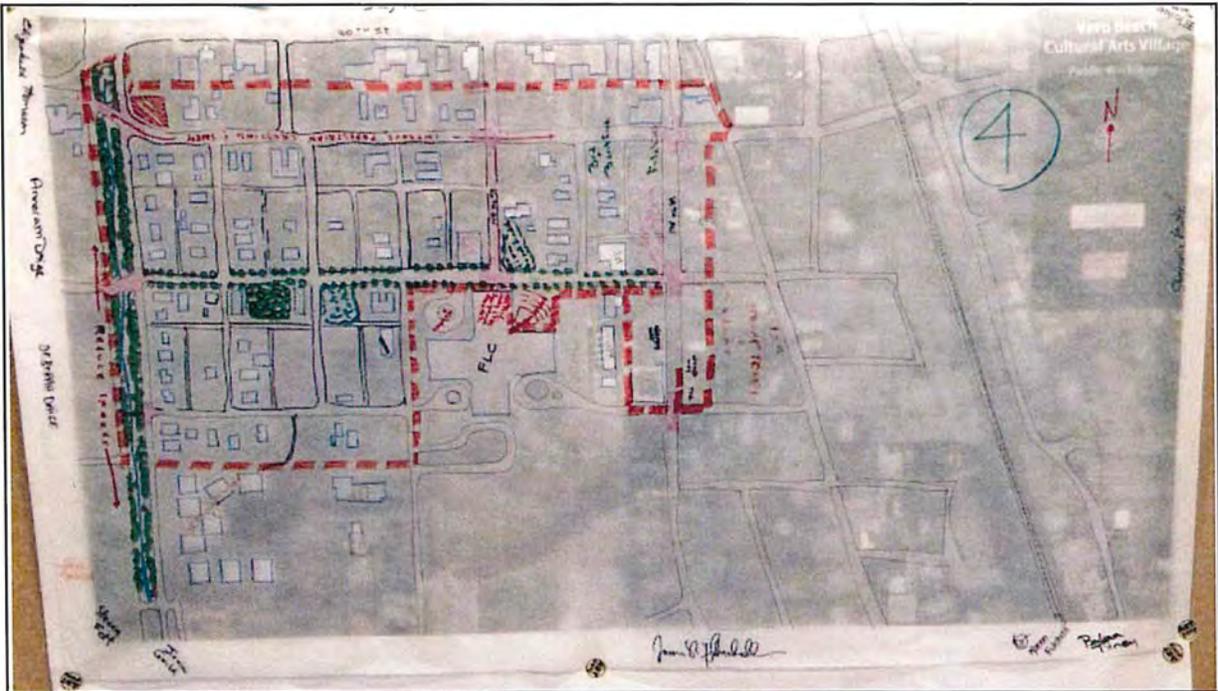


Table #5

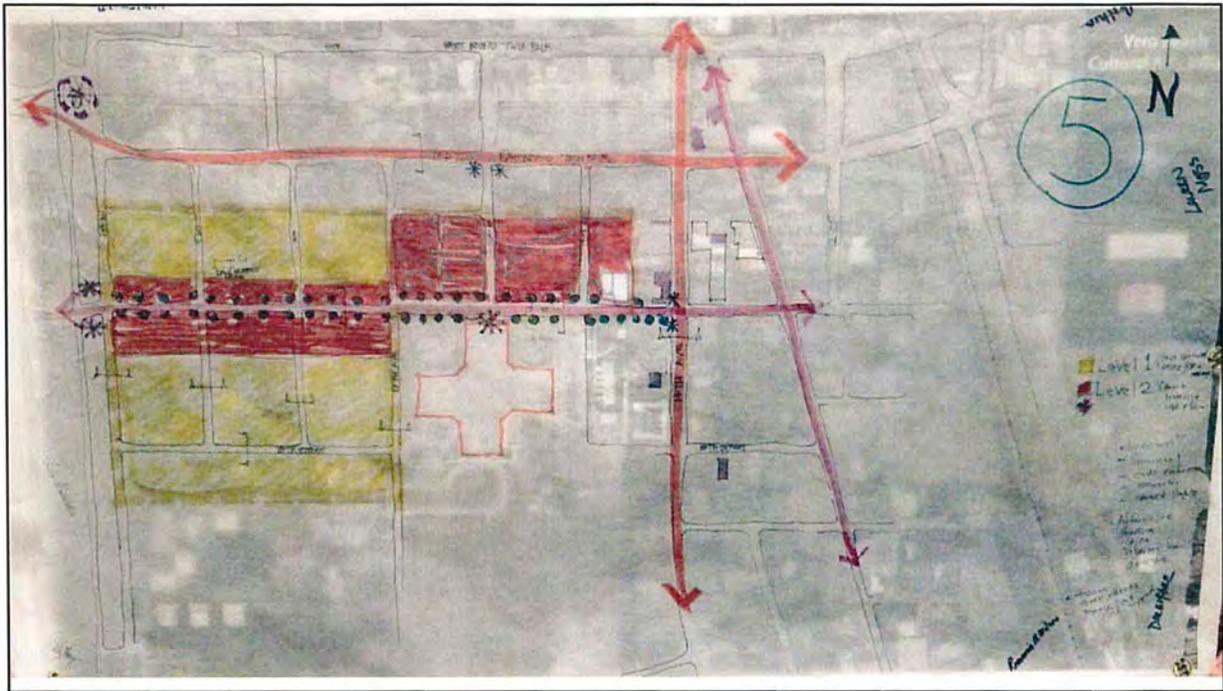


Table #6

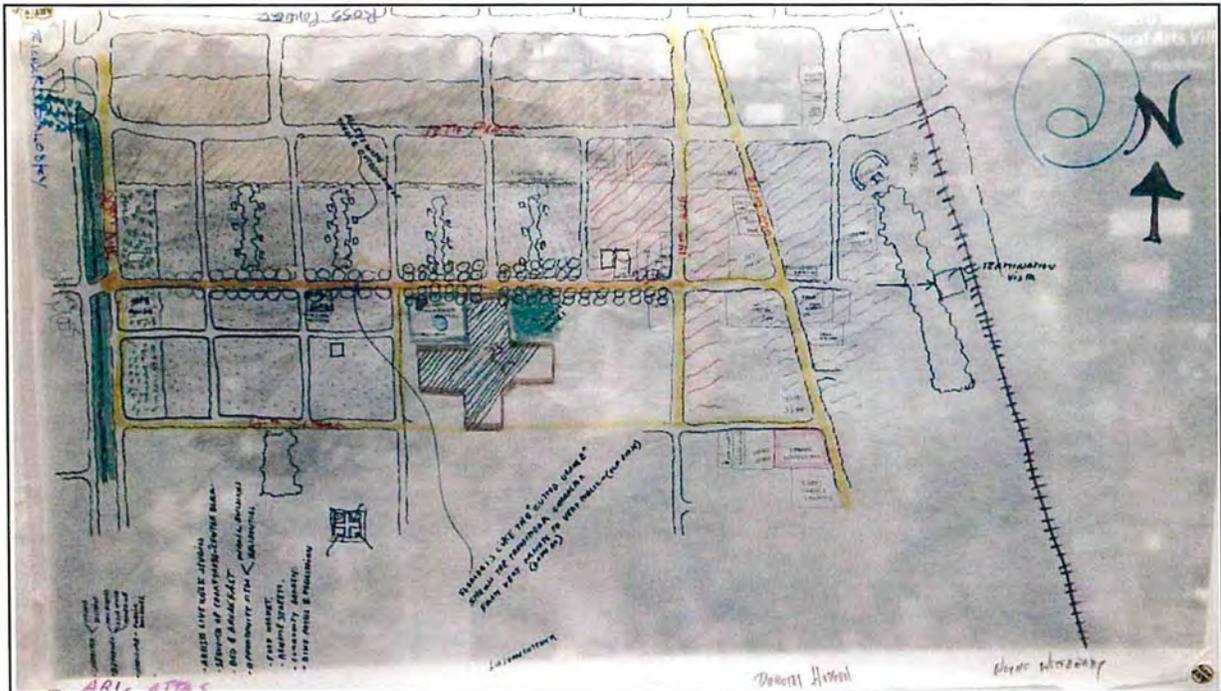
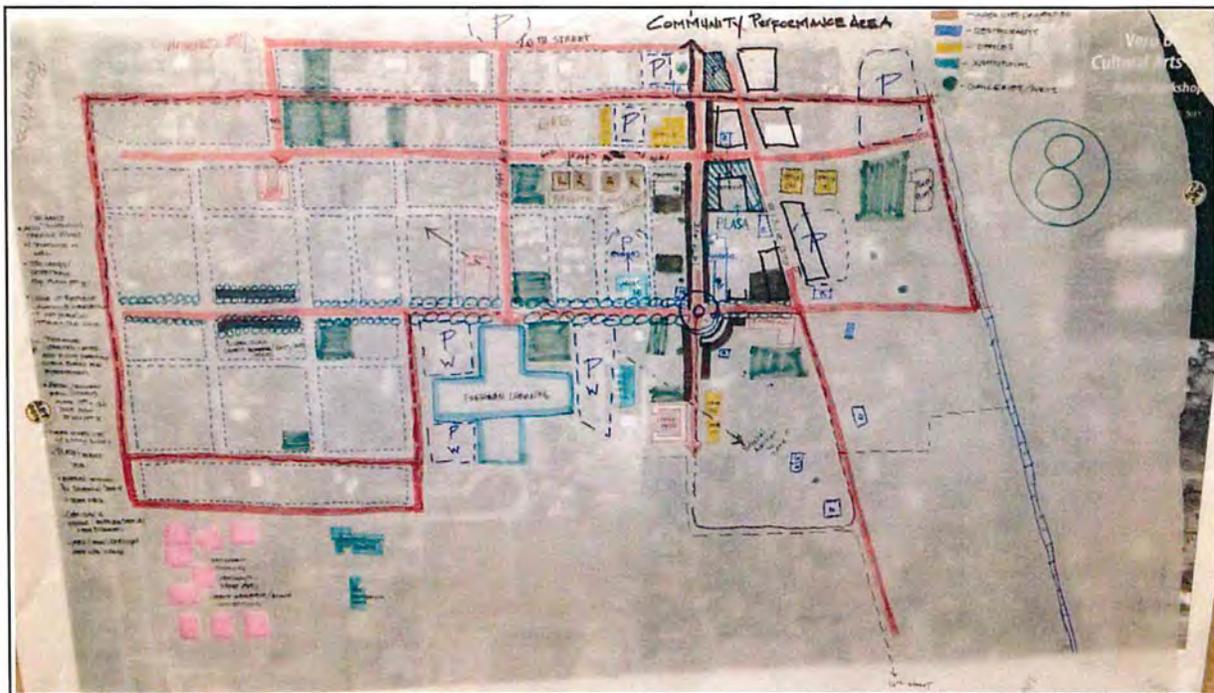


Table #7

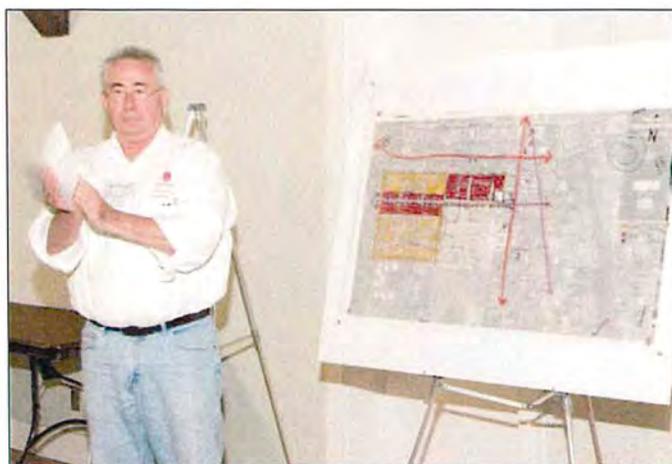


Table #8



# Public Workshop

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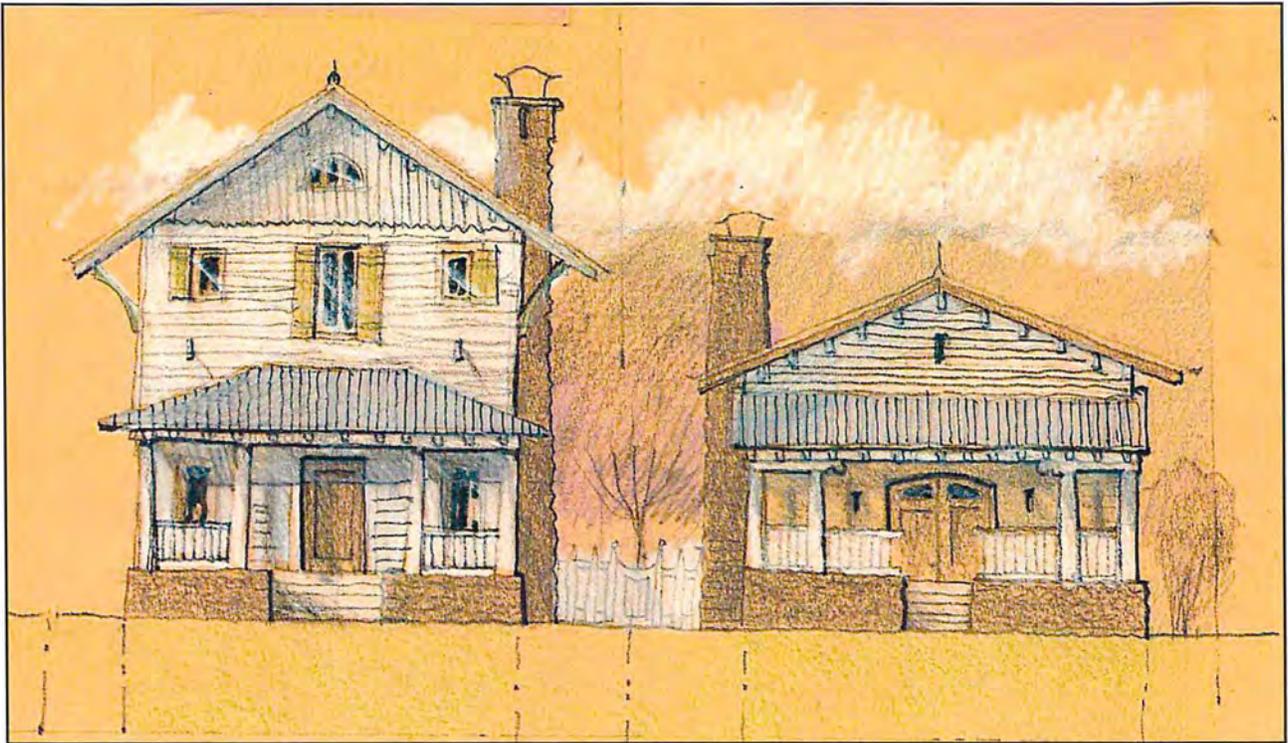
Each of the table groups that participated in the public design workshop selected members of their group to present their ideas to the rest of the community. This fun and informative process let the community, in their own words, describe issues that are important to them. This process provided the design team with threads of consensus upon which to develop the Cultural Arts Village Master Plan.

## *The Community's Recommendations*

- No three-story buildings (or at least reserve for SR 60)
- Allow small out-buildings and cottages (as living units)
- Review parking in the area – parking issues
- Add Village markers and monuments to strengthen identity
- Consider lease controls – protection against gentrification
- Consider the Muse Apartment Building as studios/arts residences
- Allow limited lodging (B&B) uses in the Village
- Develop community gardens – engage schools and students
- Create an Edgewood Neighborhood Association (assist with Code Enforcement, etc)
- Develop options for the diesel plant (Vocational Arts Institute)
- Add an outdoor amphitheater and/or performance spaces
- Restore historic street names (20th Street = Osceola Boulevard; 19th Place = Indiana Boulevard; 19th Street = Florida Avenue)
- Develop Cultural Arts Village Overlay Zoning District (unique zoning and use considerations)
- Allow mixed-uses, home offices, and accessory dwellings
- Re-consider improvements to SR 60
- Consider artistic murals in strategic locations
- Promote the Cultural Arts Village in addition to the Arts District



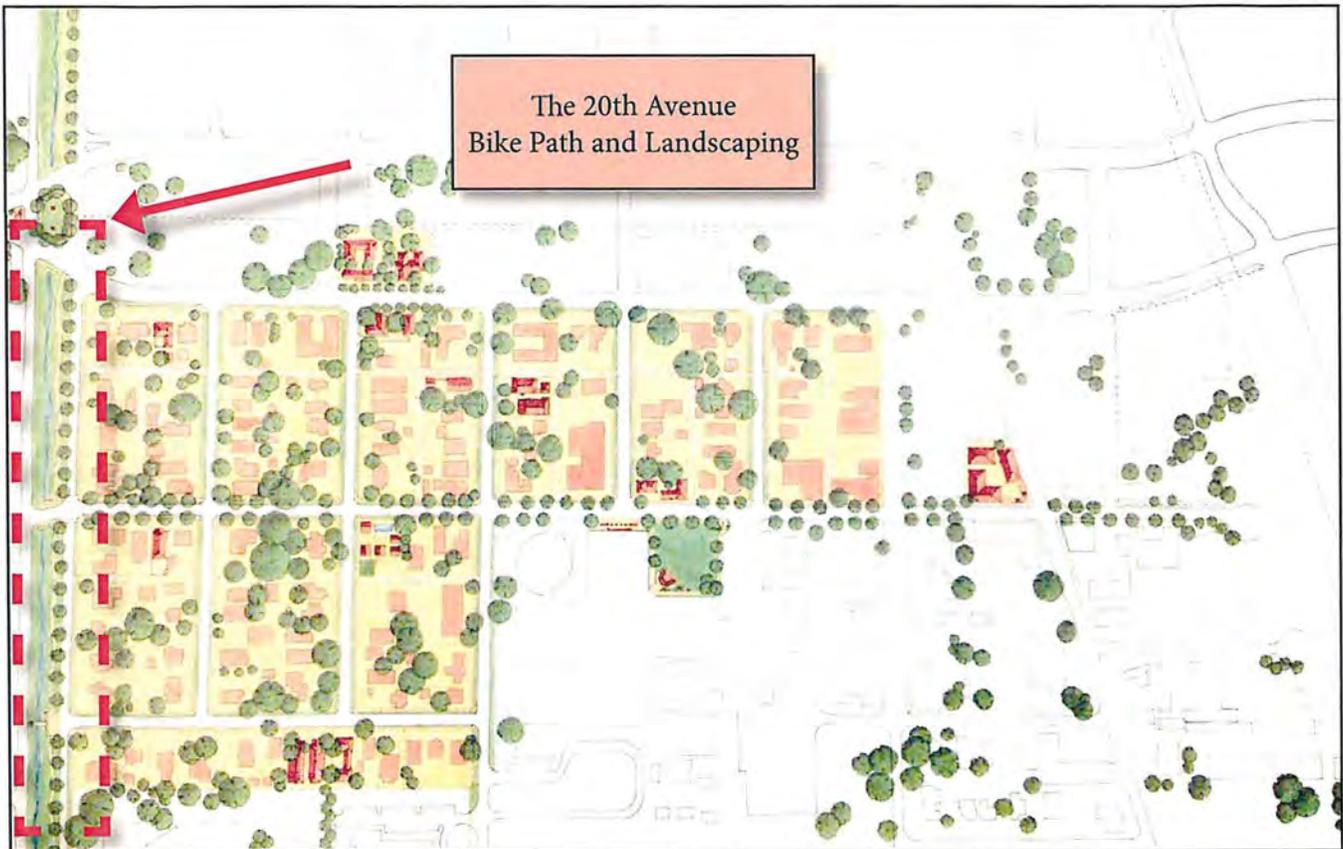
# Tour of the Master Plan





Vero Beach Cultural Arts Village Plan

## Pedestrian and Bicycle Improvements



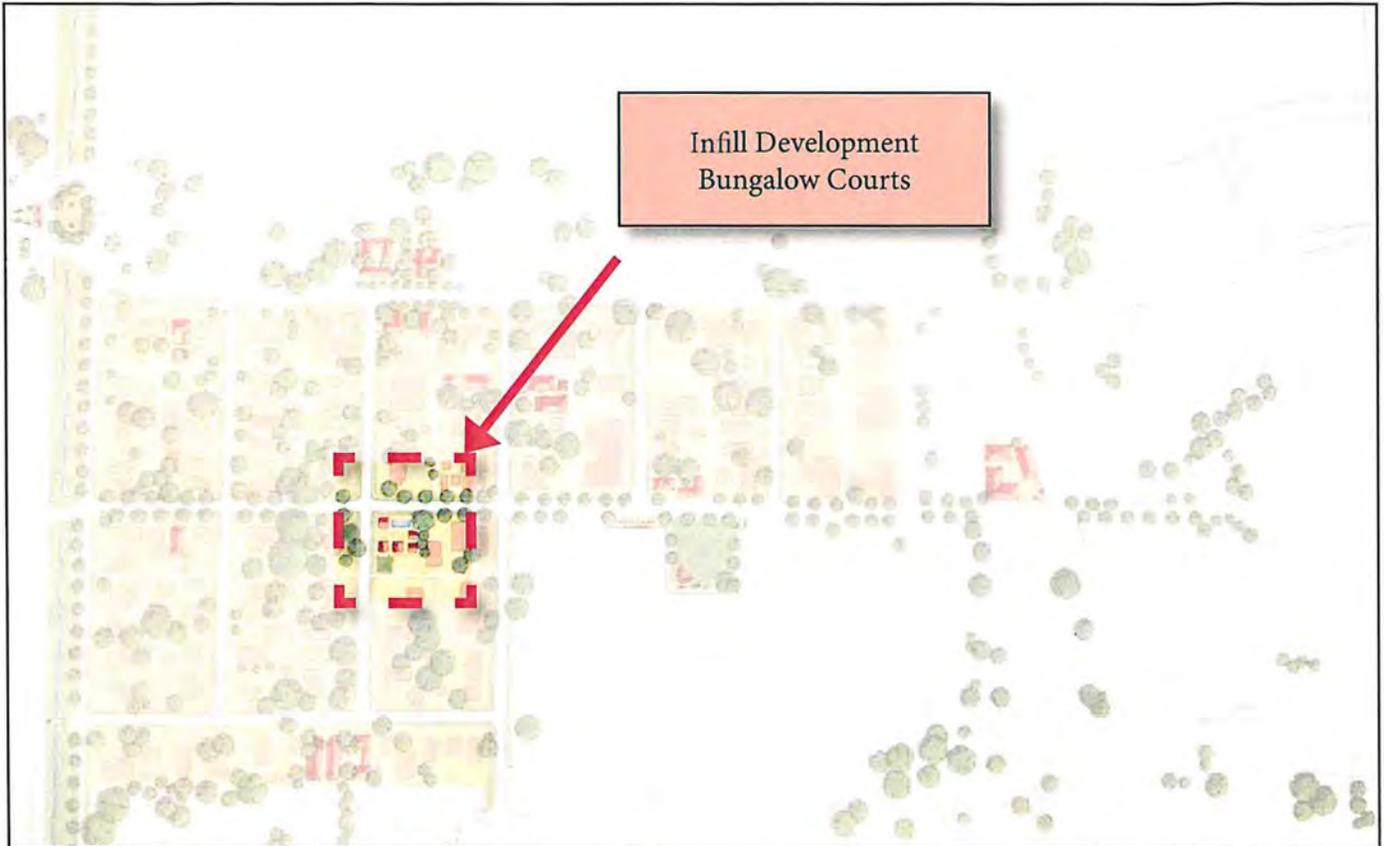
Pedestrian and bicycle improvements are shown along the 20th Avenue canal, which is controlled by the Indian River Farms Water Control District. A 10'- 12' grassy area exists on the west side, and a 25'- 50' grassy area exists along the east side of the thoroughfare. The east side of the canal would be a great area to incorporate a multi-purpose path with shade trees and street lights.

Before and After of the 20th Avenue Multi-Use Path

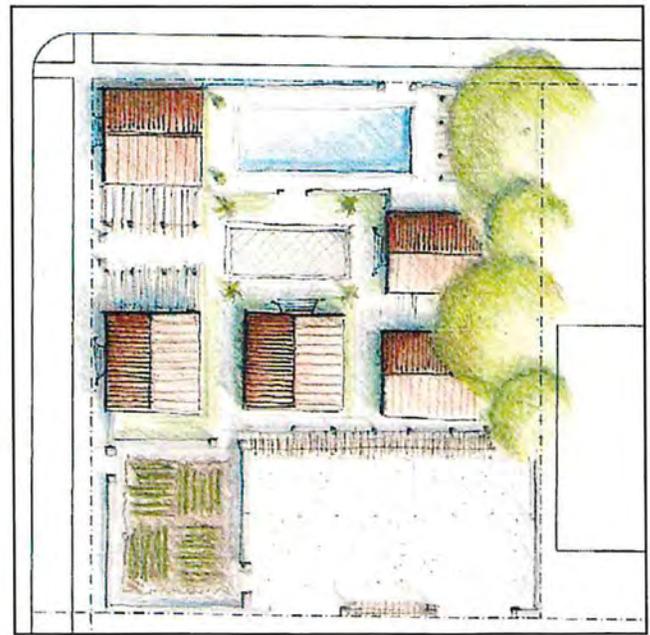


The photo above shows the existing conditions along the 20th Avenue canal looking north. The proposed multi-purpose path is shown in the rendering provided below. Shade trees will provide comfort throughout the day, while street lights are provided for safety in the evenings.





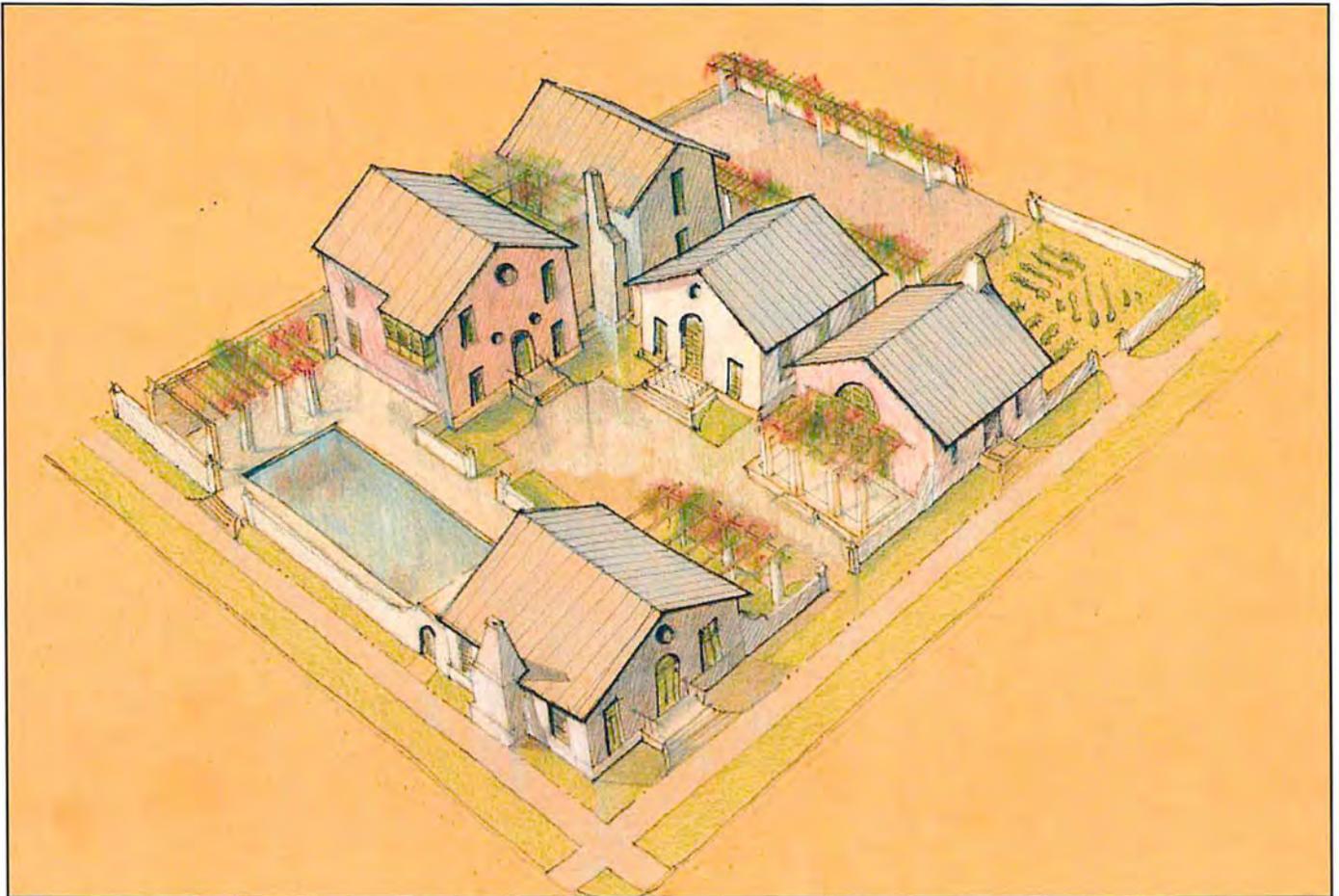
The image above is an aerial of the existing lot considered a potential infill site to incorporate the Bungalow Court concept.



Above is a schematic site plan illustrating the Bungalow Court concept.

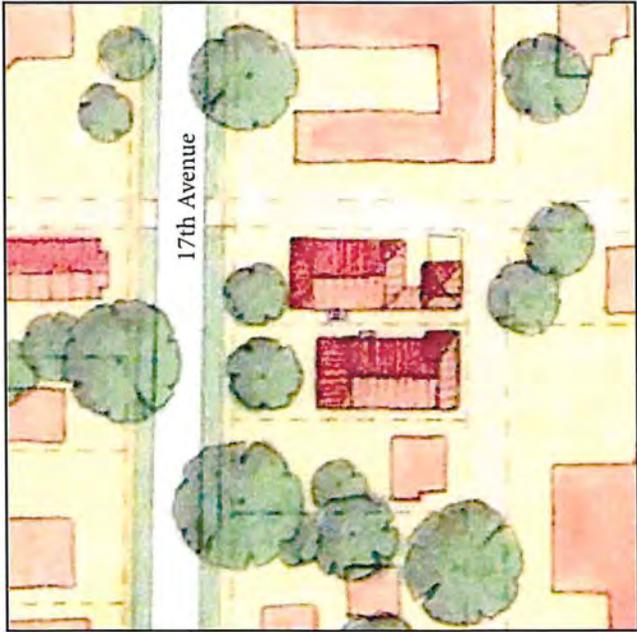
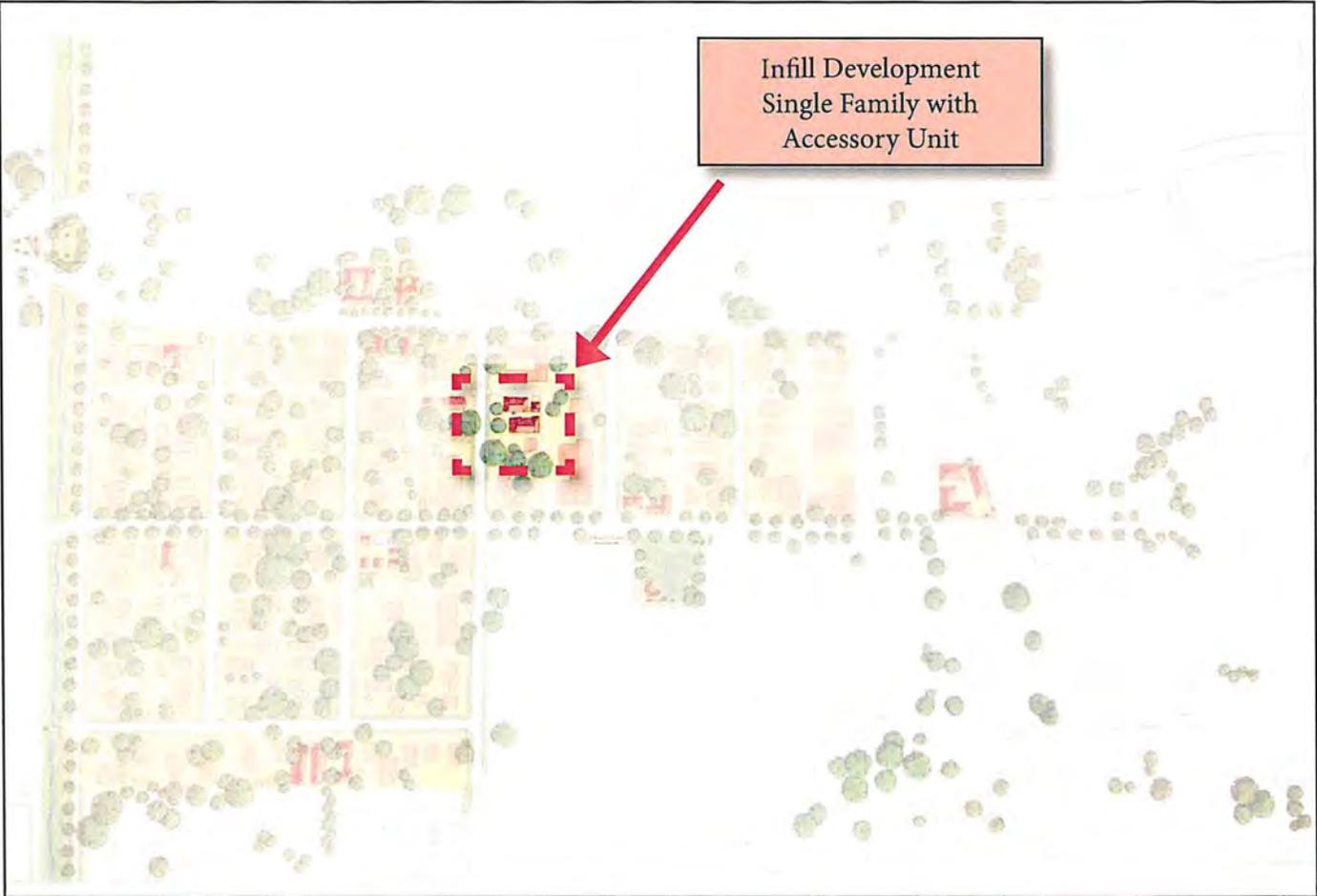
## Bungalow Courts

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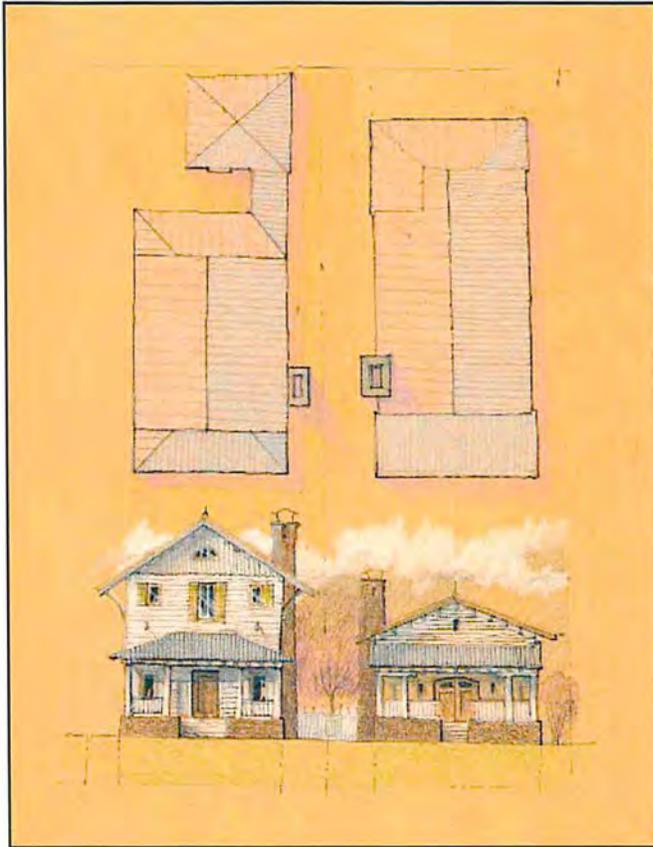


The bungalow courts are low scale and provide intimate spaces while preserving the tree canopy. The series of small buildings, between 800- 1200 square feet, include a parking court, that is well screened from the street. The units all face the street, and share an optional swimming pool area. A communal garden could also be located on the property.

# Single Family with Accessory Unit



## Single Family with Accessory Unit



The option for a single family home with an accessory building is shown on two adjacent lots along 17th Avenue just north of 19th Street. They are rendered in a Florida vernacular style with beautiful wood siding. Each lot size is 50' feet which is a typical historic lot width. The open front porch allows for outdoor relaxation, natural surveillance, and will keep the street animated.



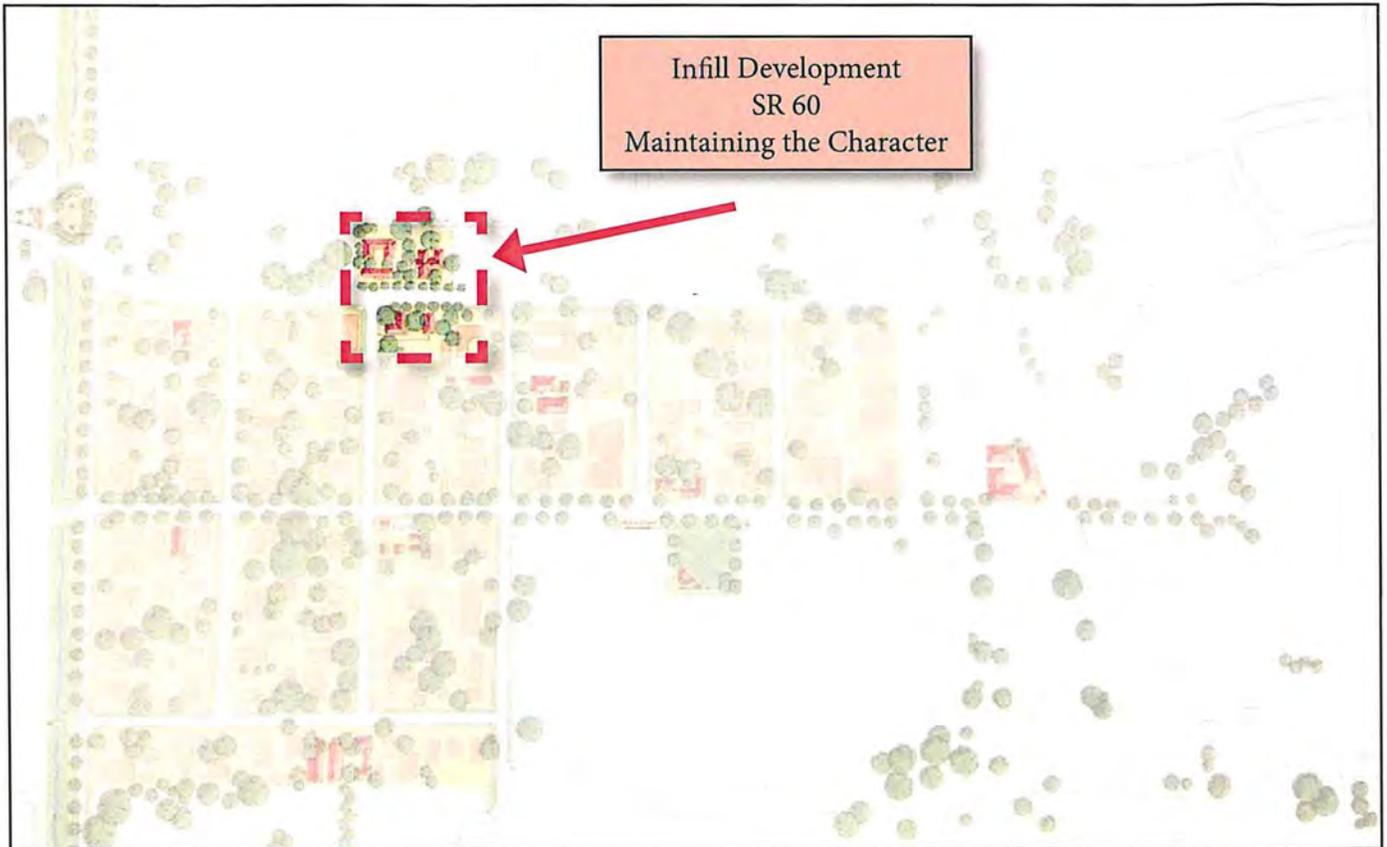
## Restoring the Neighborhood Character

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A variety of houses and a diversity of buildings in scale and architectural styles exist throughout the village. Restoring the neighborhood character is very important. Some of these homes are in need of restoration and renovation. Shown above is a before and after of a simple way for these beautiful houses to gain visual access from the street.

## Maintaining the Character



Maintaining the character through future growth while preserving the tree canopy is extremely important. The existing zoning for this particular site along SR60 is P.O.I. which stands for professional offices and institutional.

## Maintaining the Character

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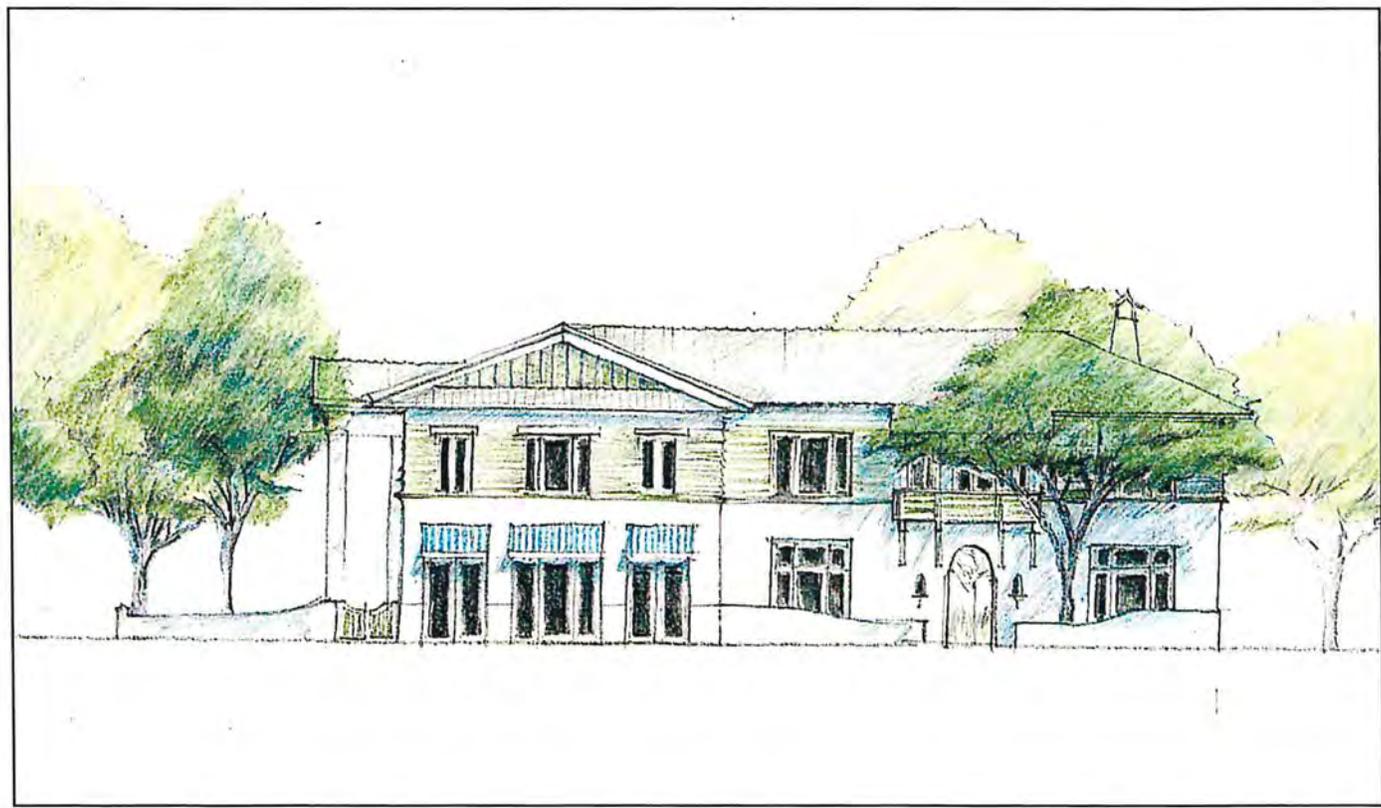
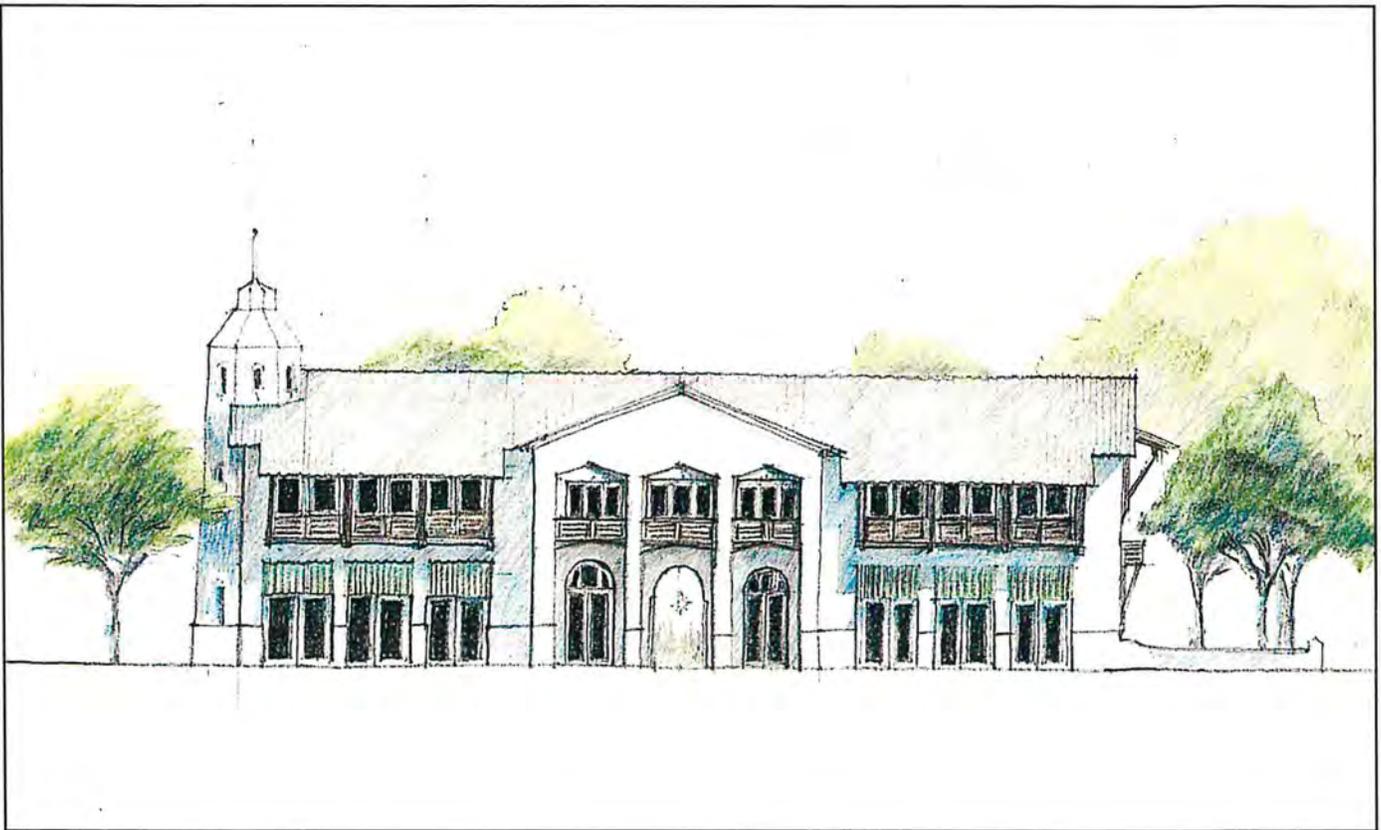


The rendering shows a two-story office building with a masonry ground floor with wood siding above.

Looking at the plan view, one can see the interesting courtyards and beautiful preserved tree canopy.

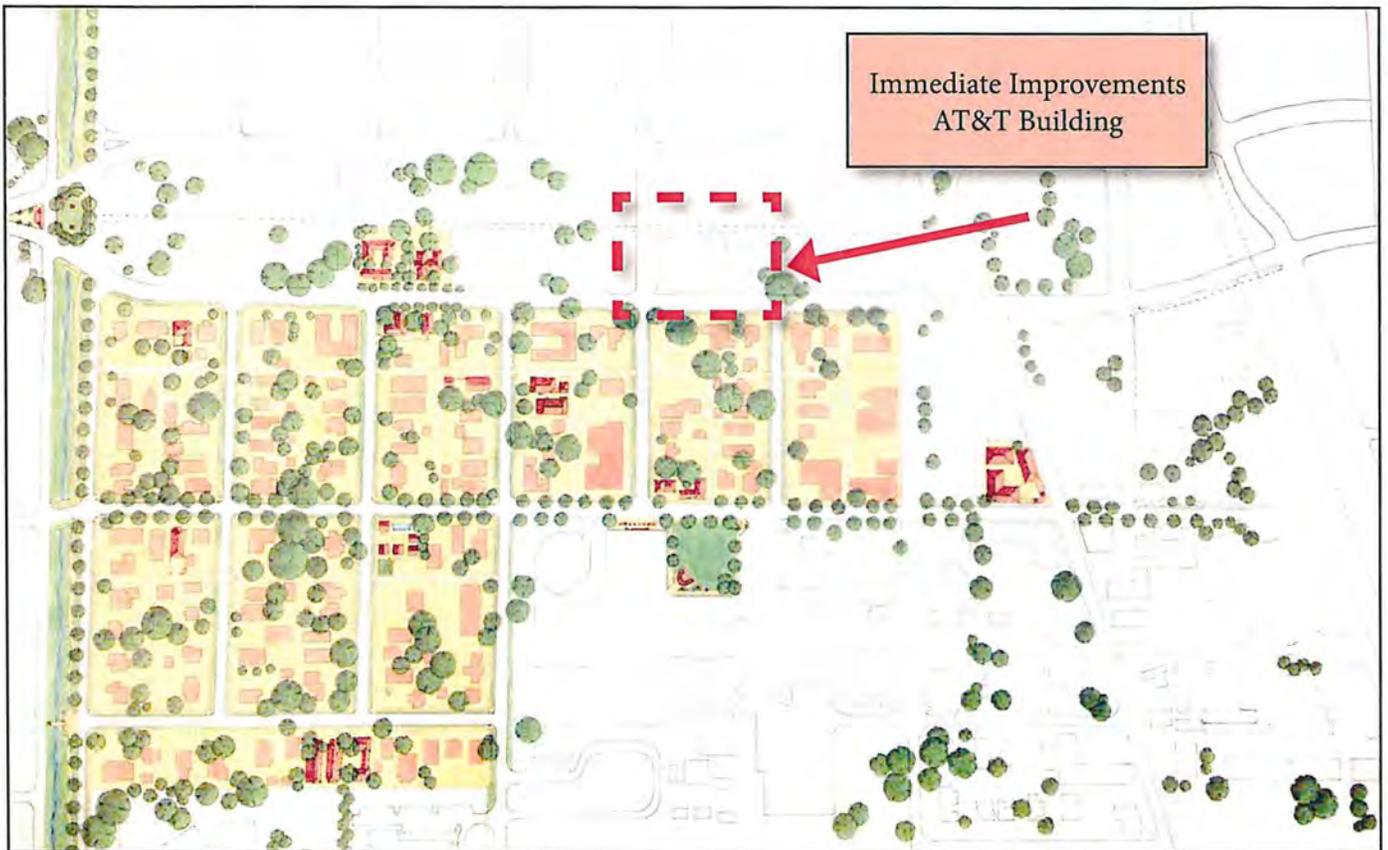


# Maintaining the Character



Vero Beach Cultural Arts Village Plan

## Immediate Improvements - AT&T Building

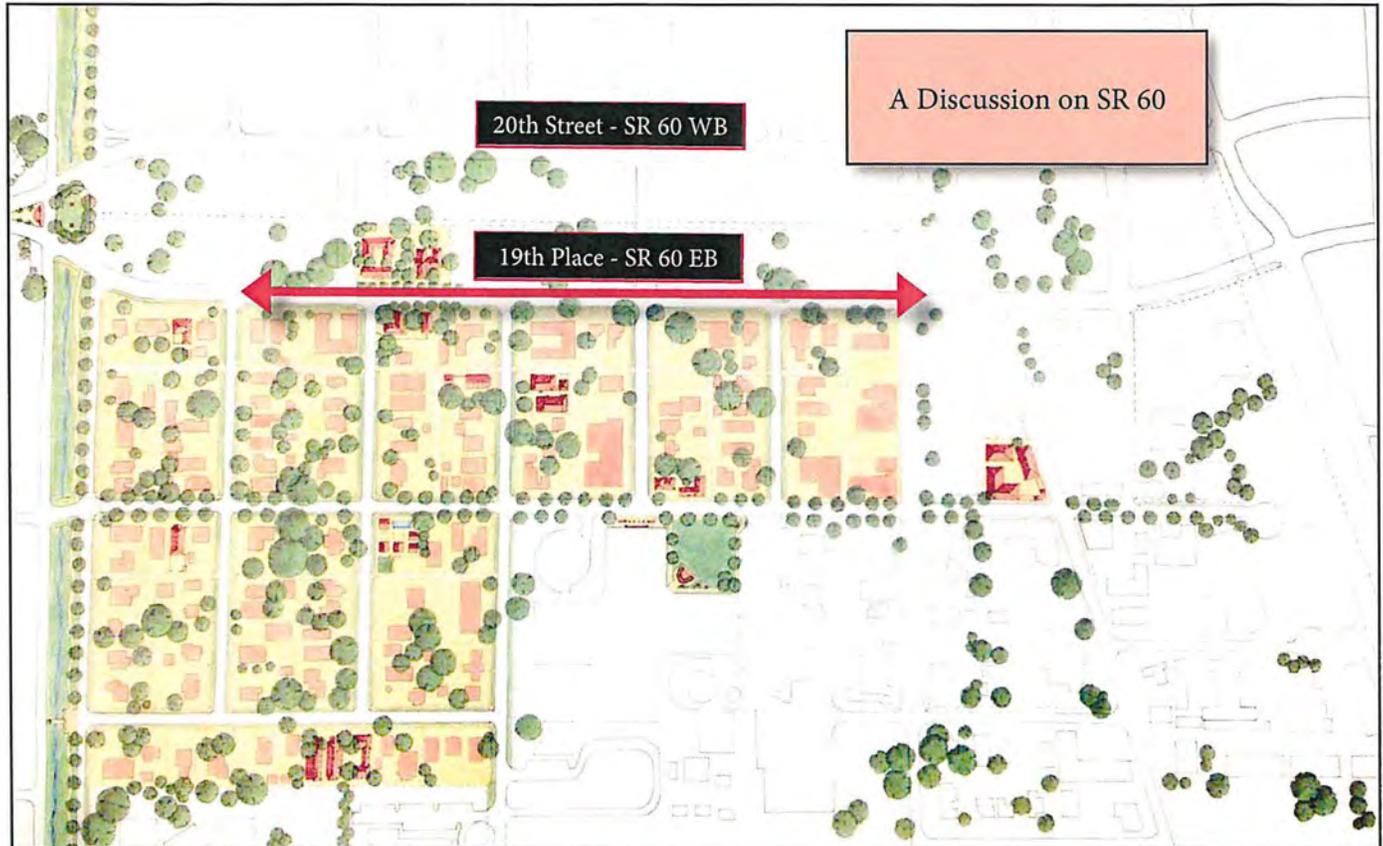


Immediate improvements can be accomplished to existing buildings that may lack in architectural interest. The AT&T building is located along the eastbound lanes of SR 60. Murals along the AT&T building facades could add character quickly. The art could be very light and whimsical as shown in the rendering. The murals could even break the facade of the building into panels, which could be used for an art competition.

# Immediate Improvements - AT&T Building



# A Discussion on SR 60



Half of the tables on Saturday presented SR60 as a significant issue that needs to be addressed.



## SR 60 "TWIN PAIRS" TRAFFIC CALMING FEASIBILITY STUDY VERO BEACH, FLORIDA

### SUMMARY AND NEXT STEPS

Prepared for:



Indian River Metropolitan Planning Organization



City of Vero Beach

Prepared by:

Kimley-Horn and Associates, Inc.



Kimley-Horn  
and Associates, Inc.

The City of Vero Beach requested that the Indian River MPO conduct a traffic calming feasibility study to develop measures to mitigate the adverse impacts of the SR 60 "Twin Pairs" on pedestrian-oriented mixed-use development in Downtown Vero Beach. This study evaluated the feasibility of reducing eastbound travel lanes from three to two and westbound travel lanes from four to two between 20<sup>th</sup> Avenue and FEC railroad.

As demonstrated in this report, the existing and forecast traffic volumes on the roadway network support the proposed lane reduction. Further, a qualitative assessment shows that the proposed lane reduction is not expected to have an adverse impact on evacuations. The draft concept plans and traffic analysis were submitted to the FDOT for review and comment. The study results were presented at a public workshop on November 15, 2012, and to the City of Vero Beach's Planning and Zoning Board on December 20, 2012. Further, the proposed concepts will be presented to the following committees:

- Technical Advisory Committee and Citizens Advisory Committee - Indian River MPO
- Governing Board - Indian River MPO
- City of Vero Beach Council

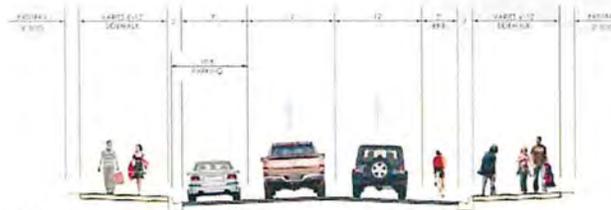
If the proposed lane reduction concept is approved by these stakeholders, the project sponsor will be required to submit a formal Lane Elimination Request to FDOT District Four. Further coordination will be required for identifying potential funding sources for project implementation.

# A Discussion on SR 60

Figure 2:  
Typical Section



Existing Section - Eastbound

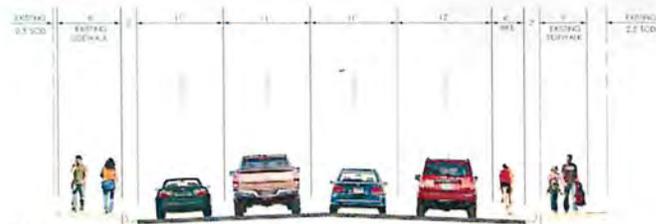


Proposed Section - Eastbound

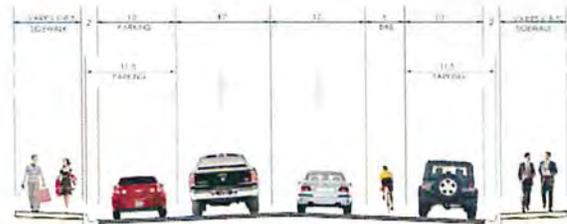
SR 60 Lane Reduction Study  
Conceptual Alternatives



Figure 3:  
Typical Section



Existing Section - Westbound



Proposed Section - Westbound

SR 60 Lane Reduction Study  
Conceptual Alternatives





Existing eastbound view of SR 60



The addition of on-street parking which also serves as protection to a bike lane.

## A Discussion on SR 60

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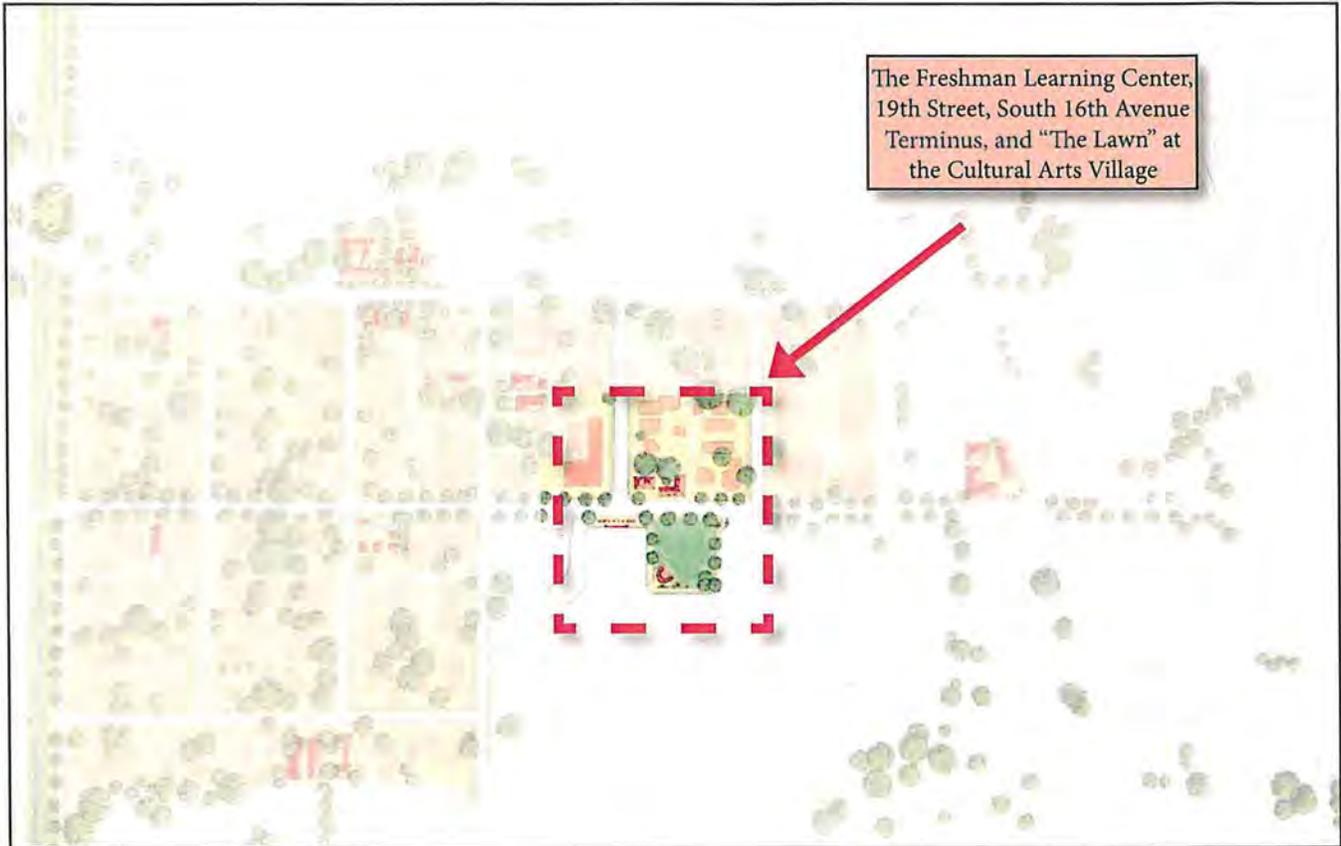
Existing westbound view of SR 60



The computer rendering shows the addition of on-street parking and a protected bike lane.

## FLC and 16th Avenue Terminus

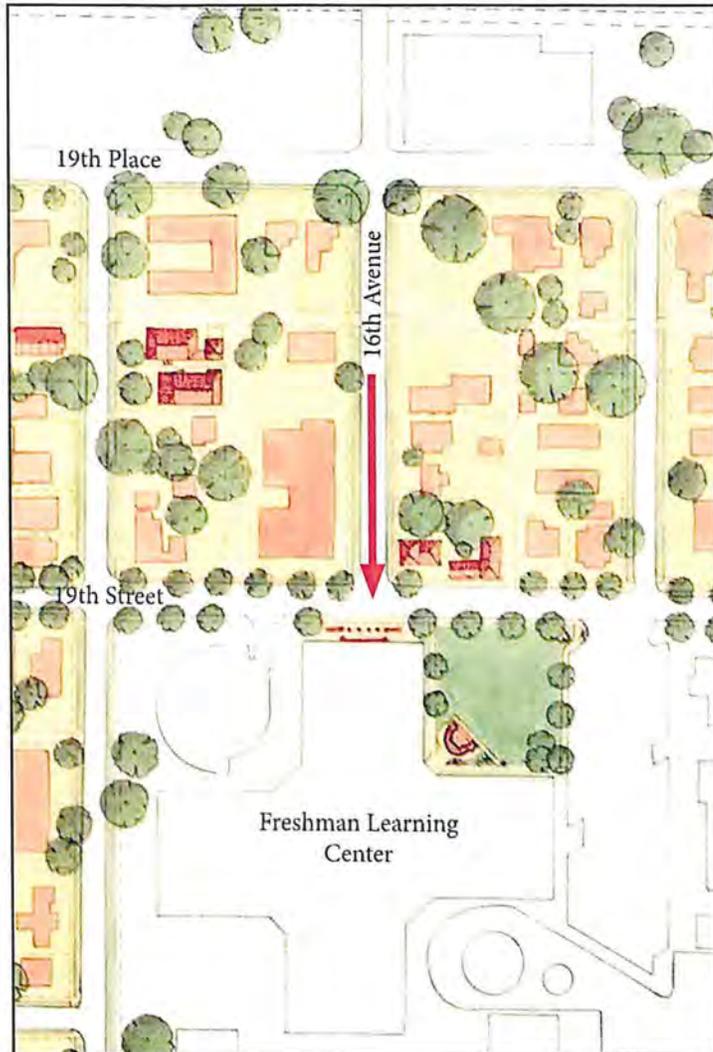
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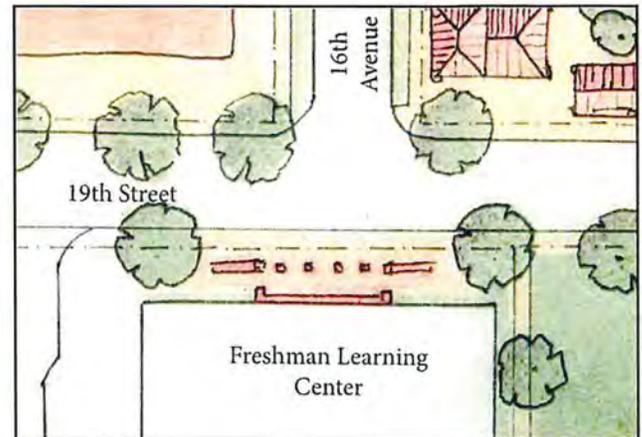
The Vero Beach Freshman Learning Center, located on 19th Street between South 17th Avenue and South 14th Avenue, is centrally located within the Cultural Arts Village and offers unique opportunities to enhance the community. The facility is located on the site where the historic Vero Beach High School once stood and a plaque on the northeast corner of the lawn commemorates that once cherished building. The architecture of the Freshman Learning Center is rather institutional with limited windows and curb-appeal that could be improved. The campus does contain many surface parking spaces. The lawn facing 19th Street could provide opportunities for additional civic uses.

During the Saturday Public Design Workshop many suggestions were made to utilize the 19th Street lawn, improve the building façade on 19th Street, and provide for more landscaping and shade trees. During the opening presentation at the workshop, the Treasure Coast Regional Planning Council staff pointed out the 16th Avenue "terminated" vista; a view that once provided an extraordinary perspective of the historic school, now looks at an unremarkable side entry door. The following pages illustrate some design ideas on how to improve the Freshman Learning Center aesthetically as well as integrate the campus into the Cultural Arts Village.

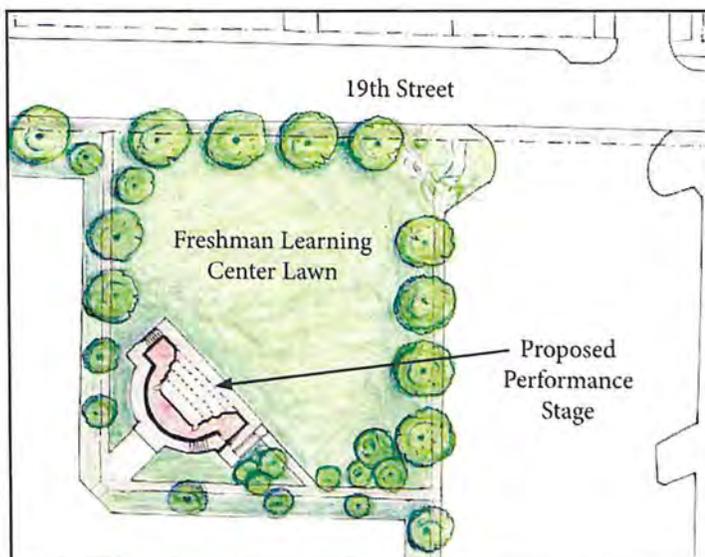
## FLC and 16th Avenue Terminus



## The Freshman Learning Center



The drawing at left is a detail of the Master Plan showing the Freshman Learning Center Campus where it faces 19th Street. The red arrow indicates the view of the 16th Avenue vista terminating on the side entrance to the center. The detailed plan drawing above shows how new civic or garden architecture could fit between the existing building and the existing sidewalk, providing an improved terminus without altering the existing building.

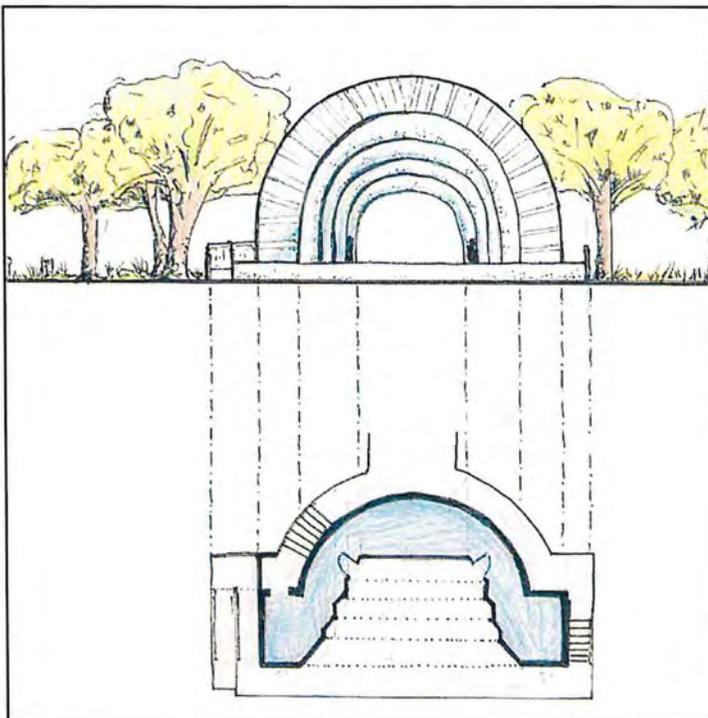


The drawing to the left is a plan detail illustrating the concept of a performance stage or bandshell which could be built in the 19th Street lawn of the Freshman Learning Center. The Freshman Learning Center 19th Street lawn is centrally located within the Cultural Arts Village, it is publicly owned (Indian River County School District), and could be activated in such a way as to direct sound away from the neighborhood and utilize the existing parking lots on off-school hours. Cooperative agreements between the City of Vero Beach and the Indian River County School District will need to be reached in order for these improvements to occur.

## Band Shell Outdoor Performance Space



The image above is the existing condition of the 19th Street lawn at the Freshman Learning Center. The lawn is approximately 150' x 150' (1/2 acre), does not appear to be programmed, and could be a huge asset to the Cultural Arts Village as a centrally-located civic and event space.

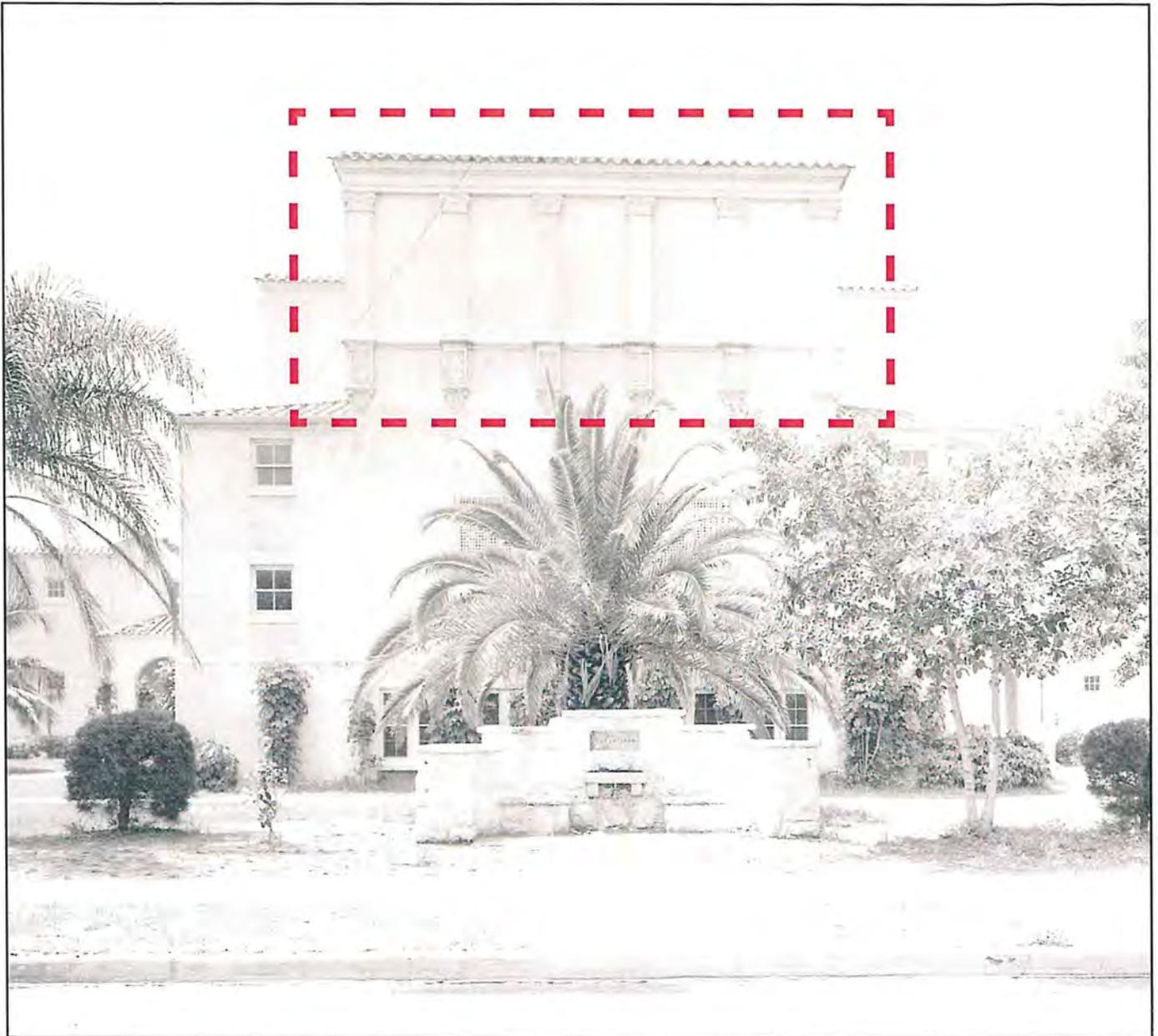


The rendering to the left illustrates a typical band-shell type of performance stage that could be incorporated into the lawn. Below is an example of a similar use in Youngstown, Ohio. Any potential performance structure could be designed to suit the desired character of the neighborhood. A design competition could be a fun and engaging way to solicit ideas for the new “Lawn at the Cultural Arts Village”.



## FLC and 16th Avenue Terminus

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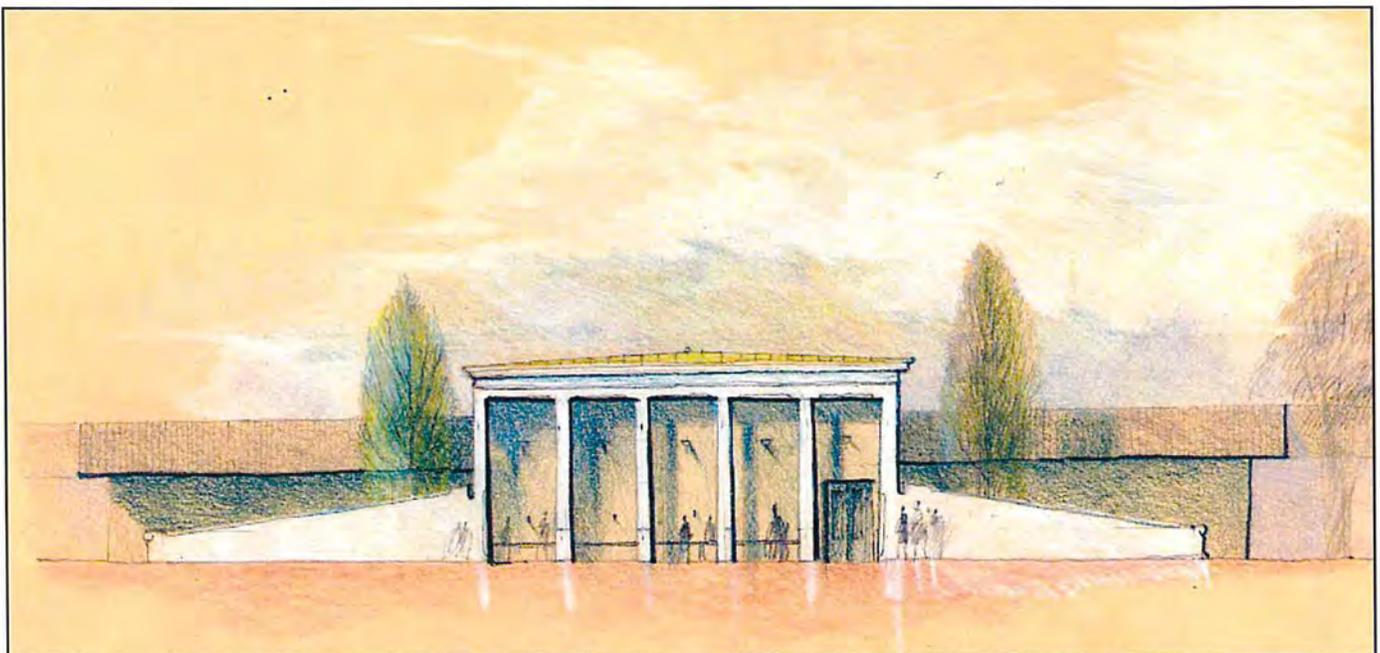


The historic photo above is of the original Vero Beach High School. This majestic building sat at what is now the current site of the Freshman Learning Center. This was the view facing the school from South 16th Avenue. The building provided a wonderful, architectural terminus to 16th Avenue and anchored the site as a place of great civic importance. During the public design workshop different ideas were discussed for how to improve the presence of the existing Freshman Learning Center on 19th Street and from 16th Avenue. The charrette design team looked to the historic architecture, in particular the pilastered treatment at the top of the tower, as inspiration for a new public loggia facing 19th Street.

## FLC and 16th Avenue Terminus



The photo above is today's view of the Freshman Learning Center from South 16th Avenue. Note that the architecture is neither civic nor timeless in its design and does not respond to the terminus of South 16th Avenue in any meaningful way. In fact, a locked door of smoked glass and a backflow preventer surrounded by chain link comprise the public face of the Freshman Learning Center at 19th Street and South 16th Avenue.



The rendering above illustrates a proposed public loggia, inspired by the historic Vero Beach High School, as the new visual terminus to South 16th Avenue. The loggia would provide shade, seating, and a more ceremonial entrance to the Freshman Learning Center. As a piece of civic garden architecture, this loggia would reinforce the other monuments and markers proposed throughout the Cultural Arts Village.

## Shade Trees 19th Street

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One of the most notable characteristics of the Cultural Arts Village area is the mature tree canopy. Unfortunately, the canopy is not consistent in all areas or on all streets. As the central spine of the Village, it is very important that 19th Street is held to the highest standard from a design and experiential point of view. As the image of existing conditions above illustrates, more trees on 19th Street are needed.



This computer rendering “after” view illustrates how the addition of shade trees will help soften the streetscape and enhance the shade and aesthetics of 19th Street. These additional trees are located on school district and private property. The city should develop a “Friends of the Canopy” program and solicit cooperation from property owners to allow shade trees to be planted on their properties.

## Infill Redevelopment on 19th Street



Another infill redevelopment example is located on the corner of 19th Street and 16th Avenue across from the FLC. Two separate buildings will include an artist/residents compound and the other a gallery space. The existing beautiful trees will remain.

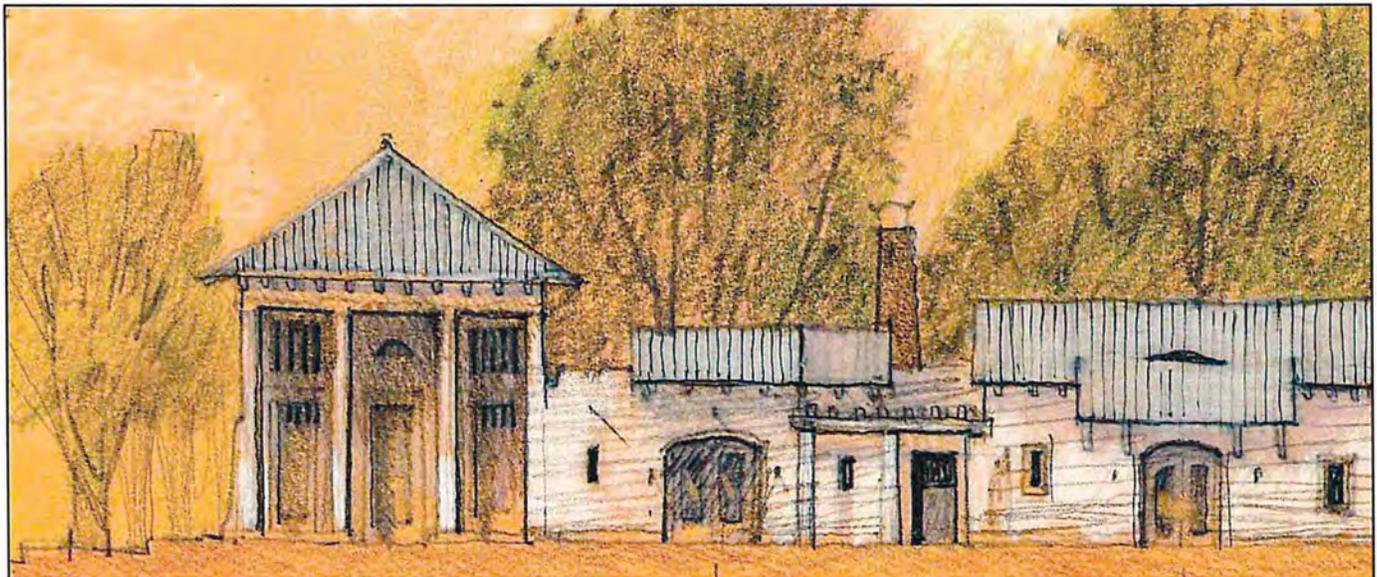


## Infill Redevelopment on 19th Street

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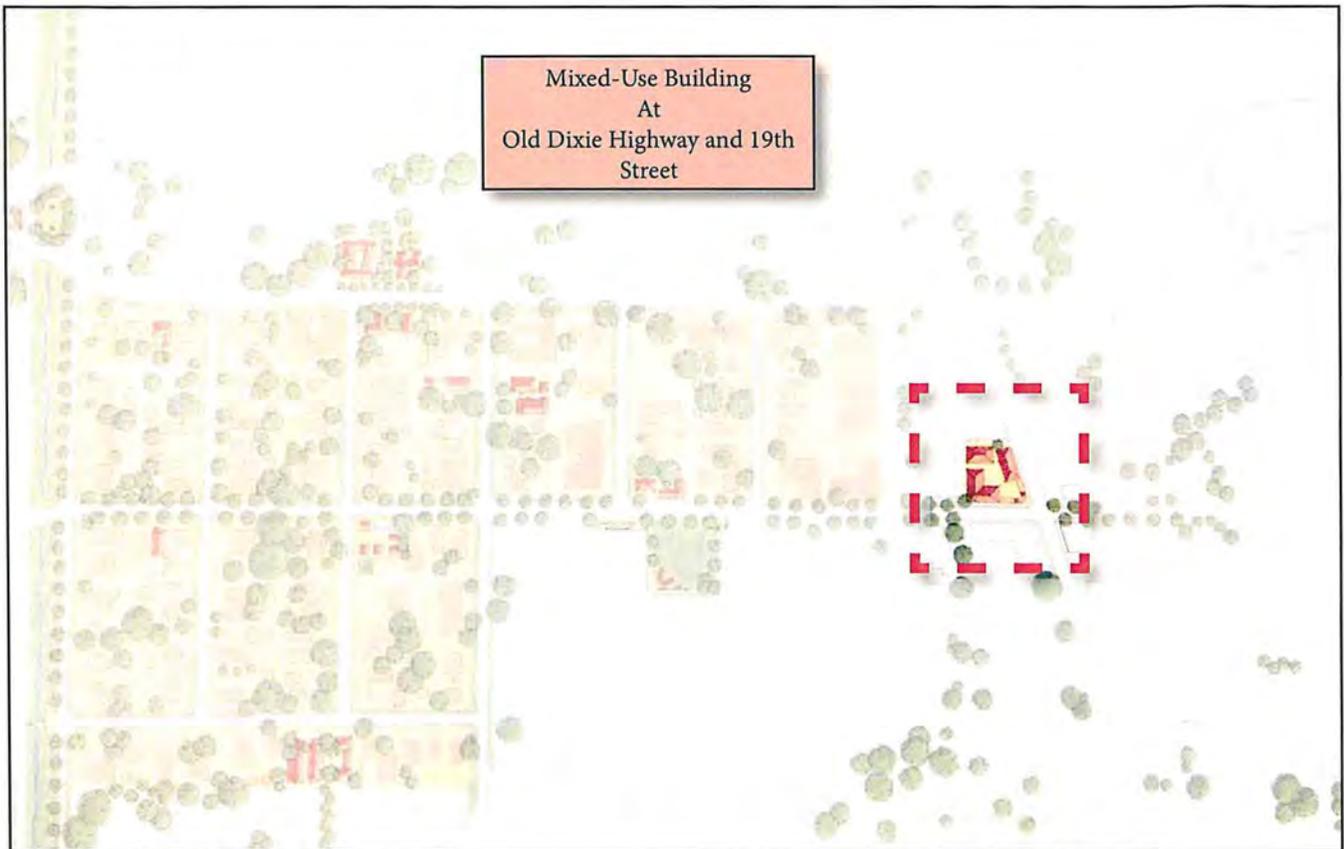


The rendered view above is from 19th Street looking North.



The gallery with its tall ceilings will allow for a dramatic space to show art and entertain. Staying within the Florida vernacular character, increased height of the gallery space is also used to help distinguish between the two separate uses.

## Mixed-Use Building at Old Dixie Highway and 19th Street



A mixed-use building example is located along 19th Street and Old Dixie Highway. Three separate buildings will include residential, office, retail, and gallery space.

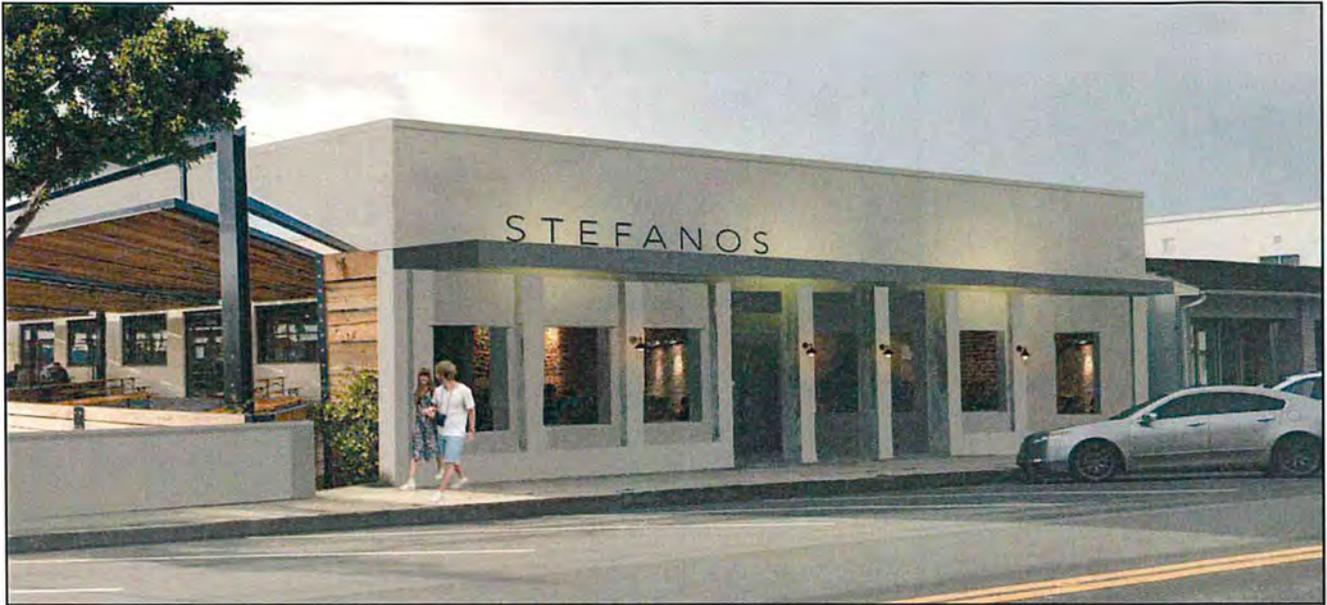
## Mixed Use Building at Old Dixie Highway and 19th Street



In this rendition, a loggia anchors the corner of the open plaza along the street.



This rendering, looking from the intersection of 19th Street and Old Dixie Highway, illustrates the open loggias that provide access to the central courtyard of the building complex. Providing maximum architectural and visual interest along the street, and creating unique indoor and outdoor spaces within the project, is a compelling way to develop this important corner.



Creating character within the village can be done incrementally over time. The old post office, shown in this series of computer renderings, becomes a new restaurant. Using the empty lot next door allows for a quite unique and intimate space to be created in an otherwise unremarkable part of downtown.

## Adaptive Reuse Possibilities along 14th Avenue

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This photograph of the old post office located along 14th Avenue shows the present condition of the building and adjacent lot.



As a first step in renovating the existing structure, the facade of the building is cleaned and painted. The interior gives a warm inviting light welcoming the public.

## Adaptive Reuse Possibilities along 14th Avenue



Shown above with the addition of outdoor lighting, shade trees, and signage to provide even more curb appeal.



A beautiful covered outdoor eatery space takes advantage of the empty lot adjacent to the building.

## Adaptive Reuse Possibilities along 14th Avenue

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The “Muse Apartments” are used as an example of adaptive reuse within the village. Located along 14th Avenue, the building currently looks like this.



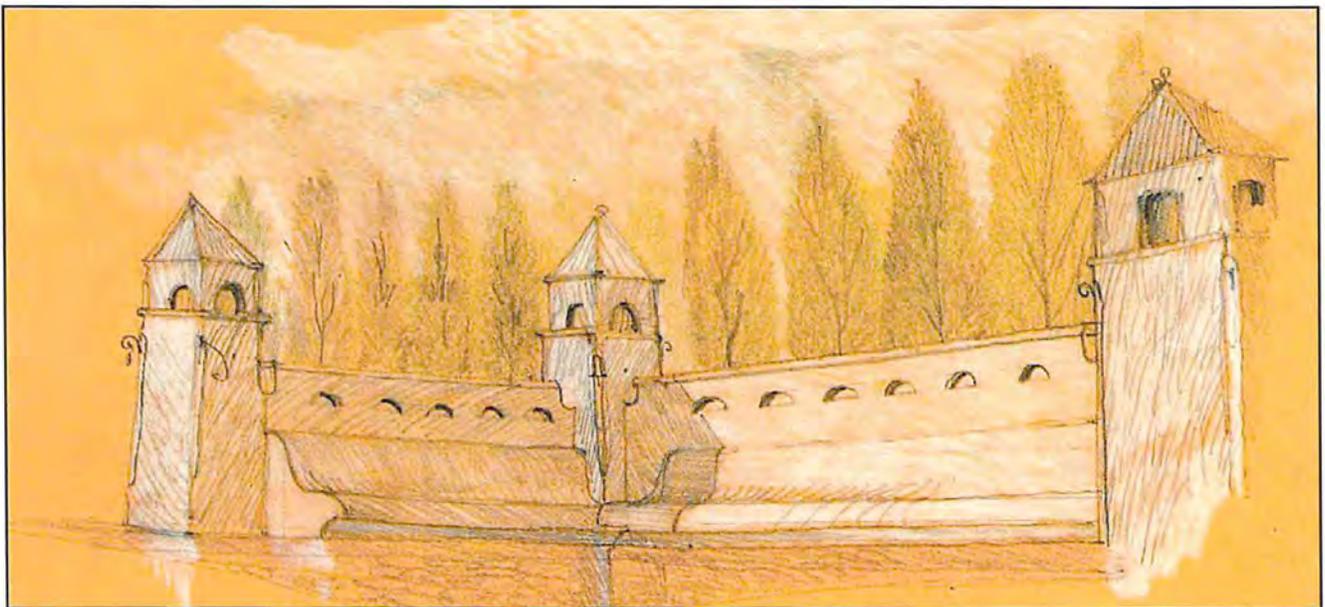
This computer-rendered “after” view shows what a little power washing and the addition of a store front facade would do to the appearance. As some of the buildings are given attention, one will notice that these “missing teeth” start to fill in.

## Village Landmarks and Civic Markers

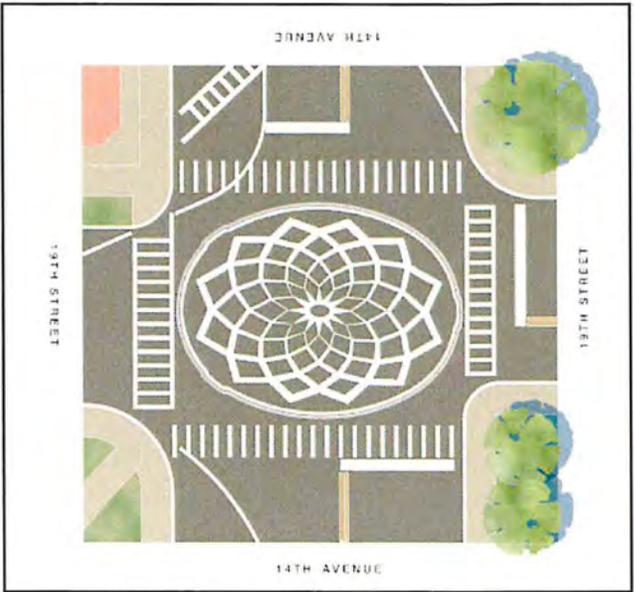
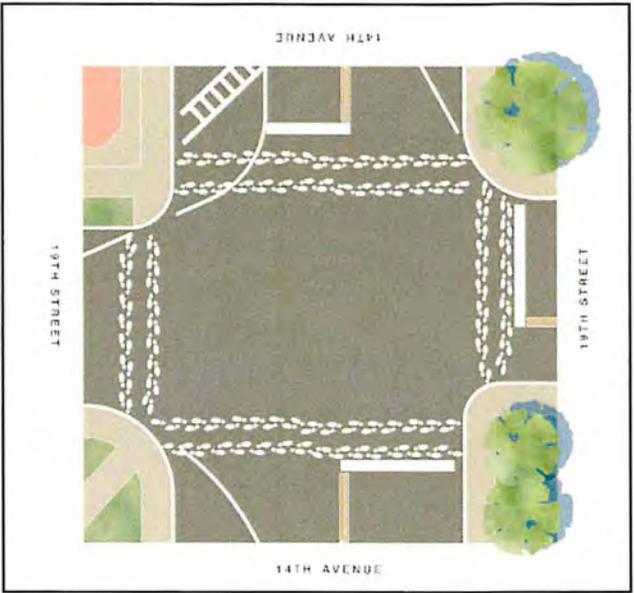
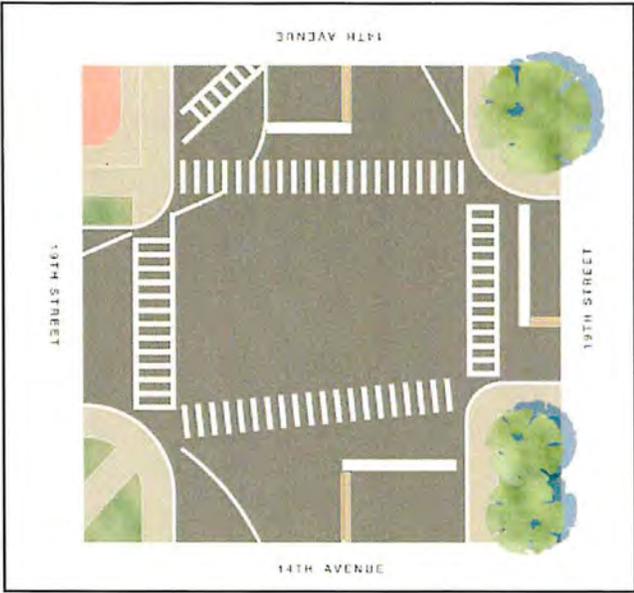
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Landmarks around the Cultural Arts Village give an added layer of interest and texture to the city. Shown in the photograph is the DeSoto Fountain located in Coral Gables, Florida. The following concept drawings are not site specific, but given as examples of what could be created within the village using well-made materials that will last over time.



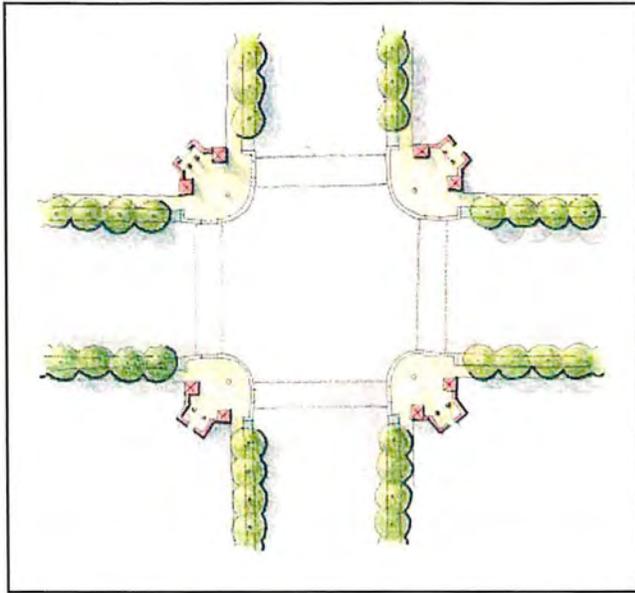
# Village Landmarks and Civic Markers



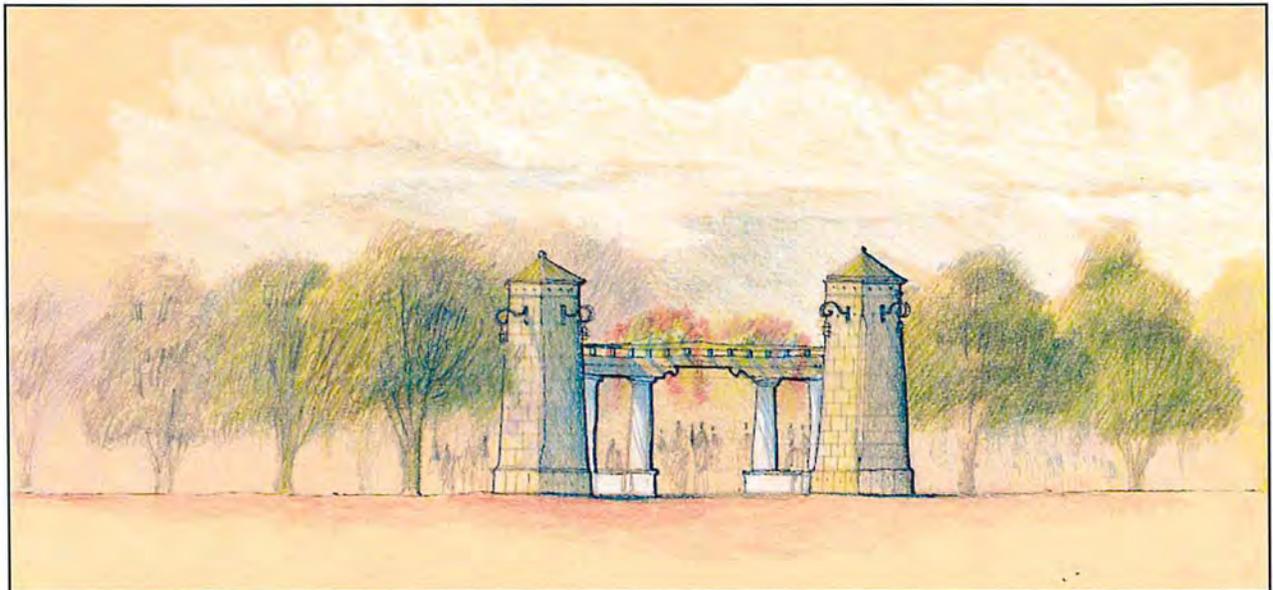
Stamped colored asphalt can be used to pronounce the more important intersections. The computer renderings are provided to give examples of what this may look like. This is an inexpensive way to add even more unique character to the Vero Beach Cultural Arts Village.

## Village Landmarks and Civic Markers

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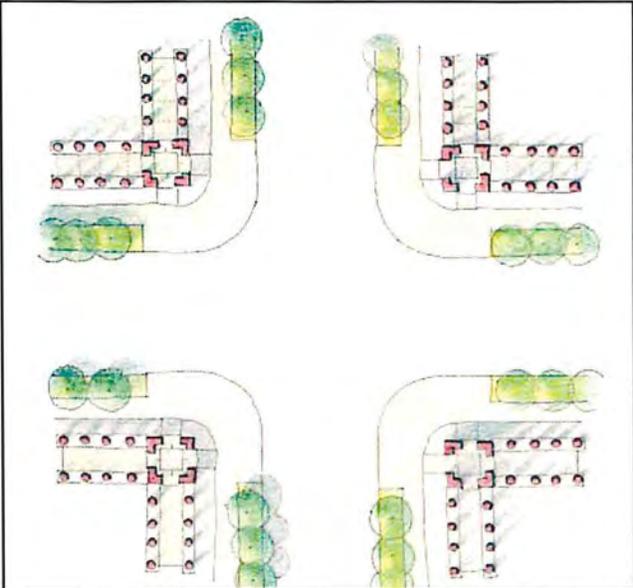


Marking the four corners of the intersections with monuments will make the city special with a traditional aesthetic that would work with the community and last over time. The following two examples provided are not site specific.

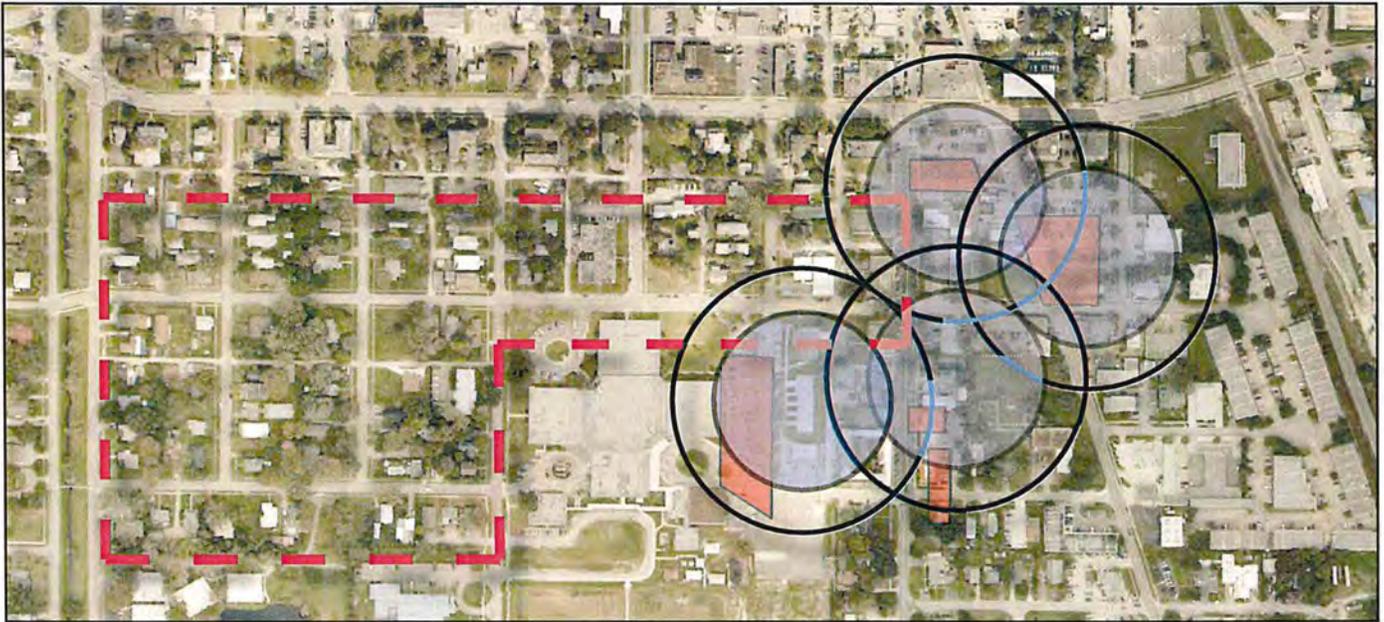


# Village Landmarks and Civic Markers

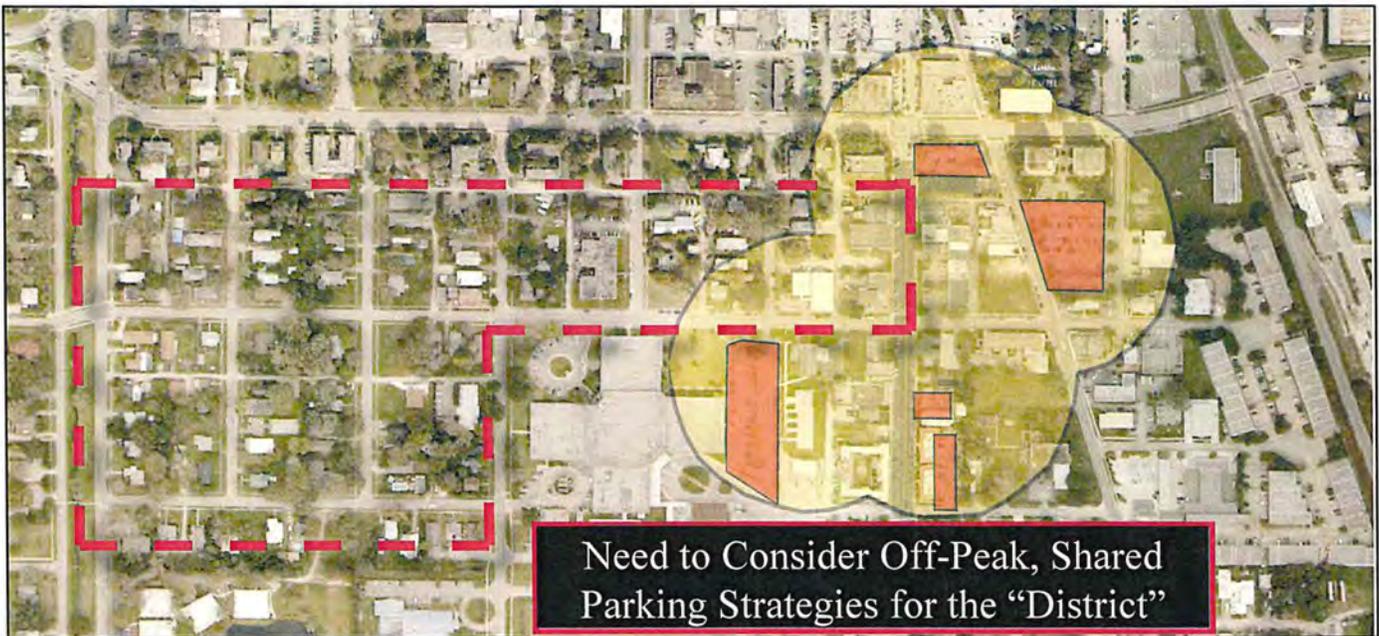
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## Parking Strategies for Future Growth

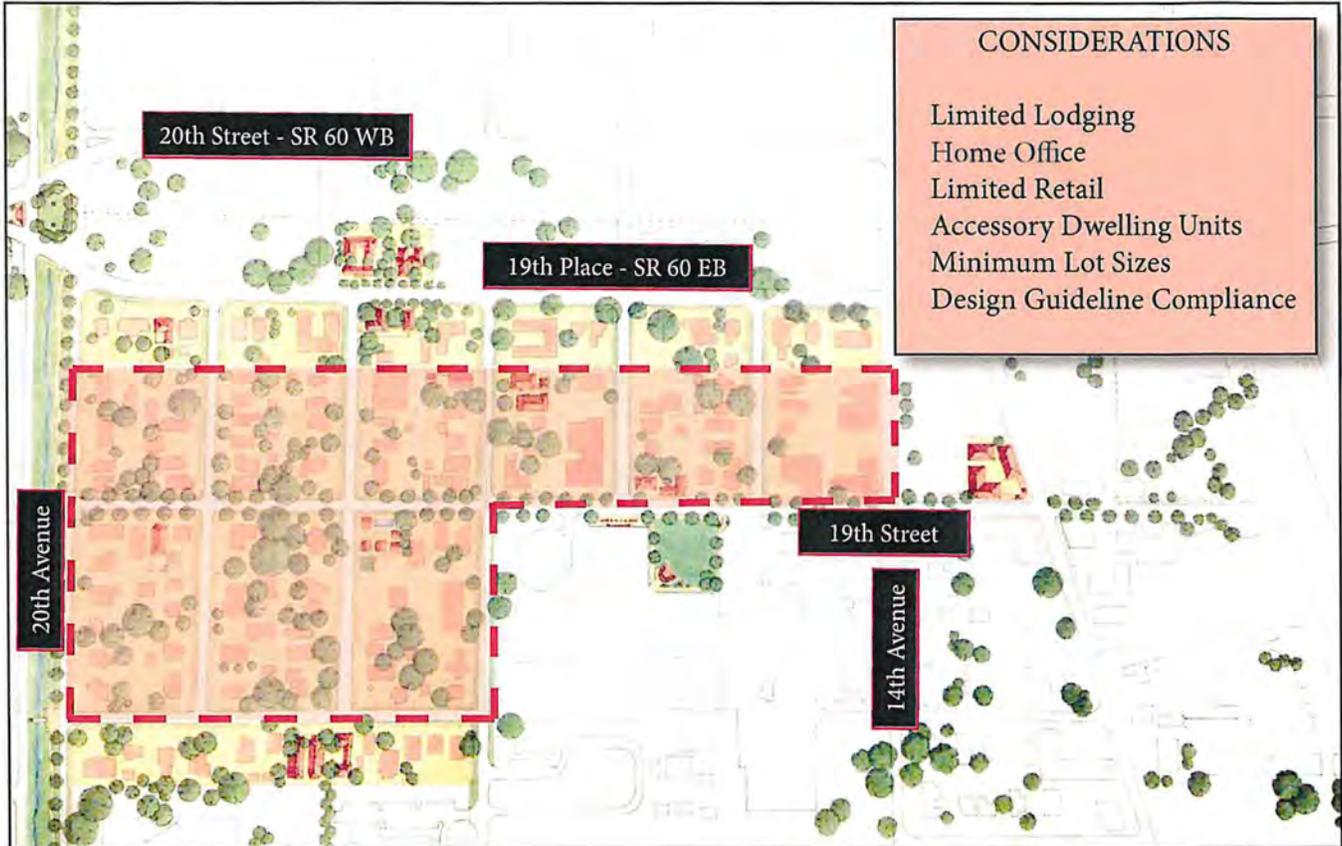


Parking strategies for future growth pose two very important questions. Is there enough asphalt? Are we using the existing asphalt effectively? There are five private and publically owned parking lots within the Village which are shown shaded in red on the provided diagram. Off-peak hours and shared parking agreements for evenings and weekends are an option to be considered. Most people are willing to walk 200'-300' feet from their parking space, this radius is shown shaded in blue on the diagram. The radius extends to 250' feet, which is a typical valet parking distance. As you can see below, the parking field almost doubles and encompasses the entire district with this addition of valet parking.





# Zoning and Other Recommendations



20th Street



19th Place



19th Street



The current zoning is RN 10-12, which means Residential Neighborhood 10-12 unit per acre. There are two ways to change the zoning. One way is to actually change the zoning; the other is to create an overlay district. Changing the zoning isn't ideal since the RN 10-12 zone is throughout the city. It would be better to have an overlay district limited to this area. Some considerations to this overlay would allow for limited lodging, home office, limited retail, accessory dwelling units, minimum lot sizes, and design guideline compliance.

Another recommendation would be to bring back the historic street names. These streets have a history and character special to the village and should be celebrated.

## Preservation of Existing Tree Canopy



## IMPLEMENTATION

When considering the implementation of the concepts and ideas illustrated in the Cultural Arts Village Master Plan, it is important to remember that this is not a “project”; the Master Plan discusses many improvements that represent dozens of projects. Some of these projects, such as infill redevelopment, will ultimately be implemented by the private sector. However, to foster an environment that attracts investment that is consistent with the community’s desires for smaller-scaled, incremental infill development and redevelopment of existing contributing structures, there will be work for the City of Vero Beach as well.

This chapter identifies a few of the priority projects that can show immediate improvements and commitment from all parties to the effort of creating a successful Cultural Arts Village.

### IMMEDIATE ACTION ITEMS

The following items are implementation actions that require little in the way of funding, planning, and multi-jurisdictional coordination. These action items are intended to show quick responses to the community’s desires and maintain momentum in implementing more complex elements of the plan.

#### I. Historic Street Names

There was much discussion during the charrette about forging a sense of identity in the CAV by bringing back the original street names. Coupled with traditional, pedestrian-scaled street lights and decorative signs, these improvements could mark the major intersections of the district. While not free, these upgrades could be relatively inexpensive and if need be, be phased in over time.



# Implementation

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## II. AT&T Building Mural

The charrette report recommends working with AT&T representatives to gain permission to paint a mural on the AT&T building on 19th Place. The Cultural Council, in collaboration with the City, could host a design competition open to local artists that would determine the desired artwork. In fact, the building is large enough that multiple artists could participate. Many cities are looking to well-executed murals to adorn the blank walls in their city as way to promote local artists and bring attention to their commercial areas.



## III. Cultural Arts Village Community Association

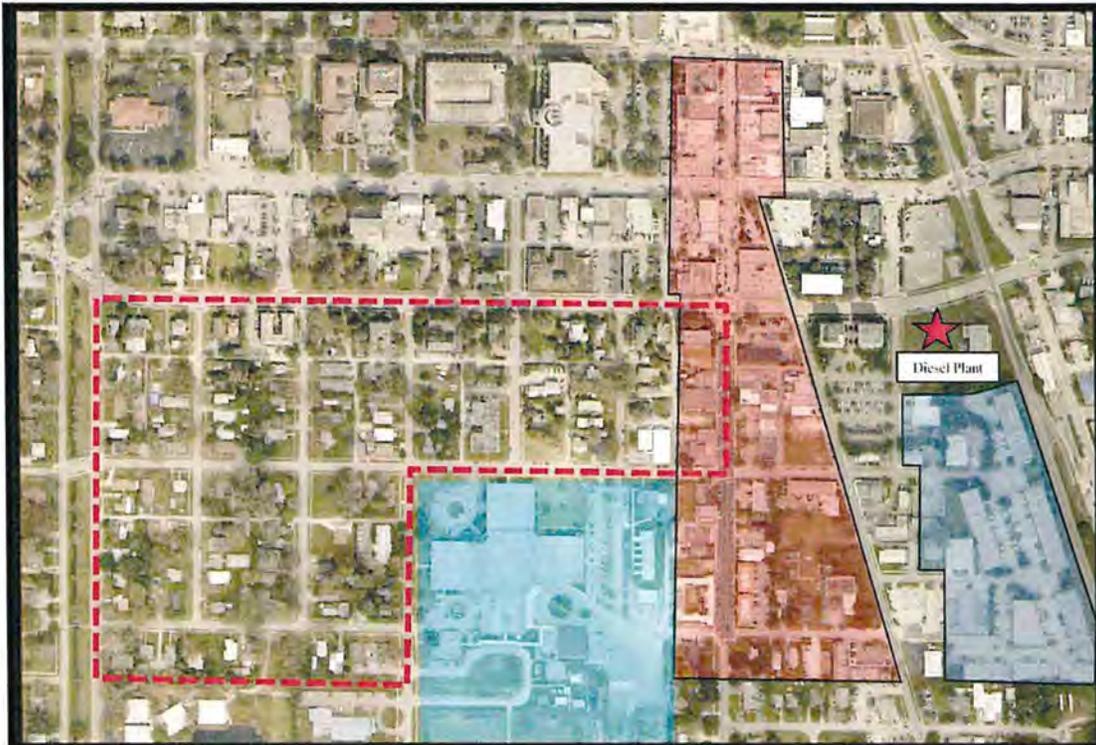
There needs to be a concerted effort for the current residents, property owners, and business owners within the Cultural Arts Village to become organized and actively participate in their future. The Osceola Park Neighborhood Association could serve as a model and mentor to the CAV. This component is so important for a number of reasons: it builds camaraderie and trust within the community; organized neighborhoods usually have a stronger element of natural surveillance and more effectively communicate their concerns and desires to the City; planning events and fundraisers to promote the neighborhood and pay for improvements are more likely to be successful; having a recognizable neighborhood organization gives greater credibility to community concerns and requests.

## IV. Cultural Arts Village ~ Zoning Overlay District

To effectively implement the strategies laid out in this charrette report, and to attract investment consistent with the community's desires, changes to the existing development rules must be made. The Land Development Regulations for the City of Vero Beach is the document that provides instructions for permissible uses and building configurations on parcels throughout the city. The strategy recommended for the Cultural Arts District is the development of a zoning overlay district. An overlay district would provide alternative regulations, consistent with the uses and smaller building increments suggested by the community, while maintaining the base zoning regulations. This approach would ensure that any relief provided in the overlay (i.e. setbacks, lot coverage, etc.) is specific to the district only. Also, by not revising the existing zoning district regulations, one avoids unintended impacts to other areas of the city that share the same zoning. Key areas to be addressed in the overlay district include:

Permitted uses; building setbacks (perimeter and internal); parking; lot coverage; minimum and maximum lot size; minimum lot width; accessory buildings and uses.

While the process to develop, vet, and adopt the Cultural Arts Village ~ Zoning Overlay District may be lengthy, that process can begin almost immediately with staff and project leaders reviewing existing ordinances and establishing a strategy and timeline for developing the overlay.



The dashed red line illustrated on the aerial above outlines the specific Cultural Arts Village boundary defined by 19th Place to the north; 14th Avenue to the east; south of 18th Street to the south; and 20th Avenue to the west. This area would also serve as the overlay district boundary.

# Implementation

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## INTERMEDIATE ACTION ITEMS

The following action items represent projects with a greater degree of complexity, expense, and/or require earlier actions to implement.

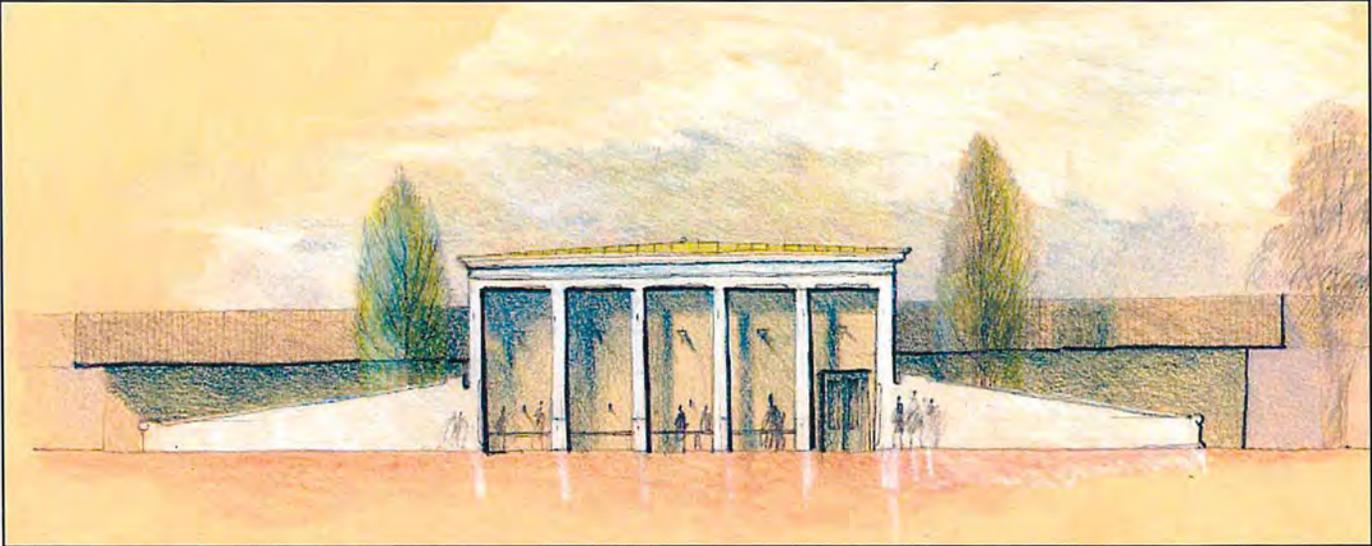
### I. 19th Street Streetscape

The CAV plan recommends streetscape improvements throughout the Village but in particular, 19th Street as it serves as the central east-west spine through the Village. The initial phase of these improvements includes the planting of shade trees along the corridor. Considering the limited space available within the right-of-way (and the desire to keep the on-street parking adjacent to the Freshman Learning Center), this plan recommends the city develop a partnership with private property owners to implement a shade-tree planting program. The city could do the analysis and planning, and provide shade trees to those property owners willing to participate and agree to maintain and water the trees. This is a cooperative approach to providing much needed shade on the corridor without creating new easements or acquiring property. Discussions with property owners could begin immediately. In addition, this plan recommends creating a “Friends of the Canopy” coalition to protect, preserve, and enhance the existing tree canopy within the Village. The discussion of streetscaping along 19th Street should also include decorative, pedestrian-scaled street lighting. A newly created Cultural Arts Village Neighborhood Association would be instrumental to this effort.



II. The Freshman Learning Center

The Freshman Learning Center is centrally located within the Village and offers unique opportunities and challenges to the implementation of the Cultural Arts Village concepts. A strong alliance between the Indian River County School District, the city, and the CAV leadership needs to be forged in order to realize the mutual benefits of the plan. In fact, the Cultural Council has already met with school representatives and made them aware of the CAV concepts. To the extent possible, a more formalized meeting schedule with district representatives should be developed so that the Cultural Arts Village recommendations, relative to the Freshman Learning Center, remain on their radar.



The image above is the original charrette image for potential improvements to the Freshman Learning Center.

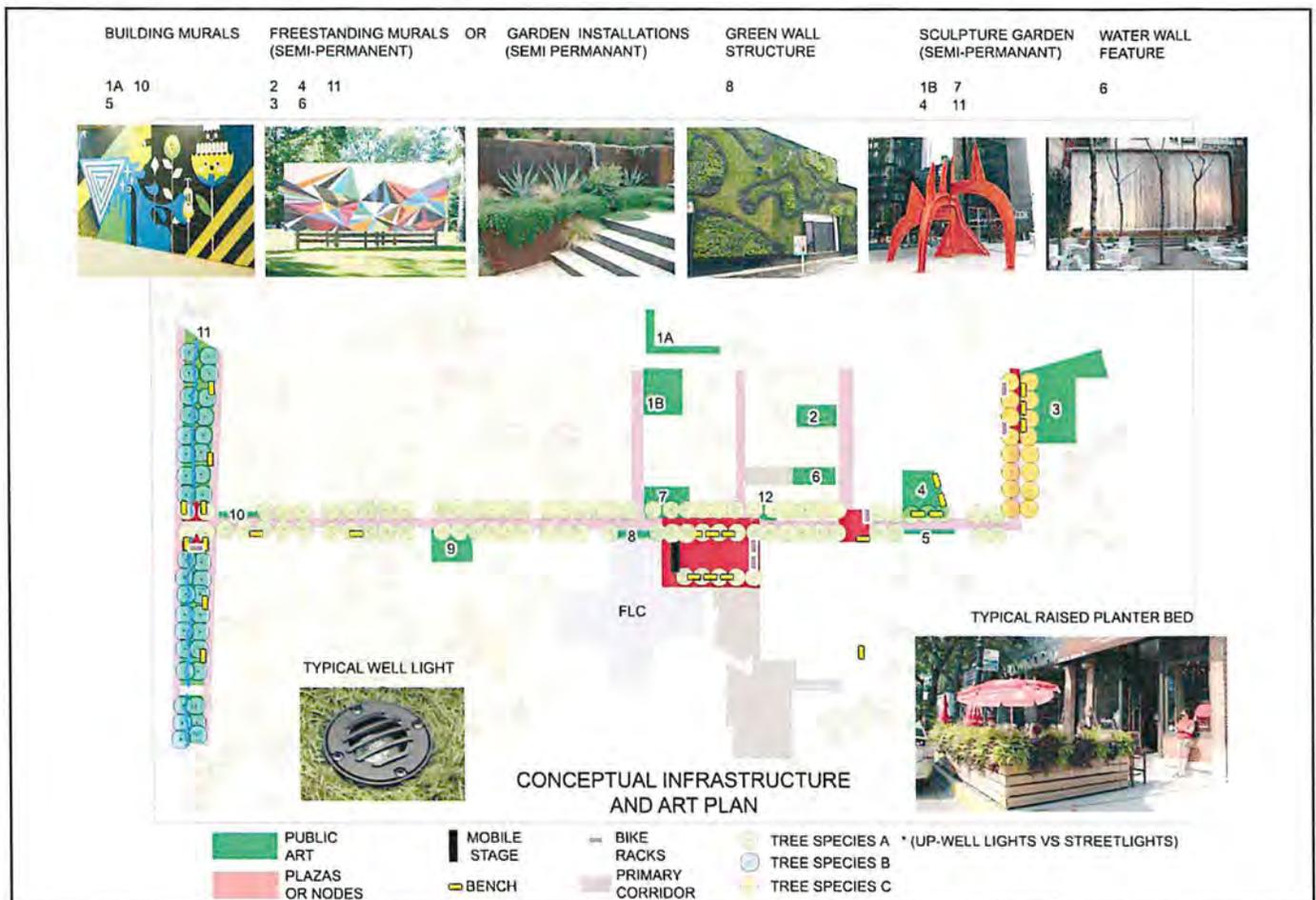


Bob Webster of the Cultural Council Leadership Team developed this excellent alternative to the original concept.

# Implementation

## III. Streetscaping Standards

As part of the future detailed planning of improvements in the Village, a set of Streetscaping Standards (including street tree species; decorative, pedestrian-scaled street light specifications; street furnishing types, etc.) should be developed to ensure consistency over time as new investments are made and projects are developed in the Cultural Arts Village. Consistency does not necessarily mean uniformity; it means that new trees and streetscaping elements are implemented following an agreed-to plan. Of course the city, the team leadership, and the neighborhood association must collaborate on the development of these standards. In fact, these standards would ultimately be part of the Cultural Arts Village ~ Zoning Overlay District.



Neil Sickterman and Suzi Davis of the Cultural Council Leadership Team have begun developing an Infrastructure and Art Installation plan for the Cultural Arts Village. This plan begins to specify different materials and design alternatives and will become a mechanism for costing and funding specific projects.

IV. Inaugural Street Festival

One of the greatest, and most fun, marketing tools for the Village could be the establishment of an annual arts-related festival within the Village itself. One idea that comes to mind is the Lake Worth Street Painting Festival which occurs every year in downtown Lake Worth. The festival brings together dozens of artists and arts organizations who, over the course of a long weekend, turn Lake and Lucerne Avenues in Lake Worth into an amazing canvas of temporary chalk paintings. With some planning and coordination with the newly formed neighborhood association, the Cultural Arts Village could be the location for a similar event. 19th Street would be the perfect corridor to focus this type of event that could include food, music, booths for purchasing art, anything that comes to mind. The Lake Worth Street Painting Festival has brought extraordinary attention to the artistic endeavors and culture to Lake Worth. Just such an event could do the same for the Cultural Arts Village.



Vero Beach Cultural Arts Village Plan

# Implementation

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## LONGER-RANGE ACTION ITEMS

### I. Permanent Public Restrooms

The provision of permanent public restrooms is often the subject of debate and disagreement. Most urban cities, particularly in the Northeast and Europe, provide some form of public restroom facilities. The desire, of course, is to provide some comfort, relief, and predictability for visitors. This is especially the case where smaller children are concerned. Not always the best judge of when they need to “go”, children’s needs can quickly turn a pleasant afternoon at the festival into a focused expedition in search of a toilet. Providing dignified facilities for children and families is a way of accommodating guests and helping to ensure they will return. The downside to providing public restroom facilities is the cost of upkeep, maintenance, and supervision. There are many options, however, for addressing these concerns. Therefore, upkeep and supervision should not alone outweigh the benefits of providing these facilities.

The more significant issue associated with providing permanent public restrooms is where to provide them. The Cultural Arts Village is a unique concept in that there is the desire to invite the public to attend festivals and events; however, the Village is essentially still a neighborhood at a scale and intensity that may not warrant these facilities. The provision of permanent public restrooms has been identified as a Longer-Range Action Item not so much because of the complexity or cost, but because the community should test the other ideas related to the Village concept before deciding that these facilities are warranted and desired. There may be other, more appropriate locations in the Arts District or downtown.



## II. The Twin Pairs

The “Twin Pairs” of 20th Street and 19th Place, and the character, size, and speed of these roadways has been a source of heated discussion for quite some time. The Cultural Arts Village charrette did not focus on the Twin Pairs. In fact, there was little mention of this issue in the charrette Opening Presentation as the team prepared the public to discuss their ideas. However, more than half of the participants at the September 12, 2015 workshop identified the Twin Pairs as a problem that needs to be addressed. Most notably, the six-lane, one-way couplet of westbound 20th Street and Eastbound 19th Place are too wide and fast to make pedestrian or bicycle crossings safe or comfortable. Due to significant public discussion of this issue, the charrette design team provided a couple of before and after renderings to illustrate what a “road diet” on the Twin Pairs might incorporate. These images were developed after consulting the 2013 Kimley-Horn and Associates “SR 60 Traffic Calming Feasibility Study” developed for the Indian River Metropolitan Planning Organization and the City of Vero Beach. This engineering study clearly shows that reducing SR 60, from six lanes to four, will not significantly impact traffic flow based upon existing and future forecast traffic volumes.

The success of the Cultural Arts Village is not wholly dependent upon the calming of SR 60. However, just like downtown Vero Beach and the Arts District, the Cultural Arts Village will never reach its full potential until the Twin Pairs are calmed. To encourage foot traffic through the Village and downtown, yet deny the pedestrian safe passage, is an issue that must be addressed.



The computer rendering shows the addition of on-street parking and a protected bike lane.

*Imagine* shimmering early morning sun rays streaming through oak and palm trees on a clear and blossom scented day.

The scent of coffee wafts through the air along with the faint scent of buttered toast and eggs, strawberry tarts and ginger scones. The morning sun dapples on bright fanciful hued cottages. During your early morning walk you notice folks sitting on their front porches, verandas and patios, drinking coffee, tea and fruit smoothies. Folks wave, exclaiming hello and good morning, You're invited to join them. Later, others from nearby, miles away and further wander through the tree lined streets stopping now and again to exclaim ooh and ahh as they admire pink flamingos, cheerfully colored garden windmills and local artistry in the most cleverly imagined ways possible.

Exploration promotes venture into the quaint and inviting cottages, charming mid-century rooms yielding treasures not found elsewhere.

*By Deborah Daige*

**An opportunity awaits us.**

*Many thanks to the Treasure Coast Regional Planning Council for their guidance over the past several months, and **'Thank You!'** to the residents of Vero Beach for their contributions and support in making this project possible. We look forward to great things in 2016!*