

AGENDA
REGULAR MEETING OF THE CITY PLANNING AND ZONING BOARD
THURSDAY, SEPTEMBER 17, 2020, AT 1:30 PM
COUNCIL CHAMBERS, CITY HALL, VERO BEACH, FLORIDA

I. PRELIMINARY MATTERS

Agenda Additions and/or Deletions

II. APPROVAL OF MINUTES

- A. Special Call Meeting – August 13, 2020
- B. Regular Meeting – September 3, 2020

III. PUBLIC COMMENT

IV. PUBLIC HEARING

[Quasi-judicial]

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

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

**SPECIAL CALL PLANNING AND ZONING BOARD MINUTES
THURSDAY, AUGUST 13, 2020 – 1:30 P.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Chairman, Lawrence Lauffer; 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

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. PUBLIC COMMENT

None

III. PUBLIC HEARING

[Legislative]

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

Mr. Jason Jeffries, Planning and Development Director, said that he will give the Board a brief presentation on where they are with the Three Corners project. He apologized to the Board because they are present today for a Special Call meeting, however there is going to be some changes in that there has been a lot going on over the past few days regarding this project. After he completes his presentation they will see that there will be a change in staff's recommendation. He then gave a Power Point presentation while also referring to the backup information provided to the Board regarding the Three Corners (attached to the original minutes). He reported that the Planning and Zoning Board made a positive recommendation of the project and the plan was reviewed by the City Council on July 21, 2020. However, at the same time the consultant brought forward a suggestion that because of the pandemic, he wanted to come back with another scenario, which would take into account how communities would be planned post-pandemic. The City Council was interested in hearing what that concept was so DPZ CoDesign (DPZ) went back and prepared the post-pandemic plan. He reported that on July 31, 2020, the Steering Committee reviewed that plan and changed their recommendation to the original plan, which is why this was coming back before the Planning and Zoning Board. He noted that the Board's role is, is this plan consistent with the City's Comprehensive Plan. He reported that the plan is scheduled to go before the City Council on August 18, 2020 where the plan needs to be approved if the City Council wants to move forward with having

a referendum on the November ballot. He said in the post pandemic scenario, there would be cottages instead of a hotel, open shed retail uses to the north, the restaurants were replaced by outdoor café spaces along the waterfront, Youth Sailing would stay where they were, and they added in an artist colony. He said the site is essentially less intense in its usage. Since the July 31, 2020 recommendation they have become more aware of the ability of it being financially feasible with the less intense uses, which is one (1) of the criteria the City has had all along, that this was to be self-sufficient, economically feasible, self-sustaining, etc. He said because of the less revenue generation possibilities, which makes it of less value to a real estate developer, the City would have to invest somewhere between seven (7) and ten million dollars on this site, which was not in the original criteria for this project. He reported that there was an online discussion with TCPalm on Tuesday and the consultant presented a new scenario (Post-Pandemic Scenario Plan B), which puts more residential uses on the site and instead of the parking lot they would have boat dry storage. Now they essentially have three (3) plans they are dealing with. He said anytime you are dealing with a recession or this type of cultural event it will affect what the City has to do in planning for the community, so because they are very early in this pandemic, staff is going to be recommending to the City Council that they postpone the approval of the plans so that staff can evaluate the plans and speak with developers to see what is feasible and then pick it back up in three (3) to six (6) months. He said that he does not know how many people are aware of the changes in the plan. He said they had a lot of community involvement in the planning process and now the plan has changed and the community is probably not aware of it. He said staff is going to have to go back and evaluate the plans from a financially feasible standpoint and then come back with some type of a public process, such as a workshop to show the community the three (3) different plans and then go from there.

Mrs. Minuse said that she thinks it is smart to review it more and to have the community involved. She said her initial impression of Plan B was that she liked the concept because they would not be building another hotel to be into competition with other hotels. She felt this Plan spoke more to the quiet enjoyment they have here.

Mr. Lauer read into the record, an email the Board received from Mrs. Rosemary White (attached to the original minutes). He said that his head is spinning looking at all these different plans and he would not be prepared to vote on any of them.

Mr. Cahoy said his understanding from the onset of this was that it was the public who was behind putting this whole thing together. He said leaving the public out of it goes against the philosophical purpose of this whole project. He said that he was disappointed at the July 31, 2020 Steering Committee meeting where the vote seemed to be rushed through to accept an alternative plan without the public's input. He thinks the only proper thing to do is to delay it. The idea of just rushing this thing through simply because of the pandemic issue does not make any sense to him. They don't know what is going to happen in 2021 and he thinks they should wait until then. He said they are going to have another election in November, 2021 and he thinks that would be the appropriate time to put this back on the agenda. He said that he does think the City should move forward and sell the property on the southwest corner because that could be important to the City's finance issue and it also could help the project move along on the remaining two (2) corners.

Mrs. Pelensky said the last time this was before the Board, the question was asked if DPZ's contract had been fulfilled. She said now that there are more plans on the table to be discussed and reviewed, if they pieced these plans together into another plan then DPZ is going to have to come back in.

Mr. Jeffries said DPZ has fulfilled their contract for the planning process. From this point on there would be a separate contract.

Mrs. Pelensky said it could even be from a different planner.

Mr. Jeffries noted that would be up to the City Council.

Mr. Lauer asked Mr. Jeffries as far as today's meeting goes, is he withdrawing this item.

Mr. Jeffries answered yes. He said that he will report the Board's comments in support of postponing this to the City Council unless they want to make a recommendation to postpone it.

Mr. Lauer said his concern is that this meeting has been publicized and noticed. He asked if the Board needs to take any action.

Mr. John Turner, City Attorney, answered no.

Mrs. Barbara Hoffman, Chair of the Leadership Cultural Arts Village, read a prepared speech (attached to the original minutes).

Mr. Ken Daige felt it was a wise move of the Board recommending to hold off on this in accordance with what Mr. Jeffries explained. He said that over 4,000 City taxpayers voted to keep the Power Plant, the Wastewater Treatment Plant, and other City owned property in the City Charter for Parks and recreational use. He referred to the City's Comprehensive Plan, *Objective 4 – Redevelopment and Infill Principles and Strategies*. He read in part the following, *in cooperation* between the City and current business, owners, stakeholders, *and neighborhood organizations to implement* visually for *long-range strategies for attracting ... investment into the revitalization and enhancement of our Downtown, , commercial districts, Miracle Mile, special purpose districts, Edgewood's Arts Village, older established multi-family zoned residential areas, Osceola and Original Town, both who have neighborhood plans within the Comprehensive Plan and not yet fully implemented*. He wanted to bring this to the Board's attention and hopes in moving forward with community input that they not only hear from the development community, but what he thinks is the most important thing in any city is the neighborhoods. He said they have a long road to hoe with this virus situation. He also wanted to let the Board know that this December the Florida Building Code will have a number of changes that are going to take place. He said they are very severe and it has to do with "hardening" because of the hurricane issues. Also because of the virus they are going to be looking into changing the way of filtering air conditioning. He said in going forward when someone brings plans in, especially for commercial development, it is going to be very expensive. He said the things that they have seen in the past may not happen. This (Three Corners) may remain open space.

Mrs. Pelensky asked if there is any way the City could designate an acre or two (2) for a temporary Park.

Mr. Jeffries said that he would have to look into that. He said there is the issue of liability.

IV. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that the Board will be holding their regular meeting on Thursday, August 20, 2020.

V. BOARD MEMBERS' MATTERS

None

VI. ADJOURNMENT

Today's meeting adjourned at 2:13 p.m.

/sp

**PLANNING AND ZONING BOARD MINUTES
THURSDAY, SEPTEMBER 3, 2020 - 1:30 PM
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

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

Excused Absences: Steven Lauer and Robin Pelensky

Today's meeting was called 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 – August 20, 2020

Mr. Prieto made a motion to approve the minutes of the August 20, 2020 Planning and Zoning Board meeting. Mr. Bittner seconded the motion and it passed unanimously.

III. PUBLIC COMMENT

None

IV. PUBLIC HEARING

[Quasi-judicial]

A. An Ordinance of the City Council of the City of Vero Beach, Florida, Amending the Official Zoning Map by Changing the Zoning District Designation of Property from POI, Professional Office Institutional To RM-13, Multiple Family Residential, for the Property Located at 915 East Causeway Boulevard, Containing 0.34 of an Acre More or Less; Providing for an Effective Date

The Vice Chairman read the Ordinance by title only.

There were no ex parte communications reported.

Mrs. Minuse said that she does not have any ex parte communication, but she was serving on the Board in 2014, when this property was previously addressed.

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

Mrs. Cheri Fitzgerald, Principal Planner, went over staff's report accompanied by a Power Point presentation with the Board (attached to the original minutes). Based on the analysis and findings, staff recommends that the Planning and Zoning Board recommends approval for submission to the City Council of the Ordinance amending the Zoning District Map from

POI to RM-13 for the property located at 915 East Causeway Boulevard.

Mr. Bruce Barkett, Attorney for the Applicant, said that he is present to answer any questions of the Board.

The Board did not have any questions.

The Vice Chairman opened the public hearing at 1:44 p.m.

The Deputy City Clerk swore in Mrs. April Milicevic.

Mrs. April Milicevic, who has been sworn in, asked if they change this to residential, would that change the impact of the development of the property. She said there are 15 or 16 mature Live Oak Trees on the property and she doesn't know how they could put a multi-residential facility on the property without taking some of those trees down.

Mrs. Minuse explained that at this point the Board is looking at rezoning so that a site plan could be developed and those issues would come up during the site planning process, which will also come before the Board.

Mrs. Milicevic questioned that there are certain building restrictions for taking out Live Oak Trees.

Mr. Jason Jeffries, Planning and Development Director, explained that any site plan would have to comply with the City's Tree Protection Ordinance. He noted that everyone has the right to develop their property, but under the Tree Protection Ordinance, there are certain mitigation requirements that have to be followed when removing trees.

The Vice Chairman closed the public hearing at 1:46 p.m., with no one else wishing to be heard.

Mr. Prieto made a motion to approve the Ordinance of the City Council of the City of Vero Beach to amend the Official Zoning Map by changing the zoning district designation of property from POI, Professional Office Institutional to RM-13, Multiple Family Residential based on competent substantial evidence. Mr. Bittner seconded the motion and it passed 4-0 with Mr. Cahoy voting yes, Mr. Bittner yes, Mr. Prieto yes, and Mrs. Minuse yes.

[Quasi-judicial]

- B. Minor Subdivision Application Submitted by Masteller, Moler & Taylor, Inc, for a Proposed Subdivision of Existing Residential Lots 1, 2, & 3, Block 2, Riomar Subdivision Plat No. 2, which is Considered a Single Residential Lot under Unity of Title, to be Subdivided into Two Residential Lots A & B Located at 995 Painted Bunting Lane (#SD20-000003)**

The Vice Chairman read the Minor Subdivision Application submitted by Masteller, Moler and Taylor, Inc. by title only.

There were no ex parte communications reported.

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

Mr. Jeffries reported that he distributed to the Board an email in support of this application from Mr. Richard Muzzy (attached to the original minutes).

Mr. Jeffries went over staff's report accompanied by a Power Point presentation with the Board (attached to the original minutes). Based on staff's analysis and findings, staff finds that the proposed subdivision plat application meets the criteria for plat approval and recommends approval of the plat subject to the demolition of the accessory structure.

Mr. Cahoy asked is there a timeframe for the removal of the accessory structure.

Mr. Jeffries said that he would not sign off on the plat until the demolition of the structure occurs.

Mrs. Minuse said so any motion the Board makes for approval would include demolishing the accessory building.

Mr. Jeffries said that would be staff's recommendation so it would be in compliance with the platting criteria.

Mr. Bill Stewart, Attorney for the Applicant, gave a brief overview of the history of the property. He stated that the main building was built in the 1920's and they had a garage attached. The house was relocated to fit on the first lot and the garage was left in place and was converted to a small guesthouse/cottage. He said that he does not know how long it would take to get someone to remove the cottage or what is involved. He hoped that that the Board would not hold up filing the plat and that they would give them a time limit for demolition of the building.

Mrs. Minuse asked Mr. Turner for his comments.

Mr. John Turner, City Attorney, said that he is not familiar with what Mr. Stewart is referring to on the requirement on removing the building, but he would go along with staff's recommendation.

Mrs. Minuse said they are not putting a timeline on the demolition; they are just stating that it will happen.

Mr. Turner said that is correct unless they want a timeline.

Mr. Stewart said they would prefer 50-days, but anything is better than holding up the plat because the current owners would like to sell the property and it cannot be marketed until the plat is filed.

Mr. Jeffries said if he understands the request, they want to file the plat before demolition of the building.

Mr. Stewart said that is correct.

Mr. Jeffries said that he would have concerns because he doesn't think they could file something until it is in compliance with the Code.

Mr. Stewart said that he doesn't see where holding up the recording of the plat is going to

accomplish much.

Mr. Prieto said speaking from demolition experience, demolition permits are not difficult to get. They are very straight forward and you should be able to apply for it and receive it quickly.

Mr. Stewart said the people involved do not live in Florida. They are the children of the deceased and they are going to have to come to Florida from New Jersey, California, and North Carolina and remove whatever treasures they have in the building. He said with COVID-19, he was not sure when they could all come to Florida.

Mr. Bittner thought what they were asking the City to do is to record a plat that is not in compliance. He said although there are personal reasons, they would be setting a precedent in that they would be asking the City to record something that is not in compliance.

Mr. Stewart said their main request is to get the plat approved. If the Board doesn't think their representation that they are going to remove the building in a reasonable amount of time is adequate then that is that.

The Vice Chairman opened the public hearing at 2:12 p.m.

The Deputy City Clerk swore in Mrs. Charlotte Terry (spelling may be incorrect).

Mrs. Charlotte Terry, who has been sworn in, said that she is the Realtor representing the family of this property. She said it might not take long to get a demolition permit, but in her experience in doing demolition it is realistically almost impossible to get it done in a month.

The Vice Chairman closed the public hearing at 2:13 p.m., with no one else wishing to be heard.

Mrs. Minuse said that she would like to resolve the issue about when the demolition should occur.

Mr. Turner was not sure what the problem is. He said they have requested to re-subdivide three (3) lots into two (2) lots and they have to comply with the present subdivision requirements and rules.

Mr. Jeffries explained that by separating the properties, the assessor's building is on a separate lot that does not meet the minimum size standards for a house in the zoning district so they would be creating a nonconforming structure.

Mr. Cahoy said the building could also be removed. He said it doesn't have to be demolished.

Mr. Jeffries said that is correct. He said they could move the building and conform on Lot A. It just has to be removed from the resulting Lot B.

Mr. Bittner asked is this required to go before the City Council.

Mr. Jeffries said the City Council only approves plats when they involve the dedication of a public right-of-way. This is what is considered a minor subdivision, which requires Planning and Zoning Board approval.

Mr. Bittner agreed with Mr. Jeffries in that they would not want to set a precedent by creating an illegal lot that is from the minute it is signed and recorded is out of compliance with the City's Land Use regulations. But, he also thinks if this Board is the only body to approve this, they could make a motion to approve the subdivision with the condition that the Planning and Development Director would not sign the plat and it could not be recorded until it is in compliance, which in this case is the removal of the structure. That way the property owners would have their approval of the subdivision as evidence.

Mrs. Minuse said so they are not saying demolition, but removal.

Mr. Bittner said they could just say in compliance with the land use regulations, which is removal of the structure.

Mr. Jeffries said they could say removal or in compliance. He said that he did use the word "demolish," but they could remove the structure or relocate it to Lot A.

Mr. Cahoy questioned so what they are suggesting is that the Board approves the new plat, but that Mr. Jeffries would not execute the plat until they are in compliance. He said that is exactly what this states, with the exception of the word "demolished." He said they haven't changed this.

Mr. Prieto said that is correct. He said Mr. Jeffries' presentation basically said that.

Mr. Prieto made a motion to approve the Minor Subdivision Application submitted by Masteller, Moler and Taylor, Inc., for a proposed subdivision of existing residential Lots 1, 2, and 3, Block 2 Riomar Subdivision Plat Number 2, which is considered a single residential lot under Unity of Title, to be subdivided into two (2) residential Lots A and B located at 995 Painted Bunting Lane.

Mrs. Minuse added to the motion, subject to removal of the assessor's structure.

Mr. Prieto said that is correct adding to the motion, based on the conditions that Mr. Jeffries outlined. Mr. Bittner seconded the motion.

Mr. Cahoy wanted to make sure they are clear that this would not be signed off by the Planning and Development Director until removal of the structure has occurred.

Mr. Jeffries said based on the motion that is correct.

The motion passed 4-0 with Mr. Cahoy voting yes, Mr. Bittner yes, Mr. Prieto yes, and Mrs. Minuse yes.

V. PLANNING DEPARTMENT MATTERS

Mr. Jeffries reported that their next meeting will be held on September 17, 2020.

Mr. Jeffries reported that he placed on the dais before the Board members an updated copy of the zoning map and land use map (on file in the City Clerk's office).

VI. BOARD MEMBERS' MATTERS

None

VII. ADJOURNMENT

Today's meeting adjourned at 2:27 p.m.

/sp

DEPARTMENTAL CORRESPONDENCE

TO: Chairman Lauer and Planning and Zoning Board Members

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

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

DATE: September 8, 2020

SUBJECT: **Major Site Plan Application by Dr. Michael Geraghty for Construction of a Veterinary Medical Clinic for Property Located at 1833 US Highway #1 (Application #SP20-000007)**

Overview

The Planning and Development Department received a site plan application for the construction of a two (2) story, 16,787 square feet, veterinary medical clinic building. The following are attachments to this report:

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

Background

The subject project is located at 1833 US Highway #1, between 19th Street and 18th Place.

The subject site and properties to the north are designated C, Commercial and MX, Mixed Use on the Future Land Use Map. To the south and west of the subject property the properties are designated MX, Mixed Use. To the east the designation is C, Commercial.

The subject site and properties located to the north (includes a portion of MXD, Mixed Use), south and east are currently zoned C-1, Commercial. The property located to the west is zoned MXD, Mixed Use.

The existing uses on the subject property includes two (2) vacant commercial buildings and vacant property. To the south and east are commercial buildings (former Press Journal and two restaurants across (US#1). To the north commercial uses exist (Sunoco Oil) and multi-family residential uses. To the west are vacant property and multi-family residential uses.

Table 1. Adjacent Land Uses and Zoning Classifications:

	Land Uses	Land Use Designation	Zoning Classification
Subject Site	Commercial Buildings & Vacant Property	C, Commercial & MX, Mixed Use	C-1, Commercial
North	Commercial & Multi-Family Residential	C, Commercial & MX, Mixed Use	C-1, Commercial & MXD, Mixed Use
South	Commercial	MX, Mixed Use	C-1, Commercial
East	Commercial	C, Commercial	C-1, Commercial
West	Multi-Family Residential	MX, Mixed Use	MXD, Mixed Use

Review and Analysis

Section 64.10 of the Code requires that all approved site plans and amendments to site plans meet certain pertinent general review, performance, and development standards. The staff finds that the proposed site plan meets all these standards.

In particular, the most relevant are the project’s compliance with all pertinent provisions of the Land Development Regulations and the performance standards for the proposed use, and layout of the development. The staff’s specific analysis and findings regarding these standards are identified below:

- *Compliance with Land Development Regulations & Design Avoiding Adverse Impacts on Environmental Features*

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

- Drainage/Stormwater - The City Public Works, Engineering Division, reviewed the site plan and found it to be compliant with drainage and stormwater regulations. The project is using an on-site retention system.
- Traffic - The projected average daily trips is approximately 361 trips. Roadway capacity is available to accommodate the additional projected vehicle trips. A traffic impact report was not required.

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

Analysis. Review of the site plan documents for compliance with the land development regulations includes review of the standards for animal boarding (Sec. 62.45 c (1)) as an accessory use to veterinary services. Standards include:

- Located in C-1 zoning district - complies C-1 zoning.
- Site size minimum of one acre – complies 3.28 acres.
- Animal boarding not located within 200 feet from a residential district – complies.
- Shelter structures for boarding and operations – complies all activities are inside the facility.
- Abutting a residential use – complies 8 feet high perimeter wall and landscaped buffer.
- No nighttime outdoor operations between 10 p.m. and 6:00 a.m. – complies also include in development approval conditions.
- Animal boarding limited to domestic animals – complies – domestic only also include in development approval conditions.

Finding. The staff finds that the site plan is compliant with Section 62.45 c (1).

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

Analysis. The site's ingress and egress points are on all three sides of the subject site with road frontages along US#1, 19th Street and 18th Place. The City Public Works, Engineering Division, has found the design and layout of driveways and parking areas are designed in such a manner that it will not create hazardous conditions or conflicts for parking of vehicles and internal movement of vehicles.

The proposed arrangement of buildings, parking areas, landscaping and site activities are all contained on site and buffered from adjacent properties to the west by an eight (8) foot high masonry wall, landscape strip consisting of trees and a perimeter hedge.

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

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

Recommendation

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

1. During construction and after final grading, no surface water runoff may be directed to adjacent properties, and all surface water runoff must be routed to approved drainage facilities or retained on site. All runoff from the site, both during and after construction, must be free of pollutants, including sediment, prior to discharge.
2. The applicant shall provide the Department of Public Works with a copy of Notice of Commencement and shall be subject to random inspections for compliance with Section 73.33 (Erosion and Sediment Control).
3. The applicant shall comply with the right-of-way permit (#6400).
4. The applicant shall also provide the City of Vero Beach Public Works and Planning and Development Department with a copy of the final as-built survey prior to final inspection per Florida Building Code Section 110.3 (5.1).
5. One set of the approved and stamped set of plans are incorporated into this order. The City will inspect the project site during construction using these approved plans. Any work done contrary to these plans will be rejected. Should field conditions require deviations from the approved plans, the City must be notified and approval of the changes must be obtained before proceeding with the revised work. During construction, the appropriate City inspectors shall be called for inspections.
6. Before final building inspection and issuance of the Certificate of Occupancy, a Certification of Completion by the Engineer of Record and required as-built plans shall be submitted to the Planning and Development Department with a request for a final inspection. The project Engineer of Record shall be available to attend the Engineering final inspection. Once the project is complete and approved by the City, the property must be maintained in accordance with the approved plans. In the event the property is sold, the original owner is required to inform the new owner of his or her continuing obligation to maintain the property in accordance with the plans.
7. The applicant shall comply with the standards of animal boarding per Code Section 62.45 c (1) as follows: activities shall be conducted inside the facility, no nighttime outdoor operations between the hours of 10:00 p.m. and 6:00 a.m., and boarding is limited to domestic animals.
8. The applicant shall record a Unity of Title for the site plan and provide a copy to the Planning and Development Department prior to issuance of a building permit for the project.

Attachments

**VETERINARY MEDICAL CLINIC
PROJECT FACT SHEET**

PROJECT DESCRIPTION

The project includes construction of a two (2) story, 16, 787 square feet building for a veterinary medical clinic.

GENERAL INFORMATION

Application No.: #SP20-000007
Location: 1833 US Hwy. 1
Owner: Miracle Mile Prime, LLC
Applicant: Dr. Michael Geraghty
Engineer: MBV Engineering, Inc., Todd Howder
Parcel ID#s: 33-39-01-00015-0000-00013.0 - 33-39-01-00015-0000-00023.0;
33-39-01-00015-0000-00001.0 - 33-39-01-00015-0000-00009.0

SITE INFORMATION

Zoning/Future Land Use: C-1, Commercial District
C, Commercial & MX, Mixed Use

Existing Uses: Two commercial buildings (Royal Palm TV & vehicle transmission service – both vacant – to be demolished) & undeveloped property

Proposed Use: Veterinary medical clinic

Site Area: 3.28 acres (142,743 square feet)

Surrounding Zoning:

North: MXD, Mixed Use & C-1, Commercial Districts
West: MXD, Mixed Use District
East: C-1, Commercial District
South: C-1, Commercial District

Surrounding Existing Land Uses:

North: commercial (Sunoco Oil gas station)/multi-family residential apartments
West: multi-family residential apartments
East: commercial (IHOP & Chef Lin's restaurants)
South: commercial (former Press Journal building/parking lot)

**Development Specifications
Specifications/Code Citations**

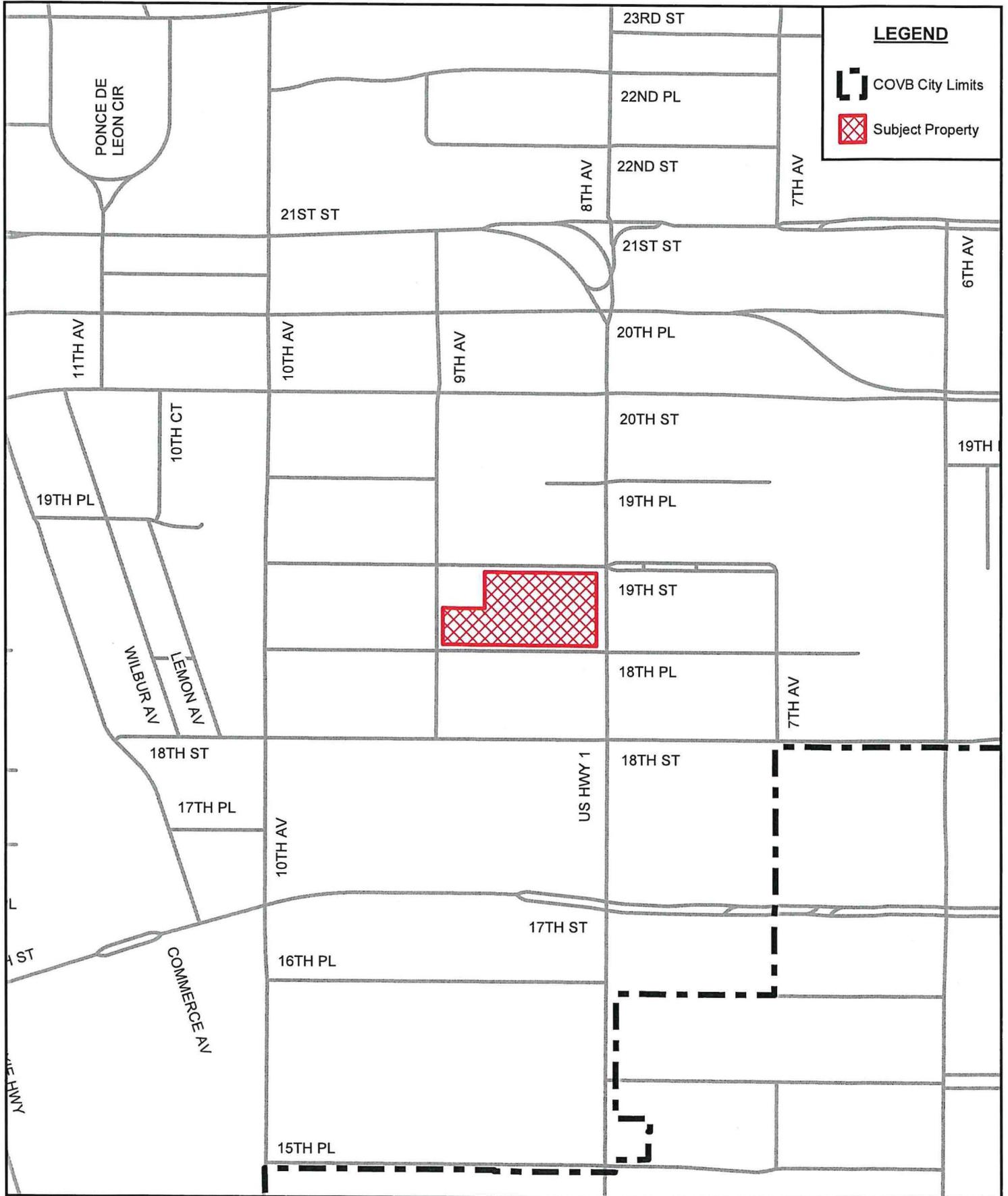
	Required/ Allowed	Proposed
[Article III-C-1 Sec. 62.38, etc. & Sec. 64. 10 c – Site plans]		
Site area (3.28 ac.)	-	142,743 sf
Building area – (2-story)	-	16,787 sf
Floor area ratio	0.50	0.12
Building height (2-Story)	35 ft	25 ft
Building roof embellishment	15 ft	10 ft
Building Setbacks		
Fronts – 3 (north,east,south)	10 ft each	57/127/65 ft
Side – 1 (west)	0 ft	129 ft
Open space	25%	63%
Pedestrian linkage (north/south)	5' sidewalk	yes
Parking		
1/300 sf = 16,787/300 =	56	61
Standard	53	58
ADA spaces	3	3
Accessory Uses (Sec. 62.45 c)	yes	yes
Walls and Fences	-	8
(outside setbacks)		
Mechanical equipment (sec.64.10)		
Location (not in setbacks)	yes	yes
Screened (row) (wall)	yes	yes
Refuse and waste		
Location dumpster	yes	yes
Screened (row) wall	yes	yes
Loading Zone	yes	yes
Bicycle Parking (1/20 ps)	3	5
Exterior lighting/cutoff	yes	yes
Performance Standards (b) (4)	yes	yes
Flood Zone	X	

**Landscape Specifications
Specifications/Code Citation [Sec. 72.12/.13]**

	Required/ Allowed	Proposed
Perimeter Buffers		
Perimeter landscape strips (width)		
(north)	10'	10'
(south)	10'	10'
(east)	10'	10'
(west)	10'	10'
Continuous hedge	556	556
Trees (1/40 feet)	35	41
Off-Street Parking Interior trees	18	18
Other Open Space	10	11
Total Trees (44 existing & 26 new)	63	70
Maximum palms	15	15
Minimum large canopy trees	20	34

LOCATION MAP

1833 US 1, Vero Beach, FL



LEGEND

-  COVB City Limits
-  Subject Property



Prepared by:
Department of Public Works/GIS Division
City of Vero Beach
July 1, 2020

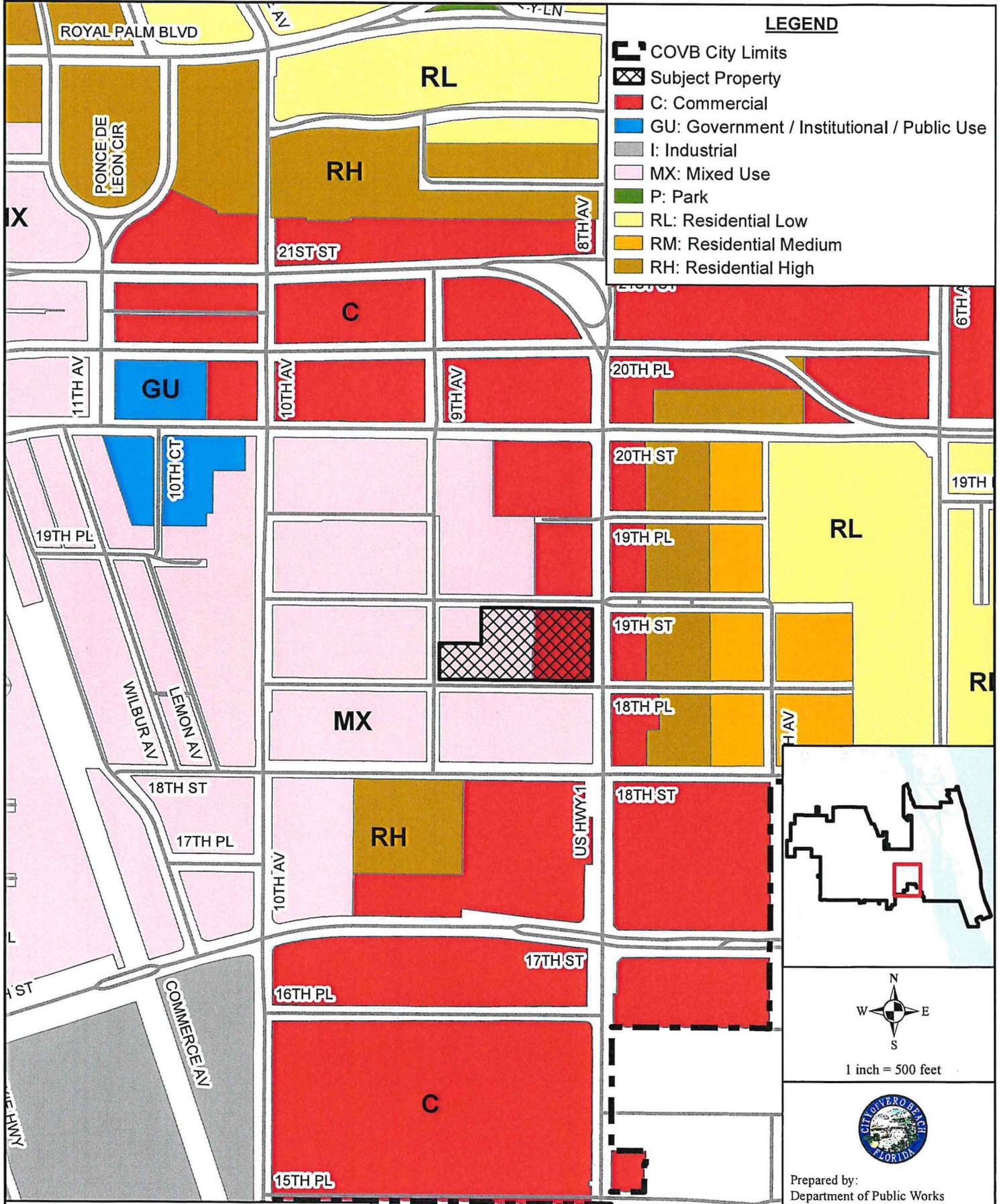
1 inch = 500 feet

DISCLAIMER:
The City of Vero Beach makes no warranties, express or implied and assumes no responsibility for the use of this material by agencies or individuals other than the City of Vero Beach. Any use of this material is strictly at the risk of the user.



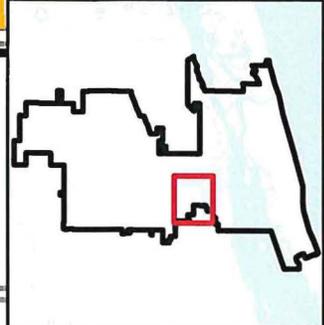
FUTURE LAND USE MAP

1833 US 1, Vero Beach, FL



LEGEND

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



1 inch = 500 feet



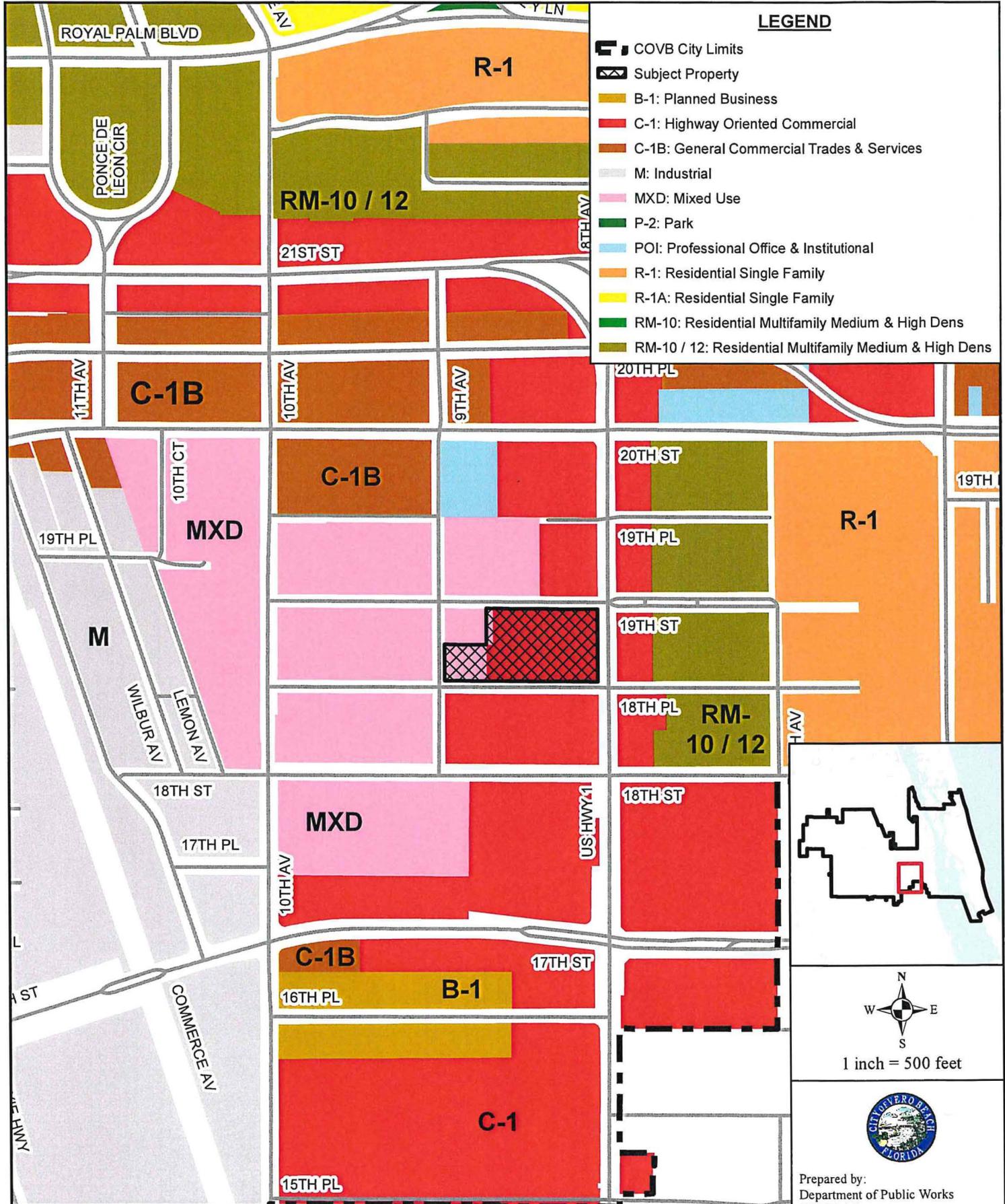
Prepared by:
 Department of Public Works
 GIS Division
 City of Vero Beach
 July 1, 2020
 File No: SP20-000007

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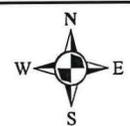
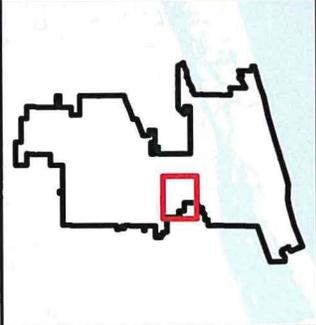
ZONING DISTRICTS MAP

1833 US 1, Vero Beach, FL



LEGEND

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

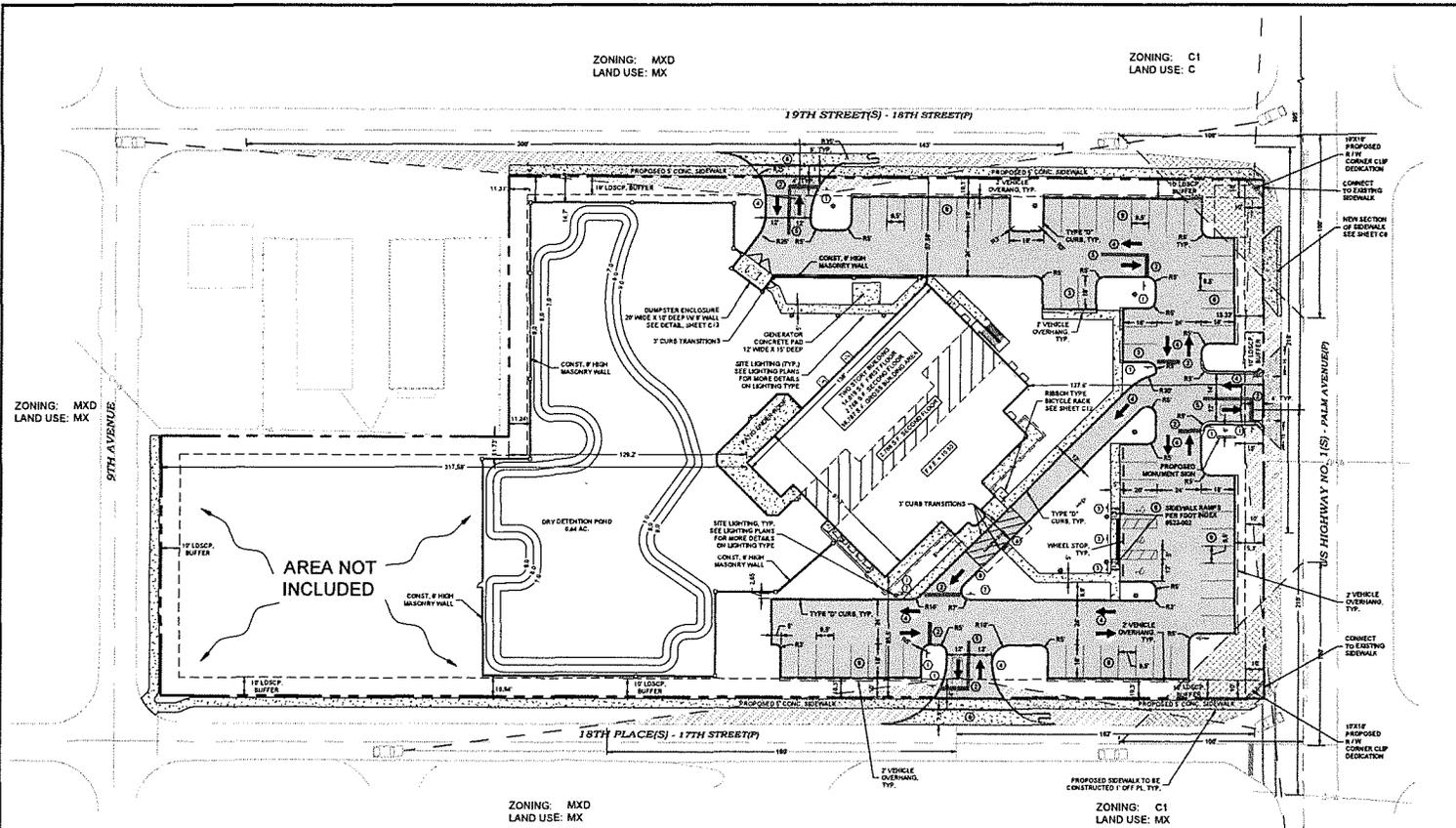


1 inch = 500 feet



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 GIS Division
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 July 1, 2020
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PROJECT INFORMATION

SITE ADDRESS
1833 US 1
VERO BEACH, FL 32906

OWNER
MIRACLE MILK FARM, LLC
15 ROMA PALM DRIVE
VERO BEACH, FL 32906

APPLICANT/CONTRACT PURCHASER
DR. MICHAEL LEADGATE
2921 E. IRONWOOD AVENUE
FORT PIERCE, FL 34959
PH: (772) 339-9144

ENGINEER
HAY ENGINEERING, INC.
1825 30TH STREET
VERO BEACH, FL 32906
PH: 775-264-1141

AGENT
HAY ENGINEERING, INC.
1825 30TH STREET
VERO BEACH, FL 32906
PH: 775-264-1141

ARCHITECT
DONAHUE & ASSOCIATES, P.C.
300 10TH AVENUE, SUITE 104
VERO BEACH, FL 32906
PH: 775-376-3219

TAKE PARCEL I.D. NUMBER(S)
33-3441-0001-5-0000-0001 & THRU 33-3441-0001-5-0000-0007 & AND
33-3441-0001-5-0000-0009 & THRU 33-3441-0001-5-0000-0009-2

ZONING C1
LAND USE F1

LATITUDE 27.212189°
LONGITUDE -80.042121°

PROJECT DESCRIPTION
THIS PROJECT PROPOSES TO CONSTRUCT A (12,782 S.F. (90,000 S.F.)) ANIMAL BOARDING FACILITY WITH AN ADJACENT 15,000 S.F. PARKING LOT AND A 15,000 S.F. STORAGE AREA. THE PROJECT WILL CLOSE THE NORTHEAST CORNER OF THE 18TH PLACE AND 17TH STREET. THE EXISTING CENTER DRIVEWAY, ALONG WITH CONNECTIONS OFF 18TH PLACE AND 17TH STREET.

SITE DATA

EXISTING	PROPOSED		
PERVIOUS AREA	147,743 SF	3,274 SF	2.2%
EXISTING BUILDING	5,574 SF	6,124 SF	4.1%
EXISTING PAVEMENT	1,482 SF	6,842 SF	4.6%
PERVIOUS AREA	118,628 SF	3,772 SF	3.2%
PROPOSED BUILDING	52,812 SF	1,128 SF	0.9%
PROPOSED PAVEMENT	14,910 SF	6,342 SF	4.3%
PROPOSED CONCRETE	2,351 SF	6,094 SF	4.1%
PERVIOUS AREA	90,771 SF	2,084 SF	2.3%

ZONING DATA

EXISTING	PROPOSED		
PERVIOUS AREA	147,743 SF	3,274 SF	2.2%
EXISTING BUILDING	5,574 SF	6,124 SF	4.1%
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PERVIOUS AREA	90,771 SF	2,084 SF	2.3%

PARKING DATA

PARKING REQUIRED (SEE 15P 700 SF) = 18,797 SPACES
 MINIMUM SPACES REQUIRED = 3 SPACES (AREA SECTION 20.2)

PARKING PROVIDED = 15 SPACES TOTAL
 15 STANDARD SPACES
 3 BICYCLE SPACES

DESIGN SPEEDS

18TH PLACE: 35 MPH
 17TH STREET: 35 MPH
 FEDERAL HWY 62(S): 45 MPH

TRAFFIC SIGNAGE

PER SIGN: 1000 CPH
 (80) ANIMAL BOARDING / VETERINARY CLINIC
 (16) 7' X 11' SIGN - 11' X 11' SIGN - 20' X 20' SIGN

DRAINAGE

STORMWATER WILL BE COLLECTED IN A NEW ON-SITE SYSTEM AND ROUTED TO THE NEW DRY DETENTION POND. OUTFALL FROM THE POND WILL THEN BE RATED TO THE EXISTING CITY OF VERO BEACH DRAINAGE SYSTEM TO THE WEST OF THE PARCEL. THE EXISTING DRAINAGE CONNECTION TO THE U.S. #1 STATE HWY WILL BE DISCONTINUED.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #22010C024H, DATED DEC. 4, 2012.

LEGAL DESCRIPTION

LOTS 1 THRU 2 (200' X 100' FEET) OF LOT 1 LESS AN EXCEPT EAST 10 FEET OF LOTS 1 AND 2 (THREE (3) PARCELS) TO VERO, FLORIDA ACCORDING TO THE PLAT MAP RECORDED IN THE BOOK & PAGE OF THE PUBLIC RECORDS OF HAWK LUCE COUNTY, FLORIDA, NON-LINE AND BEEN IN INDIAN RIVER COUNTY, FLORIDA.

WASTEWATER SOURCE

CITY OF VERO BEACH UTILITIES

POTABLE WATER SOURCE

CITY OF VERO BEACH UTILITIES

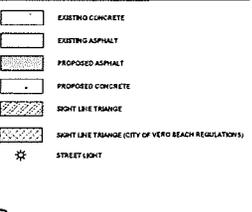
CONSTRUCTION SCHEDULE

START OF CONSTRUCTION: OCTOBER 2020
 END OF CONSTRUCTION: OCTOBER 2021



SITE PLAN
SCALE: 1" = 30'

LEGEND



SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	36"	8x11' STOP SIGN
②	36"	SOLID WHITE STOP BAR (PAINTED)
③	12"	FTV-2046 HC PARKING SIGN, SEE DETAIL SHEET C13
④	12"	PAVEMENT MARKINGS PER FOOT INDEX #711-001
⑤	6"	25' OR MORE YELLOW STRIPING (PAINTED)
⑥	12"	SOLID WHITE STRIPING AT 4' WIDE CROSSWALK (THERMOPLASTIC)
⑦	8x11'	"DO NOT ENTER" SIGN
⑧	18"	45' YELLOW STRIPING F.O.C.

NOTE: EXTERIOR LIGHTING SHALL BE SO ARRANGED AS TO SHIELD OR DEFLECT THE LIGHT FROM ADJOINING PROPERTIES AND PUBLIC STREETS AND CUTOFF LIGHTING SHALL BE USED FOR ANY NON-RESIDENTIAL PARKING LOT

Standards for Animal Boarding (LDR Section 62.456(9)(1))

Animal Boarding. A permitted veterinary service may have animal boarding as an accessory use, subject to the following standards:

Requirement	Compliance
a. Shall only be located in the C-1 zoning district on a lot adjacent to US #1 (SR 5).	Comply - See Zoning C-1
b. The site shall be a minimum of one acre.	Comply - Site's total acreage is 3.28 acres.
c. The animal boarding use shall not be located than 200 feet from a residential district.	Comply - Site is not located within 200ft of any Residentially Zoned parcels.
d. Those parts of shelter structures in which animals are received or reclaimed/dropped, boarded (e.g. cages, pens, kennels), treated (e.g. treatment rooms, recovery rooms), or euthanized (e.g. euthanasia and dead animal storage rooms) shall be fully enclosed and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.	Comply - All stated activities will occur inside the facility.
e. If abutting a residential use a five-foot (5') landscaped buffer or a six-foot (6') high brick or finished masonry wall with a five-foot (5') landscaped buffer shall be provided.	Comply - Site will construct a 6' high perimeter wall on the area adjacent to the mixed used parcels.
f. No nighttime outdoor operations between the hours of 10:00 p.m. and 6:00 a.m.	Comply
g. Animal boarding to be limited to domestic animals.	Comply - Facility boarding will be for domestic animals.

NO.	DATE	REVISIONS
1	08/13/2020	DATE
2	08/13/2020	DATE
3	08/13/2020	DATE

NO.	DATE	REVISIONS
1	08/13/2020	DATE
2	08/13/2020	DATE
3	08/13/2020	DATE

MBV ENGINEERING, INC.
 CONSULTING ENGINEERING
 1015 W. STATE ST., SUITE 101
 VERO BEACH, FL 32906
 TEL: 772-233-1111
 FAX: 772-233-1112

SITE PLAN

VETERINARY MEDICAL CLINIC OF INDIAN RIVER COUNTY



C7
 SHEET
 OF 17
 25-0224



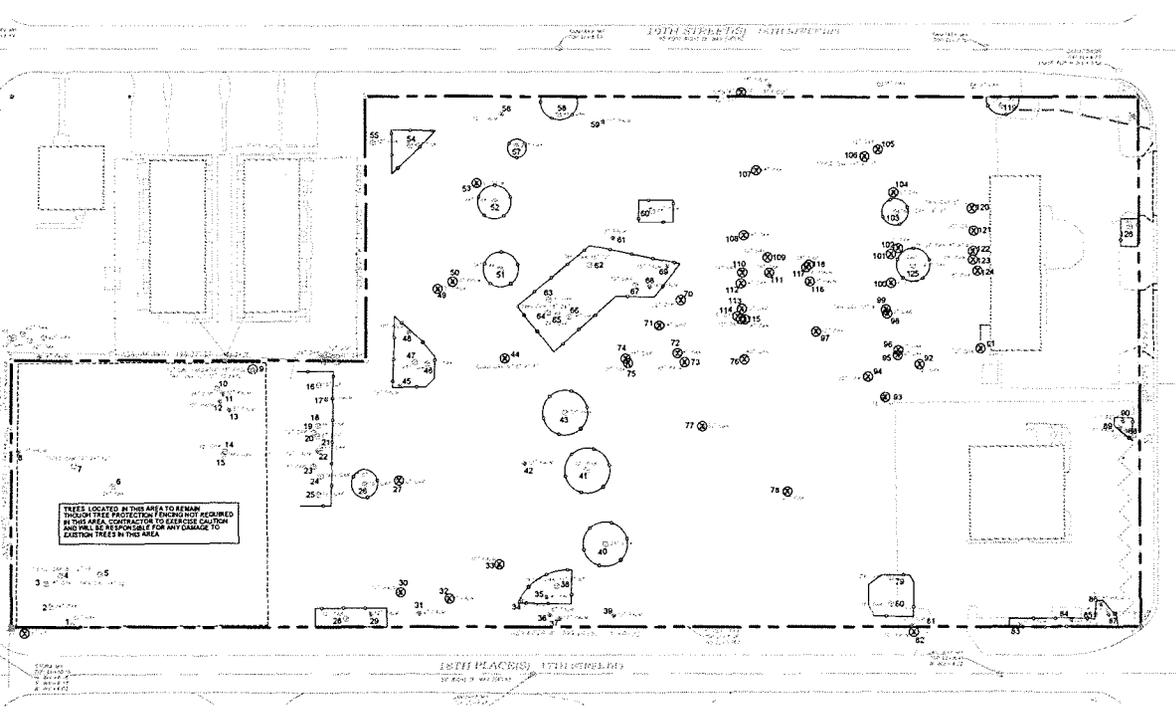
[NOTE: ALL ELEVATIONS IN N.A.V.D. 1988]

VETERINARY CLINIC OF INDIAN RIVER COUNTY - EXISTING TREES

TREE NO.	EXISTING TREE TYPE	DBH (INCHES)	NOTES
1	OAK	60"	
2	OAK	24"	
3	OAK	18"	
4	OAK	8", 12", 16"	TRIPLE TRUNK
5	OAK	12", 18"	TRIPLE TRUNK
6	OAK	36"	
7	OAK	12", 12", 24"	TRIPLE TRUNK
8	PALM	16"	
9	OAK	12", 12"	TWIN TRUNK
10	OAK	26"	
11	PALM	12"	
12	PALM	10"	
13	PALM	8"	
14	OAK	7"	
15	OAK	12"	
16	OAK	18"	
17	PALM	8"	
18	OAK	16"	
19	OAK	12"	
20	OAK	8"	
21	OAK	12"	
22	PALM	12"	
23	OAK	16"	
24	OAK	7", 5"	TWIN TRUNK
25	OAK	12"	
26	OAK	18"	
27	OAK	6"	
28	OAK	22"	
29	PALM	12"	
30	PALM	10"	
31	PALM	9"	
32	PALM	9"	
33	PALM	10"	
34	PALM	8"	
35	PALM	9"	
36	PALM	8"	
37	PALM	10"	
38	OAK	14", 9", 6"	TRIPLE TRUNK
39	PALM	12"	
40	OAK	36"	
41	OAK	12"	
42	PALM	12"	
43	OAK	72"	
44	OAK	8", 6", 8", 6"	QUAD OAK
45	PALM	12"	
46	OAK	14"	
47	OAK	48"	
48	PALM	10"	
49	PALM	10"	
50	PALM	10"	
51	OAK	36"	
52	OAK	14"	
53	OAK	18"	
54	OAK	48"	
55	OAK	12"	
56	PALM	10"	
57	OAK	22"	
58	OAK	48"	
59	PALM	12"	
60	OAK	24"	
61	PALM	12"	
62	OAK	18", 18"	TWIN TRUNK
63	OAK	8"	
64	OAK	18", 24"	
65	OAK	24"	
66	OAK	18"	
67	OAK	38"	
68	PALM	14"	
69	PALM	18"	
70	OAK	12"	
71	OAK	24"	

72	OAK	8"	
73	PALM	12"	
74	OAK	24"	
75	OAK	12"	
76*	OAK	48"	DISEASED
77	OAK	30"	
78*	OAK	60"	DISEASED
79	OAK	24"	
80	OAK	15"	
81	PALM	10"	
82	PALM	10"	
83	PALM	10"	
84	PALM	12"	
85	PALM	8"	
86	PALM	9"	
87	PALM	18"	
88	PALM	12"	
89	PALM	9"	
90	PALM	12"	
91*	OAK	72"	DISEASED
92	OAK	9"	
93	SLASH PINE	18"	
94	OAK	12"	
95	OAK	18"	
96	OAK	12"	
97	OAK	22"	
98	OAK	18"	
99	OAK	12", 9"	TWIN TRUNK
100	PALM	12"	
101	OAK	12"	
102	OAK	10"	
103	OAK	18", 9"	TWIN TRUNK
104	OAK	16"	
105	OAK	12"	
106	OAK	12", 9", 7"	TRIPLE TRUNK
107*	OAK	48"	DISEASED
108	OAK	14"	
109	OAK	15"	
110*	OAK	14"	DISEASED
111*	OAK	15"	DISEASED
112*	OAK	14"	DISEASED
113	OAK	30"	
114	OAK	9"	
115	PALM	10"	
116	PALM	12"	
117	PALM	12"	
118	OAK	18"	
119	OAK	20"	
120	OAK	8", 10"	TWIN TRUNK
121	OAK	30"	
122	OAK	9", 9", 6"	TRIPLE TRUNK
123	OAK	10"	
124	OAK	8"	
125	OAK	24"	
126	OAK	12"	

TABLE LEGEND	
○	TO BE REMOVED
⊙	TO BE REMOVED (DISEASED)
○	TO REMAIN



TREE PRESERVATION PLAN

SCALE: 1" = 30'



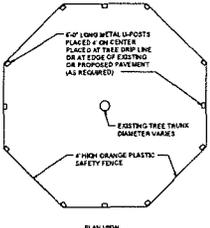
LEGEND

- TREE PROTECTION FENCE (SEE DETAIL THIS SHEET)
- ⊙ EXISTING TREE TO BE REMOVED
- 12" PALM EXISTING TREES TO REMAIN
- ⊙ 12" OAK EXISTING TREES TO REMAIN

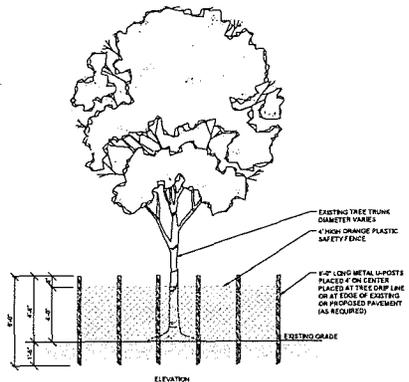
TREE MITIGATION CALCULATIONS	
TOTAL EXISTING TREES DBH	= 1,837'
TREES TO BE REMOVED TOTAL DBH	= 506' (PALMWOODS ONLY)
MINUS DBH OF TREES TO REMAIN	= 1,837'
TOTAL TREES DBH REQUIRING MITIGATION	= 506' (1,837' - CREDIT 544')
DUE 544' OF EXISTING TREES DBH TO REMAIN, NO MITIGATION SHALL BE REQUIRED	

SEE SHEET C15 FOR LANDSCAPE PLAN

- TREE PROTECTION NOTES:
- ALL TREES REMOVED ON A SITE SHALL BE PERFECTLY BARRICADED BY ONE AND PARKING CONSTRUCTION ACTIVITIES.
 - UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE GRADLINE WHERE FEASIBLE.
 - INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
 - FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TREES OR GROUPS OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.



PLAN VIEW



ELEVATION

TREE PROTECTION BARRIER DETAIL



NO.	DATE	REVISIONS
1	07/22/2020	PER CODE COMMENTS
2	07/22/2020	PER CODE COMMENTS

DESIGNED	WVO
DRAWN	WVO
DATE	MAY 2020
ENCLD	TH
APPROVED	MT/2020

MBV ENGINEERING, INC.
 CONSULTING ENGINEERS & ASSOCIATES
 1700 W. US HWY. 1, SUITE 100
 WEST PALM BEACH, FL 33411
 TEL: 561.833.1100
 FAX: 561.833.1101

TREE INVENTORY / PRESERVE PLAN

VETERINARY MEDICAL CLINIC OF INDIAN RIVER COUNTY

AARON G. STANTON
 LICENSE No. 72460
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 01/13/2020

SHEET
C6
 OF 17
 20-024

Project:

PROPOSED VETERINARY CENTER FOR DR. MICHAEL GERAGHTY

1833 US #1 Vero Beach, FL 32960

Key Plan:

Issues:

No.	Date	Description
A.	05/12/20	PROGRESS SET
B.	06/03/20	PROGRESS SET
C.	06/15/20	PROGRESS SET
D.	06/22/20	PROGRESS SET
E.	07/07/20	PROGRESS SET
F.	07/15/20	PROGRESS SET

Architect:



DONADIO & Associates, Architects P.A.

Consultant:

Drawing Title: EXTERIOR ELEVATIONS

Div.	Dep. File
004	004
005	005
006	006
007	007
008	008
009	009
010	010

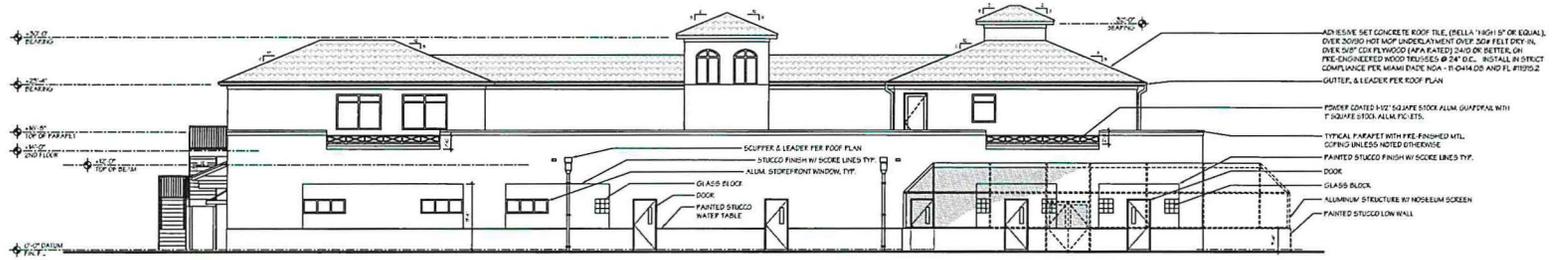
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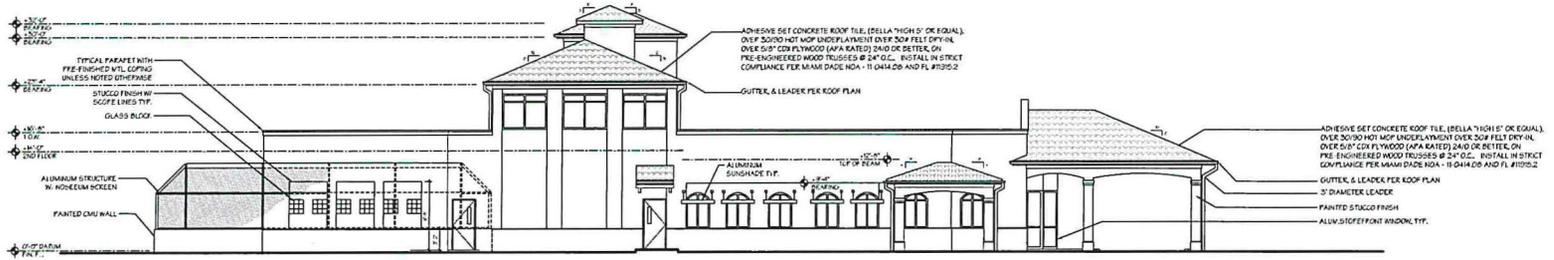
01 SOUTHEAST ELEVATION SCALE: 1/8" = 1'-0"



02 NORTHEAST ELEVATION SCALE: 1/8" = 1'-0"



03 NORTHWEST ELEVATION SCALE: 1/8" = 1'-0"



04 SOUTHWEST ELEVATION SCALE: 1/8" = 1'-0"