

Feasibility Study for 1415 – 1425 South US Highway 1



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Prepared By:



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MBV Project No. 21-0237

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I. Scope

This report has been prepared to determine the feasibility of constructing a future building development on the two parcels located at 1415 and 1425 S. US Highway 1 in Vero Beach Florida. We understand the owner wishes to pursue development of these two properties and has requested this study to provide guidance as to the parcels' development potential.

II. Introduction

The subject sites are located on the west side of US Highway 1 in unincorporated Indian River County. Pursuant to a previously developed boundary survey developed by William B. Zentz & Associates, dated October 13, 2004, Parcel 1 (1415 US 1) is approximately 0.77 acres and Parcel 2 is approximately 0.32 acres (See Appendix A). Due to the small parcel size for the 1425 S. US 1, and for maximum development potential, it is recommended that both parcels undergo a unification to be combined into one large parcel providing for a total site acreage of 1.09 ac. This will provide the owner with the maximum development flexibility for the property. Therefore, the below analysis will assume the parcel unification and the findings and recommendations will be based on a single parcel with a site area of 1.09 ac.

Currently, both parcels are vacant consisting of mostly trees and wooded vegetation. The parcels are bound by the Florida East Coast Railroad (FECRR) to the west, existing commercial development to the north, US Highway 1 (SR 5) to the east and existing, abandoned commercial development to the south. (See Appendix B)

III. Research / Findings

To understand the development potential of the subject parcel, several items need to be explored to determine the ability to comply with the applicable regulatory agency development codes and guidelines. The below provides a summary of these items in further detail:

A. Zoning / Land Use

The site lies within the jurisdiction of Indian River County and is zoned General Commercial (CG) with a Future Land Use designation of Commercial / Industrial (C/I). The adjacent properties to the north and south of the parcel also contain the same zoning and future land use designations as the subject parcel.

Various use-types are allowed in the CG zoning district and as for the defined under Section 911.10(4) of the IRC LDRs. Some of the allowable uses are, but not limited to: beauty shops, general and professional offices, automotive repairs and rentals, carwashes, body shops, health and fitness centers, medical offices, convenience stores, retail stores, and child care facilities. See Appendix B for additional use types allowed within this zoning district.

The minimum and maximum lot thresholds for development of parcels within the CG Zoning District are as follows:

- Minimum Lot Size: 10,000 SF
- Minimum Lot Width: 100 ft.

- Setbacks:
 - Front: 25 ft.
 - Rear: 20 ft.
 - Side: 0 ft.
- Maximum Building Coverage (%): 40%
- Minimum Open Space (%): 25%
- Maximum Building Height: 35 ft.
- Maximum FAR (Floor Area Ratio): 0.23 – 0.35*
- Landscape Buffers:
 - North: 10 ft.
 - South: 10 ft.
 - East: 15 ft.
 - West: 10 ft.

* The FAR is regulated based on use type. Retail Trades cannot exceed a FAR of 0.23, while office, business/personal services, recreational and institutional use types may not exceed 0.35.

The parcels are located in an Overlay District designated as “Other Corridors”, which will require the development to adhere to foundation landscaping around certain areas of the building as well as meet certain building color, elevations and roof pitch criteria as stated in Section 911.22 of the Indian River County Land Development Regulations (IRC LDRs). (See Appendix C)

B. Access

Assuming the parcels are unified, the site will have approximately 435 LF of frontage along the west side of US Highway 1. There is no existing curb-cut to the parcels at this time and a new driveway curb-cut will need to be permitted through the Florida Department of Transportation (FDOT) during the design and permitting phase. US Highway 1 is a 6-lane divided highway with a center median. Right and left turn lanes are spaced pursuant to the FDOT design criteria for that roadway classification at approximately every 1,850 feet. It should be noted there is an existing US 1 northbound left turn median opening located directly across from the north end of the 1425 US 1 parcel. It is recommended that the proposed development locate the project’s ingress/egress driveway at this location to take advantage of the existing left turn median opening.

Though it is not anticipated that the project will require any off-site roadway improvements, it should be noted that a Traffic Impact Analysis (TIA) may be required but is dependent upon the selected use type of the parcel. Should a TIA be required, the study must be conducted pursuant Section 952.07 of the IRC LDRs.

C. Utilities

- *Water-Potable and Fire Protection*

Water for potable and fire protection shall be provided by Indian River County Utilities Department (IRCUD) via the existing 8” water main located in the US 1 Western ROW. An existing watermain stub is in the US 1 ROW that provides

water service to an existing fire hydrant. It is anticipated the proposed development can connect to this stub for its potable and fire service needs.

It is unknown at this time what the actual line sizes will be to support the development's potable and fire line services, as these are determined by the development type and flow usage pursuant to the IRCUD criteria. A fire flow analysis will be required by a licensed fire line contractor during the design and permitting phase, but it is anticipated that sufficient capacity is available to support a proposed development and that no off-site water main improvements are anticipated at this time (see Appendix E for IRCUD Existing Water main Location Exhibit).

- *Sanitary Sewer*

Sewer service shall be provided by connection to the IRCUD existing 4" force main stub located in the US 1 western ROW near the NE corner of the 1415 US 1 parcel. The development will be required to design and permit an on-site private lift station to connect to the municipal sewer force main (see Appendix E for IRCUD Existing Sewer Force Main Location Exhibit).

- *Electric*

An existing electrical power pole is located near the SW corner in the US 1 western ROW of the 1425 US 1 parcel. The franchise utility is owned and operated by Florida Power & Light (FPL). It is anticipated that the project can connect to this existing power pole to provide the necessary electrical needs to the parcel.

- *Phone, Cable, Internet*

It is understood existing service is located along the parcel's eastern frontage via overhead lines. It is anticipated that the project can connect to this existing overhead cable system to provide the parcel's phone and internet services.

D. Topography / Stormwater

- *Topography*

The site is presently heavily vegetated with trees and various invasive species. It is unknown at this time the topography of the parcel, but aerial research indicates the parcel appears to be approximately 2' below the US 1 road elevation. Existing drainage patterns are unknown at this time and a topographic survey will be required to determine this information. It is anticipated the parcel may be required to import fill to the site to elevate the site in accordance with the IRC LDRs.

- *Stormwater*

The site must provide for the necessary stormwater treatment and attenuation for the proposed development and as described in further detail in the IRC LDRs and the St. John River Water Management District (SJRWMD) design manual. At this time, it is assumed (but unknown) that the parcel contains positive legal outfall (i.e. has present topography that discharges the existing stormwater runoff off-site). It is, therefore, anticipated the projects outfall will be connected from an on-site storm pond to the existing FDOT storm piping system located along the frontage of the parcel in the US 1 western ROW. A

drainage permit will be required for this connection from FDOT, along with drainage permits from IRC and the SJRWMD as required pursuant to the jurisdictional criteria. Based on the parcel size (post-unification), it is anticipated the project may qualify for a dry pond retention system or combination of dry pond retention and underground exfiltration. This cannot be determined, however, until a geotechnical soils boring investigation is completed, and the Normal Water Table (NWT) and Wet Season Water Table (WSWT) is defined.

E. FEMA Flood Zone

The parcels lie in Flood Zone 'X' as indicated on the FEMA FIRM Map 12061C0359H, dated December 4, 2012 (see Appendix F). Pursuant to the flood maps of IRC and the FEMA FIRM map, this site does not lie in a floodplain, and therefore, will not require floodplain compensatory storage.

F. Environmental

The subject site is in a general area that is not known to contain wetlands, scrub jays, and gopher tortoises. However, an Environmental Impact Report (EIR) should be prepared and will be required by Indian River County for site review and permitting. Though it is anticipated wetlands are not present on-site, it cannot be determined formally until a licensed environmentalist conducts the site investigation as part of the EIR requirement.

G. Permitting / Application, Impact & Connection Fees

- *Permitting*

The subject parcel is located in the jurisdiction of Indian River County (IRC) and the St. Johns River Water Management District (SJRWMD). The below permits are anticipated for the project:

- IRC Major Site Plan
- IRC Land Clearing
- IRC Tree Removal
- IRC Stormwater
- IRC Concurrency
- IRC Fire Review
- IRC Utilities (Water/Sewer)
- SJRWMD / FDEP 10/2 Self-Certification
- FDEP Water Distribution
- FDEP Wastewater Collection
- FDEP NPDES Notice of Intent
- FDOT Driveway Connection Permit
- FDOT Utility Permit
- FDOT Drainage Permit

- *Application, Impact & Connection Fees*

Application Fees:

The project will be required to pay the standard application fees as applicable. A list of the anticipated fees* are provided below:

➤ IRC Major Site Plan:	\$ 2,200
➤ IRC Land Clearing:	\$ 120
➤ IRC Tree Removal:	\$ 200
➤ IRC Conditional / Final Concurrency:	\$ 300
➤ IRC Stormwater:	\$ 850
➤ IRC Fire Review:	\$ 250
➤ IRC Utilities	\$ 150
➤ FDEP Water	\$ 600
➤ FDEP Wastewater	\$ 500
➤ FDEP NPDES NOI	\$ 250
➤ FDOT Driveway	\$ 250
➤ FDOT Drainage	\$ 250

* Additional applications and fees may be required dependent on the outcome of the field investigations/data needed stated in this study. Fees are depicted based on present day fee rates from the agencies and are subject to change.

Impact Fees:

It should also be noted that various impact fees will be assessed for the project pursuant to the selected use-type, final design and size of the project, and in accordance with Indian River County Land Development Regulations. The project will also be required to pay the necessary impact and connection fees pursuant to the latest Indian River County Impact Fee rates for unincorporated Indian River County. See Appendix D for a list of the current Impact Fees for the various use-types.

Connection Fees (Water and Sewer):

It should also be noted that water and sewer connection fees will be assessed for the project pursuant to the selected use-type, final design and size of the project, and in accordance with Indian River County Utilities Department (IRCUD) regulations. The IRCUD assess the following connection fees per ERU (Equivalent Residential Unit) with 1 ERU = 250 Gallons / Day:

➤ Water Connection (per ERU):	\$1,300
➤ Sewer Connection (per ERU):	\$2,796

NOTE: Commercial Developments will have multiple ERUs and fees cannot be determined until the use-type, size and flow usage has been determined for the project.

IV. Conclusion

Based on the above analysis the subject location can support a proposed development that meets one of the approved use-types as listed in the IRC Zoning Code 911.10(4).

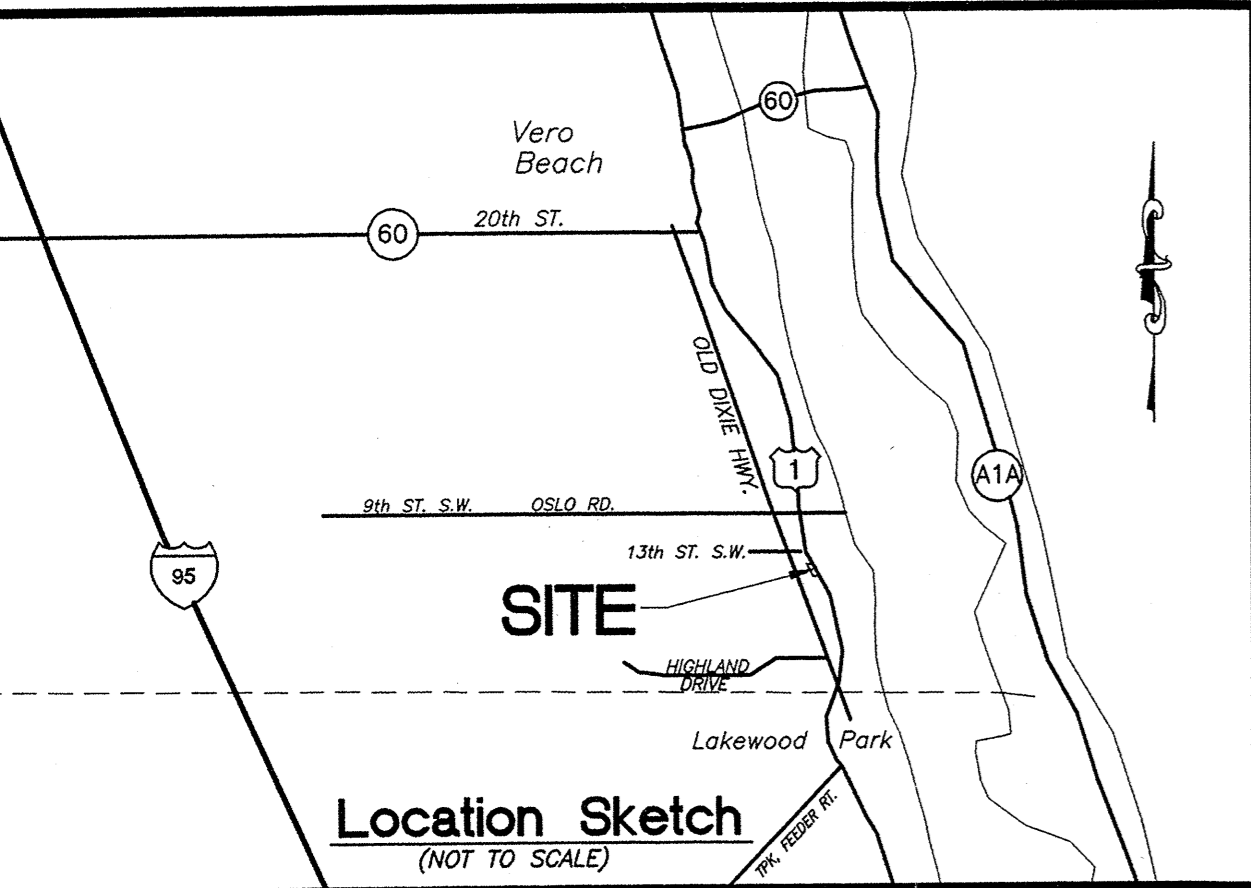
Through research and understanding of the local jurisdictional regulations, the development must obtain the appropriate permits common to developments. It is not anticipated that any of the jurisdictional regulations adversely affect the project to where it cannot be developed, though it should be noted the above survey data and EIR investigation will need to be conducted to determine there are no drainage issues or environmental concerns. Unifying the two parcels into a larger parcel will provide the Owner with maximum development flexibility and positioning the developments ingress / egress driveway at the SE corner across from the existing US 1 left turn median opening will provide optimal access into the development. It should be understood, however, that FDOT has the ultimate approval of the projects driveway location which is conducted during the FDOT Driveway Pre-Application meeting.

The project will be required to pay Impact and Connection Fees pursuant to the use-type selected for the development. These fees must be paid prior to site plan release. Existing municipal service lines for the developments water and sewer needs are available adjacent to the site via existing utility stubs as depicted in Appendix E. Due to the existing sewer force main as the only available municipal sewer service line, the project will be required to design and install an on-site private lift station.

V. Recommendations

Based on the above findings and research of the applicable documents, the site can be developed pursuant to the approved use types as listed in Section 911.10(4) of the IRC LDRs. The site must be designed in accordance with the jurisdictional criteria and the appropriate permits must be obtained as stated above. For further assurance, it is recommended the project develop a conceptual layout plan and submit and attend the Indian River County Pre-Application meeting to obtain further feedback from the jurisdictional agency. Upon conclusion of that meeting and should the Owner desire to proceed with additional due diligence tasks, it is recommended that a topographic survey and Environmental Impact Report be conducted as the next steps to provide a more conclusive understanding of the site's existing conditions.

Appendix A
Boundary Survey



Description of Survey Site

(PER RECORD DESCRIPTION)
DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1453,
PAGE 2162, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS

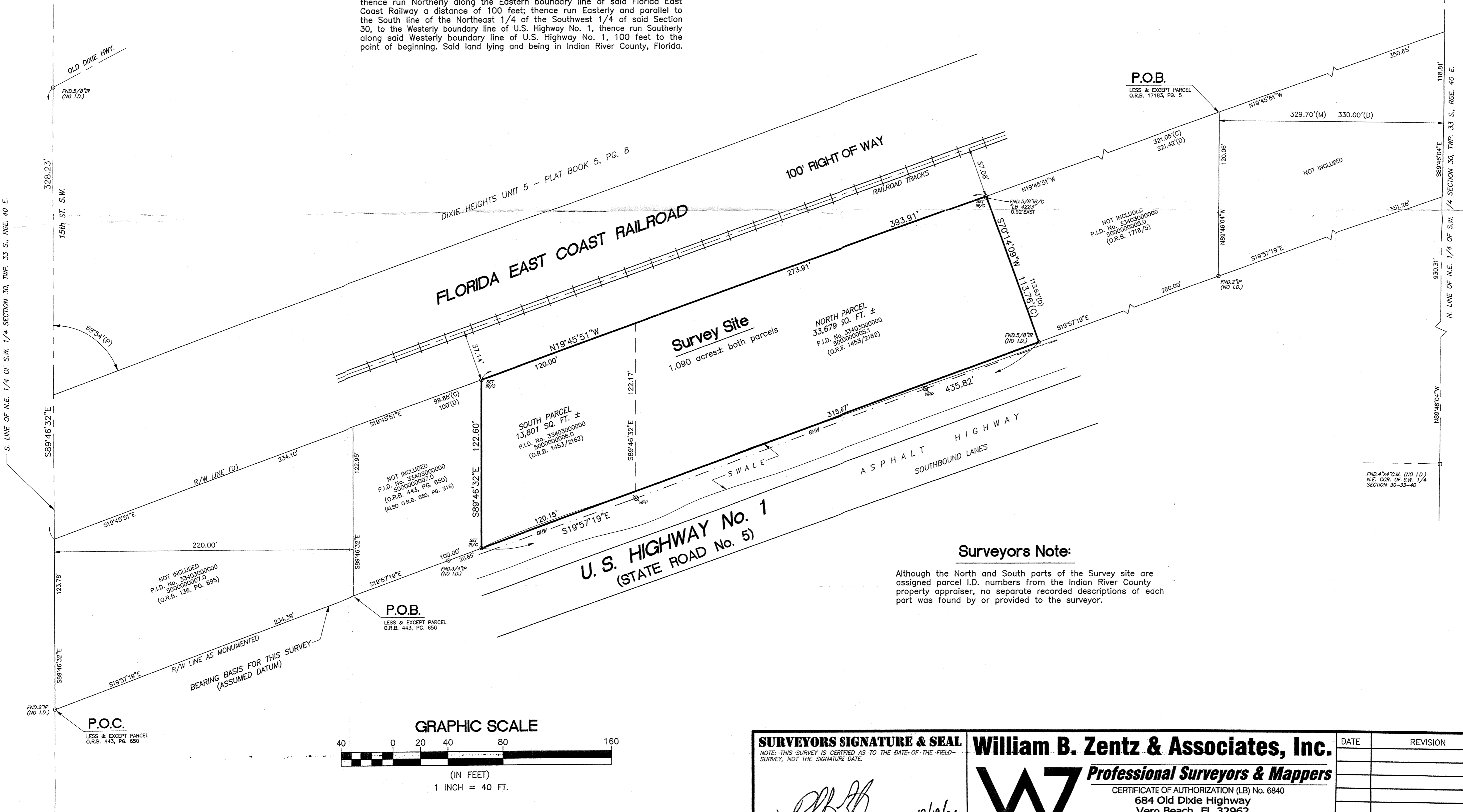
That part of the Northeast 1/4 of the Southwest 1/4, lying between the F.E.C. Railway right-of-way and U.S. Highway No. 1 right-of-way, less the North 330.00 feet and less the parcels described in deeds recorded in O.R. Book 136, Page 695, O.R. Book 443, page 650, of the Public Records of Indian River County, Florida, and less the following described parcel all in Section 30, Township 33 South, Range 40 East:
Begin at the intersection of the East right-of-way of the Florida East Coast Railway (F.E.C.) and the South line of the North 330.00 feet of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 33 South, Range 40 East, Indian River County, Florida; thence Easterly parallel with and 330.00 feet South of the North line of said Northeast 1/4 of the Southwest 1/4 a distance of 120.06 feet to the Westerly right-of-way of U.S. Highway No. 1; thence Southerly along said right-of-way a distance of 280.00 feet; thence Westerly perpendicular to said right-of-way a distance of 113.63 feet to the Easterly right-of-way of said F.E.C. Railway; thence Northerly along said right-of-way a distance of 321.42 feet to the point of beginning.

LESS & EXCEPT PARCEL - O.R. BOOK 136, PAGE 695:
The South 220 feet (measured North and South) of the following described property:
That part of the NE 1/4 of the SW 1/4, lying between the East right-of-way line of Florida East Coast Railway and the West right-of-way line of State Road No. 5 (U.S. No. 1) in Section 30, Township 33 South, Range 40 East, Indian River County, Florida.

LESS & EXCEPT PARCEL - O.R. BOOK 443, PAGE 650:
Beginning at the intersection of the South line of the Northeast 1/4 of the Southwest 1/4 of Section 30, Township 33 South, Range 40 East, and the West right-of-way line of U.S. Highway No. 1, thence run Northerly along said West boundary line of U.S. Highway No. 1, 234.28 feet to the point of beginning; thence run Westerly and parallel to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30 a distance of 122.95 feet to the Eastern boundary line of the Florida East Coast Railway; thence run Northerly along the Eastern boundary line of said Florida East Coast Railway a distance of 100 feet; thence run Easterly and parallel to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 30, to the Westerly boundary line of U.S. Highway No. 1, thence run Southerly along said Westerly boundary line of U.S. Highway No. 1, 100 feet to the point of beginning. Said land lying and being in Indian River County, Florida.

Notes :

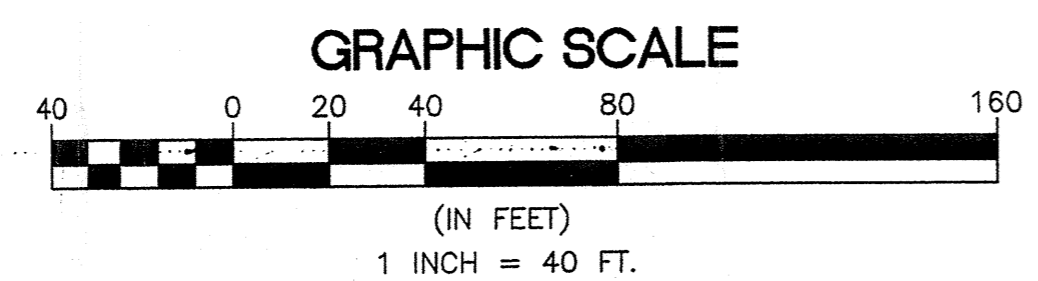
1. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY OR EASEMENTS OF RECORD.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. UNDERGROUND UTILITIES AND IMPROVEMENTS NOT LOCATED.
5. JURISDICTIONAL WETLANDS WHICH MAY EXIST ON OR AROUND SURVEY SITE WERE NOT LOCATED AS A PART OF THIS SURVEY.
6. SURVEY SITE LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP No. 12061C0168 E, DATED MAY 4, 1989.



- Legend :**
- GA = GUY ANCHOR
 - OHW = OVERHEAD WIRES
 - (M) = MEASURED
 - (P) = PLAT
 - (C) = CALCULATED
 - (D) = DEED DESCRIPTION
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - ⊕ = SET 5/8" DIAMETER IRON ROD & CAP STAMPED "WBZ-LB 6840"
 - R/W = RIGHT OF WAY
 - ⊕ = WOODEN POWER POLE
 - TEL ⊕ = TELEPHONE RISER BOX
 - WV ⊕ = WATER VALVE
 - CATV ⊕ = CABLE TV RISER BOX

Surveyors Note:

Although the North and South parts of the Survey site are assigned parcel I.D. numbers from the Indian River County property appraiser, no separate recorded descriptions of each part was found by or provided to the surveyor.



SURVEYORS SIGNATURE & SEAL		William B. Zentz & Associates, Inc.		DATE		REVISION	
NOTE: THIS SURVEY IS CERTIFIED AS TO THE DATE-OF-THE-FIELD-SURVEY, NOT THE SIGNATURE DATE.		WZ Professional Surveyors & Mappers		CERTIFICATE OF AUTHORIZATION (LB) No. 6840		BOUNDARY SURVEY for Kofteris U.S. Highway No. 1 parcels Indian River County, Florida	
 WILLIAM B. ZENTZ, PLS. REGISTERED LAND SURVEYOR No. 2776 STATE OF FLORIDA		10/19/04 DATE		684 Old Dixie Highway Vero Beach, FL 32962 Phone: (772) 567-7552 Fax: (772) 567-1751		DRAWN BY: W.B.Z. FIELD BOOK / PAGE: MISC 40/26 FIELD SURVEY DATE: 10/17/04 JOB No.: 101-232 SHEET OF: 1 1	

Appendix B
Aerial Location Map



FEC RR

1415 US #1

US #1

GROVE ISLE

1425 US #1



Appendix C

IRC Commercial General (CG) Zoning District
Accepted Use - Types & Regulations

COMMERCIAL GENERAL ZONING REGULATIONS

Section 911.10. - Commercial districts.

- (1) *Purpose and intent.* The commercial districts are established to implement the Indian River County Comprehensive Plan policies for commercial development. These districts are intended to permit the development of commercial property to provide an efficient use of land and public infrastructure, promote the economic well being of the county, protect the natural resources and beauty of the county and ensure commercial development compatible with existing and proposed development.

In order to achieve this purpose, these districts shall regulate the size, scope, and location of commercial uses and provide standards to ensure development compatible with the built and natural environment.

- (2) *Districts.* The following districts are established to implement the provisions of this chapter:

- (a) *PRO: Professional office district.* The PRO, professional office district, is designed to encourage the development of vacant land and the redevelopment of blighted or declining residential areas along major thoroughfares in selected areas of the county. The selected areas will be deemed as no longer appropriate for strictly single-family use but which are not considered appropriate for a broad range of commercial uses, as permitted in a commercial zoning district. The PRO district may serve as a buffer between commercial and residential uses or be established in areas in transition from single-family to more intensive land uses. The PRO district shall be limited in size so as not to create or significantly extend strip commercial development.

In order to further encourage redevelopment, any legally nonconforming structure may continue to be utilized, and its use may be changed from one nonconforming or conforming use category to another use category permitted in the PRO district, provided the change of use of the legally nonconforming structure receives site plan approval, or any other necessary approvals.

- (b) *OCR: Office, commercial, residential district.* The OCR, office, commercial, residential district, is intended to provide areas for the development of restricted office, commercial, and residential activities in a manner which will be compatible with surrounding neighborhoods. The OCR district is further intended to provide land use controls for ensuring the separation of potentially incompatible activities, such as intense commercial uses, from established residential areas.
- (c) *MED: Medical district.* The MED, medical district, is intended to provide a variety of uses which support a major medical facility, and to protect such major medical facility from encroachment by land uses which may have an adverse effect on the operation and potential expansion of the facility. Land uses that could cause an adverse effect would generally include those uses that are likely to be objectionable to neighboring properties because of noise, vibration, odors, smoke, amount of traffic generated, or other physical manifestations.
- (d) *CN: Neighborhood commercial district.* The CN, neighborhood commercial district, is intended to provide areas for the development of highly restricted commercial activities to serve primarily the residents of the immediate area. The CN district is further intended to limit the intensity of commercial activities in order to ensure compatibility with nearby residential uses.
- (e) *CL: Limited commercial district.* The CL, limited commercial district, is intended to provide areas for the development of restricted commercial activities. The CL district is intended to accommodate the convenience retail and service needs of area residents, while minimizing the impact of such activities on any nearby residential areas.
- (f) *CG: General commercial district.* The CG, general commercial district, is intended to provide areas for the development of general retail sales and selected service activities. The CG district is not intended to provide for heavy commercial activities, such as commercial service uses, heavy repair services nor industrial uses.
- (g) *CH: Heavy commercial district.* The CH, heavy commercial district, is intended to provide areas for establishments engaging in wholesale trade, major repair services and restricted light manufacturing activities. The CH district is further intended to provide support services necessary

for the development of commercial and industrial uses allowed within other nonresidential zoning districts.

(3) *Relationship with land use map.* The commercial districts may be established in the following land use designations:

	Commercial Land Use Designation		
District	C/I	PUB	RC
PRO ¹	X	-	-
OCR	X	-	-
MED	X	-	-
CN ²	-	-	-
CL	X	X	-
CG	X	X	X
CH	X	X	-

C/I - Commercial industrial

PUB - Public

RC - Regional commercial

¹ PRO may also be established in L-1, L-2, M-1, and M-2 land use designations.

² CN may also be established in AG-1, AG-2, AG-3, R, L-1, L-2, M-1, and M-2 land use designations.

(4) *Uses.* Uses in the commercial districts are classified as permitted uses, administrative permit uses, and special exception uses. Site plan review shall be required for the construction, alteration and use of all structures and buildings except single-family dwellings.

Commercial uses and activities shall be contained within an enclosed area unless otherwise specifically allowed herein or unless allowed as an accessory or temporary use approved by the community development director.

	District
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	PRO	OCR	MED	CN	CL	CG	CH ₁
<i>Agriculture</i>							
Agricultural Production							
Horticultural and landscape plants and specialties	-	-	-	-	P	P	P
Kennels and animal boarding	-	-	-	-	-	A	A
Pet-grooming (no boarding)	-	-	-	-	P	P	P
Agricultural Services							
Landscape services	-	-	-	-	-	P	P
Commercial fishery	-	-	-	-	-	A	P
<i>Commercial</i>							
Construction							
General building contractors/special trade contractors/construction yards ⁴	-	-	-	-	-	-	P
Finance, Insurance, Real Estate, Legal Services							
Banks and credit institutions	-	P	-	P	P	P	-
Small-scale banks and credit institutions	A	P	-	P	P	P	P
Security and commodity brokers	P	P	-	P	P	P	-
Insurance agents, brokers and service	P	P	-	P	P	P	-
Automatic teller machines	-	P	P	P	P	P	-
Real Estate	P	P	-	P	P	P	-

CG

Holding and other investment offices	P	P	-	P	P	P	-
Legal services	P	P	-	P	P	P	-
Services							
Lodging facilities hotels and motels	-	P	P	-	P	P	-
Boardinghouses	-	A	-	A	A	P	-
Bed and breakfast	P	A	A	A	A	A	-
Membership based hotels	-	-	-	-	-	P	-
Personal Services							
Laundries and laundromats (excluding drycleaners)	-	-	-	P	P	P	-
Garment pressing and drycleaners drop-off/pickup	-	-	-	P	P	P	-
Linen supply	-	-	-	-	-	P	P
Carpet and upholstery cleaning	-	-	-	-	-	P	P
Drycleaning plants	-	-	-	-	-	-	P
Photographic studios	-	A	-	P	P	P	-
Beauty shops	-	A	-	P	P	P	-
Barber shops	-	A	-	P	P	P	-
Shoe repair	-	A	-	P	P	P	-
Funeral homes	-	-	-	-	-	P	-
Funeral chapels	-	-	-	-	P	P	-
Crematoriums	-	-	-	-	-	P	P

CG

Business Services							
Advertising	P	P	-	-	P	P	P
Credit reporting and collection	P	P	-	-	P	P	P
Mailing, reproduction and stenographic services	-	P	-	-	P	P	P
Equipment rental and leasing	-	-	-	-	P	P	P
Employment agencies	P	P	-	-	P	P	P
Help supply services	-	-	-	-	-	P	P
Computer and data processing	P	P	-	-	P	P	P
Bail bondsman	-	-	-	-	P	P	P
General and professional office ⁴	P	P	-	P	P	P	-
Auto Repair, Services and Parking							
Automotive rentals	-	-	-	-	-	P	P
Automobile parking and storage	-	-	-	-	-	P	P
Body and paint shops	-	-	-	-	-	-	P
General automotive repair	-	-	-	-	-	P	P
Carwashes	-	-	-	-	P	P	P
Automotive fluid sales and services (other than gasoline)	-	-	-	-	A	P	P
Miscellaneous Repair							
Electrical repair	-	-	-	-	P	P	P
Watch, clock, jewelry	-	-	-	-	P	P	P

CG

Reupholsters and furniture	-	-	-	-	-	-	P
Welding	-	-	-	-	-	-	P
Motion Pictures							
Production and distribution services	-	-	-	-	-	P	P
Motion picture theaters	-	-	-	-	P	P	-
Drive in theaters (unenclosed commercial amusement)	-	-	-	-	-	-	S
Video tape rentals	-	-	-	P	P	P	-
Amusement and Recreation							
Dance studios, school and halls, gyms	-	-	-	-	P	P	P
Theatrical production including music	-	-	-	-	P	P	-
Enclosed commercial amusements	-	-	-	-	P	P	P
Unenclosed commercial amusements except miniature golf courses and driving ranges	-	-	-	-	-	-	S
Health and fitness centers	-	-	-	A	P	P	P
Membership sports and recreation	-	-	-	-	P	P	P
Coin-operated amusements	-	-	-	P	P	P	-
Miniature golf courses	-	-	-	-	-	S	A
Driving ranges	-	-	-	-	-	A	A
Health and Medical Services							
Offices and clinics	P	P	P	P	P	P	-
Total care facilities	-	-	P	-	-	-	-

CG

Hospitals	-	-	P	-	-	-	-
Medical and dental laboratory	-	-	P	-	P	P	-
Home health care services	-	-	P	-	P	P	-
Specialty outpatient clinics	-	-	P	-	P	P	-
Veterinarian clinic	-	-	-	-	A	A	A
Wholesale Trade							
Durable goods (not including demolition debris site, junkyards, recycling center)	-	-	-	-	-	-	P
Nondurable goods	-	-	-	-	-	-	P
Recycling center (including vegetation debris mulching)	-	-	-	-	-	-	A
Retail Trade							
Convenience stores	-	-	-	P	P	P	P
Building materials and garden supplies	-	-	-	-	-	A	P
Paint, glass and wallpaper stores	-	-	-	-	P	P	P
Hardware stores	-	-	-	-	P	P	P
Retail nurseries and garden supplies	-	-	-	-	P	P	P
Model mobile home display	-	-	-	-	-	A	P
Mobile home trailer sales	-	-	-	-	-	-	A
General Merchandise							
Department stores	-	-	-	-	A	P	-
Variety stores	-	-	-	-	A	P	-

CG

Flea market	-	-	-	-	-	-	A
Auction facilities, unenclosed	-	-	-	-	-	-	A
Auction facilities, enclosed	-	-	-	-	-	P	P
Used merchandise (including pawn shops)	-	-	-	-	P	P	P
Food Stores							
Grocery stores	-	-	-	P	P	P	-
Meat and fish markets	-	-	-	P	P	P	-
Fruit and vegetable markets	-	-	-	P	P	P	-
Candy, nut and confectionery stores	-	-	P	P	P	P	
Dairy product stores	-	-	-	P	P	P	-
Retail bakeries	-	-	-	P	P	P	-
Automotive Dealers and Services							
New and used cars dealers	-	-	-	-	-	P	P
Used vehicle sales	-	-	-	-	-	S	A
Auto and home supply stores	-	-	-	-	P	P	P
Gasoline service stations	-	-	-	-	A	P	P
Boat sales and rentals	-	-	-	-	-	A	P
Recreational vehicle sales	-	-	-	-	-	A	A
Motorcycle dealers	-	-	-	-	-	P	P
Automotive fuel sales	-	-	-	A	A	P	P

CG

Commercial marina	-	-	-	-	-	A	P
Marine repair and service	-	-	-	-	-	A	P
Apparel and Accessory Stores	-	-	-	P	P	P	-
Furniture and Home Furnishings							
Furniture and home furnishing stores	-	-	-	-	A	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	-	A	-	-	P	P	P
Household appliance stores	-	-	-	-	A	P	P
Radio, television and computer stores	-	-	-	P	P	P	-
Eating and Drinking Establishments							
Restaurants	-	-	A	P	P	P	P
Carry out restaurants	-	A	A	P	P	P	P
Drive through restaurants	-	-	-	-	-	P	P
Bars and lounges	-	-	-	-	S	P	P
Bottle clubs	-	-	-	-	-	S	A
Miscellaneous Retail							
Drug stores	-	-	P	A	P	P	-
Liquor stores	-	-	-	P	P	P	-
Miscellaneous shopping goods	-	-	-	-	P	P	-
Florists	-	-	P	P	P	P	-
News stands	-	-	P	P	P	P	-

CG

Sporting goods	-	-	-	-	P	P	-
Optical goods	-	-	P	P	P	P	-
Gift stores	-	-	P	P	P	P	-
Book and card store	-	-	P	P	P	P	-
Catalogue and mail order house	-	-	-	-	-	P	P
Fuel Dealers	-	-	-	-	-	P	P
Food and Kindred Products	-	-	-	-	-	-	P
Fruit and vegetable packing houses	-	-	-	-	-	A	A
Fruit and vegetable juice extraction	-	-	-	-	-	-	A
<i>Community Services</i>							
Educational Services							
Educational centers including primary and secondary schools	-	A	A	A	A	A	-
Colleges and universities	-	A	A	-	A	A	-
Libraries	A	A	A	A	P	P	-
Vocational, technical and business	-	P	P	P	P	P	-
Institutional							
Individual and family services	-	-	P	-	P	P	-
Job training services	-	-	-	-	P	P	P
Child care and adult care	A	A	P	A	P	P	-
Homes for aged, including nursing homes and rest homes	-	-	A	-	S	S	-

CG

Residential treatment center	-	-	P	-	S	S	S
Place of worship	P	P	-	-	P	P	P
Group homes (residential centers)	-	-	P	-	S	S	S
Adult congregate living facility (21+ residents)	-	-	P	-	S	S	S
Cultural and Civic Facilities	P	P	A	-	P	P	-
Civic and social membership organizations	-	-	A	-	P	P	-
Public Administration							
Government administrative buildings	A	P	A	P	P	P	-
Courts	-	-	-	-	P	P	-
Emergency services	P	P	P	P	P	P	P
<i>Industrial</i>							
Printing and publishing	-	-	-	-	-	-	P
Machine shops	-	-	-	-	-	-	P
Chemicals and Plastics							
Rubber and plastic footwear	-	-	-	-	-	-	P
Hose, belts, gaskets packing	-	-	-	-	-	-	P
Assembly production (not including manufacturing)	-	-	-	-	-	-	P
<i>Transportation and communication</i>							
Railroad/Bus Transportation Services							
Local and suburban transit	-	-	-	-	-	P	P

CG

Trucking and courier services	-	-	-	-	-	-	P
Commercial warehousing and storage	-	-	-	-	-	-	P
Moving and storage	-	-	-	-	-	-	P
Trucking terminals	-	-	-	-	-	-	P
Self-service storage facilities	-	-	-	-	S	A	P
Outdoor storage	-	-	-	-	-	-	A
Vehicle storage lot (paved/unpaved) ³	-	-	-	-	-	-	P
Post Office	P	P	P	P	P	P	P
Water transport services	-	-	-	-	-	-	P
Air transport services	-	-	-	-	-	-	P
Pipelines	-	-	-	-	-	-	P
Heliport/helipad	-	-	S	-	-	S	-
Recycling centers	-	-	-	-	-	-	A
Travel and tour agencies	-	P	-	-	P	P	-
Freight transport arrangement	-	P	-	-	-	P	P
Communications							
Telephone and telegraph	-	P	-	-	P	P	P
Radio and television broadcasting	-	P	-	-	P	P	P
Cable and pay T.V.	-	P	-	-	P	P	P
Communications towers (wireless facilities)	A ⁵	A ⁵	A ⁵	A ⁵	A ₅	A ⁵	A ⁵

Communications towers (non-wireless facilities) ⁴							
Amateur radio (accessory use)							
Less than 80 feet	P	P	P	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S	S	S	S
Commercial							
Up to 70 feet:							
Camouflaged	P	P	P	P	P	P	P
Non-camouflaged	P	P	P	P	P	P	P
70 feet to 150 feet:							
Camouflaged	A	A	A	A	A	A	A
Monopole (minimum of 2 users)	A	A	A	A	A	A	A
Not camouflaged and not monopole	S	S	S	S	S	S	S
Over 150 feet:							
All tower types (see 971.44(1) for special criteria)	-	-	-	-	-	-	-
Public and private utilities, limited	A	A	A	A	A	A	A
Public and private utilities, heavy	-	-	-	-	-	-	S
<i>Residential Uses</i>							
Single-family dwelling	P	P	-	-	-	-	-
Duplex	P	P	-	-	-	-	-
Multifamily dwelling	P	P	A	A	A	A	-

Accessory housing (watchman)	-	-	-	-	-	-	P
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P = Permitted use

A = Administrative permit use

S = Special exception use

¹ No industrial use shall be permitted in the CH district unless public sewer service is provided to the subject property.

² The requirements of subsection 917.06(11), of the Accessory Uses and Structures Chapter, shall apply to towers less than 70’.

³ Standards for unpaved vehicle storage lots are found in subsection 954.08(6).

⁴ Uses, such as limousine services, construction offices, and contractors trades offices shall be considered general office uses if the following conditions are met:

- All types of vehicles [reference 911.15(3)(a)] kept on site shall be limited to those types of vehicles allowed in residential areas, except that commercial vehicles completely screened from adjacent streets and properties shall be allowed to be kept on site. All commercial vehicles allowed to be kept on site shall be parked in designated paved spaces.
- The number of vehicles used for business purposes and that meet the above condition and that are kept on site shall be limited to twenty-five (25) percent of the number of parking spaces required for the office use.
- Except for vehicle parking, all uses shall be conducted within an office building.

⁵ For wireless commercial facilities regulations, see subsection 971.44(5), Section 4 use table.

(5) *Accessory uses and structures* as provided in Chapter 917.

(6) *Required improvements.* All future subdivisions and site plans for development in commercial districts shall install the following improvements, designed and constructed to meet the requirements and specifications of the Code of Laws and Ordinances of Indian River County, Florida.

	District						
	PRO	OCR	MED	CN	CL	CG	CH
Bikeways	x	x	x	x	x	x	x
Sidewalks	x	x	x	x	x	x	x

Streetlights	x	x	x	x	x	x	x
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(7) *Size and dimension criteria:*

	PRO	OCR	MED	CN	CL	CG	CH
Min. Lot Size sq. ft.	10,000	10,000	20,000	20,000	10,000	10,000	10,000
Min. Lot Width ft.	100	100	100	100	100	100	100
Min. Yards ft.							
Front	25	25	25	25	25	25	25
Rear	25	20	20	20	10	10	10
Side	20	20	20	20	10	10	10
Max. Building Coverage %	35	40	40	40	40	40	40/50*
Min. Open Space %	35	35	30	30	25	25	20
Max. Building Height ft.	35	35	35	35	35	35	35
Residential District Regulations	RM-6	RM-6	RM-8	RM-8	RM-8	RM-8	RM-8
Hotel and motel minimum square feet of land area per unit	-	1200	1200	-	1200	1200	-

Notes:

Yards - Front Yards abutting S.R. 60 shall be seventy-five (75) feet;

Rear Yards (CH only) 0 if abutting FEC Railroad;

Side Yards (MED, CL, CG, CH) 0 if abutting a nonresidential use with interconnected parking and approved access easement 0 if abutting FEC Railroad (CH only).

Height - See section 911.15 for exceptions.

Maximum FAR (Floor Area Ratio):

- Retail trade 0.23 FAR
- Office, business/personal services, recreational, schools, institutional 0.35 FAR
- Industrial, storage, wholesale/distribution, utilities, heavy repair 0.50 FAR

*Maximum building coverage for a single story warehouse or industrial building is fifty (50) percent.

(8) *Required buffer yards:*

	Abutting Use/District	
District	Single-Family Buffer Type	Multi-Family Buffer Type
PRO	C - 6 ft. Opaque	C - 3 ft. Opaque
OCR	C - 6 ft. Opaque	C - 3 ft. Opaque
MED	C - 6 ft. Opaque	C - 3 ft. Opaque
CN	B - 6 ft. Opaque	C - 6 ft. Opaque
CL	B - 6 ft. Opaque	C - 6 ft. Opaque
CG	B - 6 ft. Opaque	C - 6 ft. Opaque
CH	B - 6 ft. Opaque	B - 6 ft. Opaque

Buffer yards are required along rear/side property lines and measured at right angles to lot lines. All screening and buffering requirements shall meet the standards established in section 926, Landscaping and buffering. No parking or loading shall be permitted within buffer yards.

When a loading dock is proposed to serve a use that normally requires frequent deliveries (e.g., grocery store, department store, big box retail), and when the loading dock is to be located adjacent to a residentially designated site, and when the loading dock will not be screened from view from an adjacent residential site by an intervening building or structure, an eight-foot high wall shall be required between the loading dock and the residential site. Wall height shall be measured from the grade elevation of the parking area adjacent to the loading dock. Plantings along the wall are required in accordance with the standards of landscape section 926.08.

(9) *Special district requirements.*

(a) *PRO—Professional office district.*

1. *Location and land use.*

- a. The PRO district may be established in areas designated as L-1, L-2, M-1, M-2 or commercial on the future land use map.
- b. The PRO district may be established on residentially designated land if located on an arterial or collector road as identified in the comprehensive plan.

2. *District size.* The PRO district shall have a minimum district size of five (5) acres and a maximum district size of twenty-five (25) acres. The PRO district may be reduced to two and one-half (2½) acres if the parcel(s) under consideration to be zoned PRO satisfies all of the following criteria:

- a. The parcel(s) abuts a commercial node or corridor; and
- b. The parcel(s) is located within a substantially developed area; and
- c. The parcel(s) is located in an area dominated by nonresidential uses.

3. *District depth.* The PRO district shall have a maximum district depth of three hundred (300) feet, measured from the adjacent collector and/or arterial roadway. The maximum depth may exceed three hundred (300) feet for platted lots of record where the majority of the lot is within three hundred (300) feet of the collector on arterial roadway.

(b) *CN—Neighborhood commercial district.*

1. *Land use and location.* The CN, neighborhood commercial, district has been established on various sites throughout the county that are designated AG-1, AG-2, AG-3, R, L-1, L-2, M-1 or M-2 on the future land use map. No new CN neighborhood commercial districts shall be established, and no existing CN district shall be expanded.
2. *Allowable uses.* Uses allowed within a neighborhood node shall be those uses allowed within the neighborhood commercial (CN) zoning district.

(Ord. No. 90-16, § 1, 9-11-90; Ord. No. 91-7, §§ 6, 8, 2-27-91; Ord. No. 91-48, §§ 20, 22, 23, 12-4-91; Ord. No. 92-11, §§ 3, 14, 24, 4-22-92; Ord. No. 92-39, § 8, 9-29-92; Ord. No. 93-8 §§ 13, 18, 3-18-93; Ord. No. 93-29, §§ 5D, 11C, 9-7-93; Ord. No. 94-1, § 2E, 1-5-94; Ord. No. 94-25, §§ 1, 13, 8-31-94; Ord. No. 96-24, § 6, 12-17-96; Ord. No. 97-16, § 3(5), 5-6-97; Ord. No. 97-21, § 4(A), 7-15-97; Ord. No. 97-29, §§ 2(A), 6, 12, 12-16-97; Ord. No. 98-9, § 9, 5-19-98; Ord. No. 99-13, § 7A, 5-5-99; Ord. No. 2000-039, § 1, 11-21-00; Ord. No. 2002-016, § 1E, 4-2-02; Ord. No. 2002-031, § 1E, 11-12-02; Ord. No. 2003-004, § 1, 2-4-03; Ord. No. 2010-017, § 1, 10-5-10; Ord. No. 2012-016, §§ 4, 7E, 8, 9, 7-10-12; Ord. No. 2015-005, § 1, 6-2-15; Ord. No. 2018-022, § 1, 9-18-18)

OVERLAY DISTRICTS REGULATIONS

Section 911.22. - Other corridors special development regulations.

- (1) *Purpose and intent.* The overall purpose and intent of these regulations is to:
 - (a) Promote attractive and inviting corridors that accommodate mass transit, pedestrians, bicycles, and other transportation alternatives, as well as automobiles;
 - (b) Provide for a sufficient amount of attractive and well-maintained landscaping to complement and enhance the visual quality of buildings, parking areas, and other structures within the corridors;
 - (c) Encourage development of attractive buildings within the corridors;
 - (d) Ensure unobtrusive and orderly signage that avoids a garish and visually cluttered appearance along the corridors;
 - (e) Encourage creative designs and buildings of quality that are articulated and presented at a human scale; and
 - (f) Foster creative approaches that result in buildings of enduring character through use of quality design and building materials.
- (2) *Boundaries of other corridors.* The boundaries of the "other corridors" subject to these regulations (911.22) are defined as follows:
 - (a) All commercial/industrial, multi-family, and non-residential sites (excluding barns and similar agricultural buildings) adjacent to the following roadway segments:
 1. Oslo Road east of I-95.
 2. "North" US Highway 1 between the Roseland Corridor and Wabasso Corridor boundaries.
 3. "Central" US Highway 1 between the Wabasso Corridor boundary and the Vero Beach city limits.
 4. 53rd Street east of 58th Avenue.
 5. "South" US Highway 1, south of the Vero Beach city limits.
 6. "North" Indian River Boulevard, north of the Vero Beach city limits.
 7. "South" Indian River Boulevard, south of the Vero Beach city limits.
 8. 37th Street between US Highway 1 and Indian River Boulevard.
 9. "West" CR510 from the Wabasso Corridor (66th Avenue) to CR512.
 10. "West" CR512 from the Sebastian city limits to the western edge of the commercial/industrial area at I-95.
 11. 20th Avenue, south of the Vero Beach city limits.
 12. 27th Avenue, south of the Vero Beach city limits.
 13. 43rd Avenue, south of 53rd Street.
 14. 58th Avenue, south of CR510.
 15. The following streets east of 58th Avenue:
 - a. 16th Street
 - b. 12th Street
 - c. 8th Street
 - d. 4th Street
 - e. 1st Street SW
 - f. 5th Street SW

- g. 13th Street SW
- h. 17th Street SW
- i. 21st Street SW
- j. 25th Street SW

16. The following streets east of 66th Avenue:

- a. 26th Street
- b. 33rd Street
- c. 37th Street
- d. 41st Street
- e. 45th Street
- f. 49th Street
- g. 53rd Street
- h. 57th Street
- i. 61st Street
- j. 65th Street
- k. 69th Street
- l. 73rd Street
- m. 77th Street
- n. 81st Street

(b) All commercial/industrial designated areas within the following "nodes":

- Oslo Road/43rd Avenue Node
- Oslo Road/27th Avenue Node
- Oslo Road/20th Avenue Node
- Oslo Road/I-95 and 74th Avenue Node
- Indian River Memorial Hospital Medical and Commercial/Industrial Node

(3) *Exemptions:*

1. Multi-family development shall be exempt from foundation planting landscaping requirements, from prohibitions on textured plywood as a finish product, and from requirements to screen roof vents.
2. Industrial and storage buildings shall be exempted from foundation planting landscaping requirements and architectural/building requirements for building facades that do not abut residentially designated areas or front on public roads. However, all sides of industrial buildings shall satisfy the color requirements.
3. Electrical substations and similar uses that prohibit access by the public onto the site may be exempted from architectural/building requirements, if the exempted building(s) and equipment will be visually screened from adjacent properties and roadways.

4. Historic buildings and resources: In accordance with future land use element objective 8 and LDR chapter 933, historic buildings and resources identified in the "Historic Properties Survey of Indian River County, Florida," and located within the corridor are exempt from special corridor requirements to the extent that applying the special corridor requirements would:
 - a. Conflict with the preservation or restoration of a historic building or resource; or
 - b. Threaten or destroy the historical significance of an identified historic building or resource.

Said exemption shall be reviewed by and be granted by the planning and zoning commission upon receiving a recommendation from staff.

- (4) *Definitions.* The following terms are defined for the corridor special development regulations:
 - (a) *Facade:* For purposes of applying architectural/building standards, a facade shall mean any face of a building (including the visible portion of roof) which is visible from a roadway and/or residentially designated area.
 - (b) *Low sloped roof:* A roof with a slope less than 4:12 (rise:run). Flat roofs are included in this term and classification.
 - (c) *Visible roof structure:* A partial or perimeter roof (used in conjunction with a low sloped roof) that gives the appearance of having a true gable, hip, shed, or mansard roof. A parapet wall is not a "visible roof structure."
 - (d) In all sections other than color and building graphics, the terms "finish" and "exposed" shall refer to materials or systems which may be visible, and shall not refer to a paint or coloring system applied over said materials or systems.
 - (e) *Visually offensive elements:* Structures that include: vending machines, gaming machines, ice machines, telephones, walk-in coolers/freezers, transformers, electrical equipment (including panels and meters), water or waste piping and valves, pumps, satellite dishes, antennas, fans, exhaust vents, compressors, generators, tanks, and similar equipment.
 - (f) *Nuisance elements:* Structures that have visual and noise impacts, including; loading and unloading dock areas, dumpster and trash container areas, and commercial grade HVAC equipment.
 - (g) *Nonconforming sign:* A sign located in the corridor that was permitted prior to adoption of the corridor special regulations and does not meet these special sign regulations.
 - (h) *Nonconforming property:* A property with improvements that were permitted prior to the adoption of the corridor special regulations and that do not meet the corridor special regulations.
 - (i) *Compatible property:* Any property with improvements, permitted prior to the adoption of this Code, and conforming to the corridor's: a) building thoroughfare plan road buffer: b) color; and c) signage requirements, except that a nonconforming free-standing sign may remain, subject to the non-conforming sign regulations of this Code [911.22(9)(i)] and subject to screening the lower portion of the sign pole/support with landscaping or a decorative base when a building permit is required for project improvements (excluding permits for roofs or minor repairs). See section 911.22(14)(b)4. of this Code.
 - (j) *Free-standing sign height:* The highest point of a sign measured from the grade of the adjacent project parking area or street whichever is higher.
- (5) *Landscaping.* The countywide landscaping requirements of LDR Chapter 926 shall apply except as noted herein.
 - (a) *Reserved.*
 - (b) *Thoroughfare plan road buffer.* Refer to Section 926.09 for roadway landscape requirements.
 - (c) *Local road and exclusive access driveway buffer.* Refer to Section 926.09 for roadway landscape requirements.

- (d) *Interior parking area.* In addition to the normal interior parking area requirements of LDR Chapter 926.
1. Uncovered parking spaces shall be located no more than five (5) spaces away from a planted landscape area. Said landscape area may be on the parking lot perimeter or interior to the parking lot. This requirement may be waived by the planning and zoning commission where tree preservation efforts require a clustering of interior parking green area around existing trees rather than a spread out placement of landscape islands.
 2. Landscape islands shall be backfilled at least to the top of curb or protective barrier, and may be bermed to a maximum height of twenty-four (24) inches above the adjacent parking lot grade.
- (e) *Foundation plantings.* Foundation plantings shall be required as stated below for buildings in commercial and industrial areas and for businesses allowed in residential areas. For industrial and storage buildings located in the CH, IL, and IG zoning districts, however, foundation planting strips shall be exempted for sides of buildings not fronting on a residentially designated area, or public road. In addition, industrially zoned manufacturing uses in the 98th Avenue manufacturing district and historic buildings and resources are exempt from foundation planting requirements to the extent provided for in [sub]section[s] 911.19(3)(a)5. and 6. of this ordinance.

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1. Along the front, sides and rear of buildings, the following foundation planting landscape strips shall be provided in accordance with the building height:

Building Height	Foundation Planting Strip Depth¹
Up to 12' high	5' average, 3' minimum dimension
12' to 25' high	10' average, 6' minimum dimension
Over 25' high	15' average, 10' minimum dimension

¹ Depth shall be measured perpendicular to the building, from the foundation outward. The required combined depth of the thoroughfare plan road buffer and the foundation planting strip on any site shall not exceed ten (10) percent of the depth of the site, measured perpendicular to the thoroughfare plan road. Consistent with the requirements below, greater depths may be required where canopy, palm, and understory trees are planted within the foundation planting strip.

2. At planting, the minimum separation distance from building facades or walls shall be seven (7) feet to canopy trees and five (5) feet to understory trees and palms. At planting, the minimum separation distance from sidewalks shall be six (6) feet to canopy trees and three (3) feet to understory trees and palms, and shall be three (3) feet from parking spaces to canopy trees, understory trees, and palms. Separation distances shall be measured from the trunk to the nearest building, wall, sidewalk, or parking space.
 - a. Exception: narrow, upright canopy tree species, such as varieties of cypress and holly, may be located the same distance from buildings, walls, and sidewalks as understory trees and palms.

- b. Where a magnolia or other canopy tree (not including a narrow species such as a cypress or holly) is used in a foundation planting area, the planting area shall have a minimum depth of ten (10) feet measured from the building.
3. Within such foundation planting landscape strips, the following landscaping shall be provided:
- a. Forty (40) percent of the foundation perimeter (excluding entranceways and overhead doors) along all building faces shall be landscaped, as follows:

*For buildings up to 12' in height	
Minimum planting area depth:	3' minimum (average 5')
Minimum plant material required:	*1 palm tree or appropriate canopy tree for every 100 square feet of required foundation planting area. Where an appropriate canopy tree (conventional or narrow species) is used, the canopy tree may count for 2 palms.
	*1 understory tree (or two 42" non-native/36" native shrubs) for every 300 square feet of required planting area.
	*1.5 shrubs (minimum shrub height 12") for every 10 square feet of required planting area.
	*Ground cover, flowering plants or sod in the remaining planting area; sod shall be limited to 30% of the required planting area.
*For buildings of 12' to 25' in height	
Minimum planting area depth:	6' minimum (average 10')
Minimum planting material required:	*1 canopy tree (including palms credited as canopy trees) for every 150 square feet of required foundation planting area.
	*1 understory tree (or two 42" non-native/36" native shrubs) for every 300 square feet of required planting area.
	*1.5 shrubs for every 10 square feet of required planting area.
	*Ground cover, flowering plants or sod in the remaining planting area; sod shall be limited to 30% of the required planting area.

*For buildings over 25' in height	
Minimum planting area depth:	10' minimum (15' average)
Minimum plant material required:	*1 canopy tree (including palms credited as canopy trees) for every 150 square feet of required foundation planting area. Palms shall have an average clear trunk of 14 feet or greater.
	*1 understory tree (or two 42" non-native/36" native shrubs) for every 300 square feet of required planting area.
	*1.5 shrubs for every 10 square feet of required planting area.
	*Ground cover, flowering plants or sod in the remaining planting area; sod shall be limited to 30% of the required planting area.

- b. The following modifications are allowed upon approval from the community development director or his designee:
1. Foundation planting strips may be located away from buildings to adjacent, nearby areas to avoid conflicts with architectural features (e.g., roof overhangs, awnings), driveways, and vehicular areas serving drive-up windows.
 2. The depth of foundation planting strips may be modified if the overall minimum area covered by the proposed foundation plantings meets or exceeds the area encompassed by a typical layout.
 3. Foundation planting areas may be concentrated in one (1) or more areas of the building perimeter, if warranted based upon site constraints or building and site design characteristics. Planting areas shall be provided where the building is most visible from adjacent roadways and on-site areas used by the public.

- (f) *Increased foundation plantings for "blank facade" building faces.* As referenced in the architectural/building standards of these corridor regulations, "blank facade" building faces that are unarticulated are allowed if foundation plantings are provided as specified above with a one hundred (100) percent increase (doubling) in required plant material quantities (as specified above).

(See Figure F-7 through F-10 at the end of section 911.19)

- (6) *Connection to pedestrian system.* Projects fronting on roads with existing or planned/required sidewalks and/or bikeways shall provide a pedestrian path from the project to the existing or future sidewalk and/or bikeway. Said pedestrian path shall have a minimum width of five (5) feet, shall consist of a rigid surface meeting Florida Accessibility Code requirements, and may include properly marked areas that cross parking lots and driveways.
- (7) *Architectural/building standards.*

- (a) *Prohibited architectural styles:* The following are prohibited:
1. Corporate signature or commercial prototype architecture, unless such is consistent with these special corridor requirements. Examples of such prohibited architecture include flat roofed convenience stores, gas stations, and canopies for gas stations, car washes, and drive through facilities (see Figure B-1 in 911.19).
 2. Any kitsch architecture (such as a building that does not resemble a typical structure), including: structures or elements that resemble an exaggerated plant, fish, edible food, or other such items such as giant oranges, ice cream cones, dinosaurs.
 3. Any architecture having a historical reference that is so different from current design philosophy that such reference is inconsistent and/or incompatible with surrounding structures. Examples of such include: igloos, domes or geodesic domes, Quonset style structures, teepees, log cabins, western "false fronts," medieval castles, caves, and the like.
- (b) *Architectural/building special requirements for shopping centers and out parcels:* The materials, exterior finishes, signage and colors of shopping centers and structures developed on shopping center outparcels shall be compatible and harmonious with each other as determined by which structures are developed first. This requirement may be waived by the community development department if:
1. The initial shopping center or outparcel was built prior to the enactment of the corridor special regulations and
 2. It is determined by the community development department that enforcement of this requirement would conflict with the intent of these corridor special requirements.
- (c) *General design criteria.*
1. Buildings with facades fronting on more than one (1) street shall have similar design considerations (e.g. roof treatment, building articulation, entrance features, and window placement) and consistent detailing on all street frontages.
 2. General prohibitions and restrictions:
 - a. Flat, blank, unarticulated, or massive facades fronting on a roadway, exclusive access drive or residentially designated area are prohibited. Facades fronting such roads, drives, or areas shall be designed to incorporate architectural elements providing breaks in the planes of exterior walls and/or roofs to articulate the building and to lessen the appearance of excessive mass. Facades should incorporate elements relating to human scale, and can be divided by use of: proportional expression of structure, openings, arcades, canopies, fenestration, changes in materials, cornice details, molding details, changes in the heights of different sections of the building, and the like (stepping or sloping of a parapet wall in conjunction with a low sloped roof is prohibited). Flat, blank, unarticulated, or massive facades will be permitted on the sides and rear of a building where "blank facade foundation plantings" are provided for such building facade faces (see foundation plantings section for requirements).
 - b. The following materials or systems are prohibited as a finish and/or exposed product: corrugated or ribbed metal panels, smooth finish concrete block (standard concrete masonry units), precast concrete tee systems, plywood or textured plywood. Plywood shall be allowed for soffit material.
 - c. Any canopy (such as for a gas station, car wash, or drive through facility) that is wholly or partially within seventy-five (75) feet of a thoroughfare plan road right-of-way shall meet the following requirements concerning maximum fascia height (this pertains to all fascia on the above described canopy, including any canopy fascia that continues beyond the seventy-five-foot limit):

ROOF SLOPE DISTANCE	MAXIMUM FACIA HEIGHT
less than 10 feet	8 inches
10 to 20 feet	12 inches
greater than 20 feet	16 inches

(See Figure F-11 at the end of section 911.19)

- d. Plastic or metal is prohibited as a finish material for walls or trim. Plastic is prohibited as a finish material for slope roofs, visible roof structures, and facias. Although prohibited in general, certain metal and plastic construction products may be approved by the planning and zoning commission, upon a written request and product sample submitted by the applicant. The planning and zoning commission may approve use of the material if the following criteria are satisfied:
 - i. The product shall appear authentic from the closest distance that it will be viewed by the general public.
 - ii. The product shall be substantial. Thin and flimsy imitations are unacceptable.
 - iii. The product shall hold up as well as the product it is imitating. That is, it must be fabricated in such a way that it will retain its original shape, appearance, and color, as well as the product it is imitating.
 - iv. The product's color shall resemble the color of the product it is imitating.
- e. Any exposed masonry in a stack bond is prohibited.
- f. Lighting structures or strip lighting that follows the form of the building, parts of the building, or building elements is prohibited.
- g. Neon and similar tube and fiber optic lighting and similar linear lighting systems, where the neon or lighting tube or fiber is visible, is prohibited (this restriction includes site signage).
- h. Backlit transparent or translucent architectural elements, backlit architectural elements, as well as illuminated or backlit awnings and roof mounted elements are prohibited. This does not prohibit the use of glass blocks. This does not prohibit the use of an illuminated sign attached to a building.
- i. Facades that appear to be primarily awnings are prohibited. An awning shall not run continuously for more than thirty (30) percent of the length of any single facade. Gaps between awning segments shall be at least twenty-four (24) inches wide. Placement of awning segments shall relate to building features (e.g. doorways and windows), where possible. Awnings shall not exceed twenty-five (25) percent of the area of any single facade.

- j. Drive-up windows shall not be located on a building facade that faces a residential area or a roadway unless architecturally integrated into the building and screened by landscaping, equivalent to the material in a local road buffer that runs the length of the drive-through lane. Speakers shall be oriented so as not to project sound toward residential areas.
- k. Accessory structures, including sheds, out buildings, dumpster enclosures, and screening structures, shall match the style, finish, and color of the site's main building. Metal utility sheds and temporary car canopies are prohibited.

(d) *Roofs and parapets:*

1. *Sloped roofs:* Gable, hip, and shed style roofs shall have a slope no less than 4:12 (rise:run). Mansard style roofs with a slope greater than 30:12 (rise:run) are prohibited. Generous eaves on sloped roofs are encouraged. Any roof with a slope less than 4:12 (rise:run) ("low sloped roof") shall not be visible from a roadway and/or residentially designated area. Low sloped roofs must be screened with a visible roof structure or parapet wall.
2. *Visible roof structures:* Visible roof structures shall be of such height, bulk, and mass, so as to appear structural, even where the design is non-structural, and shall have a minimum vertical rise of six (6) feet (not including fascia). Visible roof structures shall have a slope no less than 4:12 (rise:run). Mansard style visible roof structures with a slope greater than 30:12 (rise:run) are prohibited. Where visible roof structures are utilized in a building design, they shall be continuous around all sides of the structure, except where incorporated with a parapet wall or other architectural element (this does not allow "stuck-on" roofs). Any facade that is not visible from a roadway, exclusive access drive, or residentially designated area, such as facades that are interior to a tightly spaced compound of buildings, will not require a continuous visible roof structure on that facade. Any building with less than three thousand five hundred (3,500) square feet of ground floor area shall have a visible roof structure on all facades.
3. *The following roof styles are prohibited:* "A frame," bowstring, dome, gambrel, non-symmetrical gable or hip (different slope on each side of ridge). Quonset, and Polynesian (gable or hip roof with up to a 10:12 (rise:run) maximum pitch with a "skirted" or "flared" lower portion at a 3:12 (rise:run) minimum pitch is allowed).
4. The ridge or plane of a roof (or visible roof structure), that runs parallel (or slightly parallel) with a roadway shall not run continuous for more than one hundred (100) feet without offsetting or jogging (vertically or horizontally) the roof ridge or plane a minimum of sixteen (16) inches (see Figure B-2 in 911.19). Low slope roofs and parapet walls are excluded from this requirement.
5. Roofing on sloped roofs and visible roof structures shall be limited to the following systems: architectural standing seam metal, galvanized 5-V crimp, cedar shingles or shakes, slate, clay tile, or cement tile. Architectural standing seam roofs shall be limited to the following systems: flat metal panels with narrow raised seams running twelve (12) to twenty (20) inches apart, which are secured with continuous seam covers or mechanically seamed. Light and natural colors, as well as mill finish metal roofs are encouraged. Mixing colors of metal panels is prohibited.
6. Roofing materials are prohibited for use as a finish material on parapets or any surface with a slope greater than 30:12 (rise:run), up to and including vertical surfaces. This pertains only to those surfaces visible from adjacent property, exclusive access drives or roadways. This does not exclude the use of metal fascia six (6) inches or less in height, use of typical metal flashing, wall cap, drip edge, and the like, use of roofing materials as a screening device (as long as it does not function as a building's parapet), and use of cedar shingles or shakes as a wall material used below the roof line.
7. Plastic or metal roof panels or systems, asphalt or fiberglass shingles that are not dimensional or architectural, corrugated or ribbed roof panels, hot mopped systems, built-

up, gravel, torched on, foam or fluid applied, roll or membrane roofing, and the like are prohibited on any roof which is visible from any roadway and/or residentially designated area. This does not exclude the use of architectural standing seam metal roofing or galvanized 5-V crimp metal roofing. Use of metal or plastic roofing materials may be approved as specified under the section on finish materials for walls, facia, and trim.

8. "Stuck-on" visible roof structures are not permitted, (see Figure B-3 in 911.19). Partial parapet walls are prohibited. If a parapet wall is used on a building, then a parapet wall of the same style and material is to be continuous around all sides of the structure, except where incorporated with a visible roof structure or other architectural element. Introduction of any visible roof structure shall not appear "fake." Any facade that is not visible from a roadway and/or residentially designated area shall not require a continuous parapet wall on that facade. Steeping or sloping of a parapet wall in conjunction with a low sloped roof is prohibited.

(e) *Site elements:*

1. All telephones, vending machines, or any facility dispensing merchandise or a service on private property shall be confined to a space built into the building or buildings, or enclosed in a separate structure compatible with the main building's architecture. These areas are to be designed with the safety of the user in mind. Public phones and ATMs should have twenty-four-hour access.
2. No advertising will be allowed on any exposed amenity or facility such as benches or trash containers.
3. When feasible, existing specimen trees should be preserved in place or relocated on site. Use of tree wells, as well as adaptation and variations of siting in order to conserve native vegetation, is encouraged.
4. The use of thematic and decorative site lighting is encouraged. Low lights of a modest scale can be used along with feature lighting that emphasizes plants, trees, entrances, and exits. Light bollards are encouraged along pedestrian paths. The color of the light sources (lamp) should be consistent throughout the project. Color of site lighting luminaries, poles, and the like; shall be limited to dark bronze, black, or dark green (decorative fixtures attached to buildings are exempt from fixture color requirement).

Lighting is not to be used as a form of advertising or in a manner that draws considerably more attention to the building or grounds at night than in the day. Site lighting shall be designed to direct light into the property. It is to avoid any annoyance to the neighbors from brightness or glare.

- a. Roadway style luminaries (fixtures) such as cobra heads, Nema heads, and the like are prohibited. Wall pack and flood light luminaries are prohibited where the light source would be visible from a roadway, parking area and/or residentially designated area. High intensity discharge (e.g. high pressure sodium, metal halide, mercury vapor, tungsten halogen) lighting fixtures mounted on buildings and poles higher than eighteen (18) feet above parking lot grade, and lighting elements associated with canopies, shall be directed perpendicular to the ground. Other than decorative and low level/low height lighting, no light source or lens shall project above or below a fixture box, shield, or canopy. Each lighting element or fixture associated with a canopy shall be individually recessed into the canopy (above the canopy ceiling).

(See Figures F-12 and F-13 at the end of section 911.19)

(f) *Screening devices:*

1. "Visually offensive elements," whether freestanding, mounted on roofs, or located anywhere on a structure, shall be concealed from view on all sides. Individual screens, building elements, or appropriate landscaping, are to be used to completely screen the offensive

elements from view from adjacent roads, properties, and parking areas. Parapet walls, visible roof structures, individual screens, or building elements; shall be used to completely screen roof mounted, visually offensive elements from view from any point around the entire building perimeter. Screening devices shall relate to the building's style of architecture and materials. All screening devices shall be designed so that no part of the offensive element extends beyond the top of the screen, measured vertically (see Figure B-4 in 911.19). Rooftop screening devices shall not be required for plumbing roof vents, which are less than four (4) inches in diameter and less than twelve (12) inches above roof penetration. These roof vents are to be located where they will be least visible from roadways.

2. "Nuisance elements" shall be visually screened from adjacent roadways and/or residentially designated areas with solid walls in addition to any required landscaping. Loading dock buffering shall meet Chapter 926 standards: all other walls shall be a minimum of six (6) feet in height. All dumpster and trash container areas shall be completely screened on all sides. Acoustical material shall be used on the inside face of walls around HVAC equipment.
3. Individual screens and walls shall relate to the building's style of architecture and materials. A durable material such as reinforced concrete masonry units is recommended with an architecturally compatible finish. Wood fences are discouraged.
4. Chain link fencing, with or without slats, is prohibited as a screening device for screening visually offensive elements and nuisance elements.

(8) *Colors and building graphics.*

- (a) The following building graphics are prohibited: polka dots, circles, vertical stripes, diagonal stripes or lines, plaids, animals, and symbols such as lightning bolts. However, legally registered trademarks, which directly relate to the building occupant (not trademarks of products or services sold or displayed) are allowed, subject to applicable sign and color regulations.
- (b) Color standards. All buildings and accessory structures within the other corridors shall be limited to the following colors:
 1. *Base building colors:* Base building colors relate to wall and parapet wall areas and shall be limited to the colors listed in the SR 60 Corridor Master Color List. These colors consist of white and light neutral colors in the warm range.
 2. *Secondary building colors:* Secondary building colors relate to larger trim areas and shall be limited to the colors listed in the SR 60 Corridor Master Color List, Secondary building colors shall not exceed thirty (30) percent of the surface area of any one (1) building facade elevation. These colors consist of a mid-range intensity of the base building colors and complementary colors, and include all base building colors.
 3. *Trim colors:* Trim colors are used for accent of smaller trim areas, are the brightest group of colors allowed, and include all base building and secondary building colors. Use of metallic colors (i.e.: gold, silver, bronze, chrome, etc...) and use of garish colors, such as fluorescent colors (e.g. hot pink, shocking yellow), is prohibited. Trim colors shall not exceed ten (10) percent of the surface area of any one (1) building facade elevation. Where trim colors are used in a building facade sign, the trim color area of the facade sign shall be included in the percentage limitation on the trim color surface area.
 4. *Roof colors (requirements for roofs that are visible from a roadway and/or residentially designated area):* Metal roof colors shall be limited to the colors listed in the SR 60 Corridor Master Color List's "Metal Roof Colors." These colors consist of natural mill finish, white, light neutral colors in the warm range, blue, and a limited number of earth-tone colors. Mixing or alternating colors of metal panels is prohibited. For non-metal roofs, other than natural variations in color or color blends within a tile, the mixing or alternating of roof color in the same roof material is prohibited. Colors and color blends shall not be contrary to the intent of this code. Color for roofing, which is glazed, slurry coated, or artificially colored on the surface by any other means shall be limited to the same colors as approved for metal roofs.

5. *Natural finish materials:* The color requirements listed above shall not apply to the colors of true natural finish materials such as brick, stone, terra cotta, concrete roof tiles, slate, integrally colored concrete masonry units, copper, and wood. Colors commonly found in natural materials are acceptable, unless such material has been artificially colored in a manner, which would be contrary to the intent of these requirements. Black, gray, blue, or extremely dark colors for brick, concrete masonry units, roofing, wood or stone is prohibited. (This provision shall not prohibit the use of colors for natural finish roofing materials that match those colors approved for metal roofs.)
 6. *Awning colors:* Awning colors may include base building colors and/or secondary building colors and/or trim colors. However, secondary building colors and trim color area used for awnings shall be included in the percentage limitation on the secondary building color and trim color surface area of a facade.
- (c) The SR 60 Corridor Master Color List and approved color board shall be maintained by and made available by planning staff. The list can be mailed or faxed upon request.
- (9) *Special sign regulations.*
- (a) *Scope:* These special regulations consist of additional requirements above and beyond the county sign ordinance and shall supersede any less restrictive provisions found in the sign ordinance. All signage shall comply with the requirements of the sign ordinance except as modified by these special sign regulations.
 - (b) *Approval for change of sign design required:* Any exterior change to corridor signage which was originally required to comply with these special sign regulations shall require review and approval by the community development department. Such changes shall include, but not be limited to, changes of: sign area (square footage), sign copy area (square footage), sign copy (this does not apply to "changeable copy" signage), height, shape, style, location, colors, materials, or method of illumination. Routine maintenance and replacement of materials which does not affect the approved design shall be exempt from this review and approval. Changes to signs not originally required to comply with these special sign regulations are addressed in the "nonconforming signs" section of these regulations.
 - (c) *Prohibited signs (this is in addition to sign ordinance section 956.12 prohibitions):* The following are prohibited:
 1. Lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color, except for time-temperature-date signs. Public signs permitted pursuant to sign ordinance section 956.11(2)(b) are excluded from this prohibition and are allowed.
 2. Electronic message boards and message centers, electronic adjustable alternation displays, or any sign that automatically displays words, numerals, and or characters in a programmed manner. Traffic regulatory and directional signs permitted pursuant to sign ordinance section 956.11(2)(b) are excluded from this prohibition and are allowed.
 3. Portable or trailer style changeable copy signs.
 4. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
 5. Strings of light bulbs used on non-residential structures for commercial purposes, other than traditional holiday decorations at the appropriate time of the year.
 6. Signs that emit audible sound, odor, or visible matter, such as smoke or steam.
 7. Plastic or glass sign faces (including but not limited to: acrylic, Lexan®, or Plexiglas®). High density polyurethane and PVC are exempt from this prohibition. Portions of a sign which are changeable copy are exempt from this prohibition. When used in conjunction with cut-out or routed metal cabinets, plastic used only for copy or logos is exempt from this prohibition. Plastic used for illuminated individual channel letters or logos is exempt from this prohibition.

Although highly discouraged, a plastic sign face will be allowed only when all of the following requirements are met for the plastic portions of a sign:

- i. Plastic shall be pan formed faced (embossed and/or de-bossed copy and logos are encouraged).
 - ii. Regardless of the opaqueness of a sign, all plastic signage backgrounds shall be a dark color to reduce light transmission from signage background); white background shall not be allowed. All signage background colors shall be limited to those colors with a formula having a minimum black content of eleven (11) percent, and a maximum white content of forty-nine (49). Color formulas will be based on the Pantone Matching System®.
 - iii. All color must be applied on the "second surface" (inside face of plastic).
 - iv. Nothing shall be applied to the "first surface" (outside face of plastic) (i.e.: paint, vinyl, etc.,)
8. Neon and similar tube, fiber optic, and intense linear lighting systems, where the neon or lighting tube or fiber is visible.
 9. Plywood used for permanent signs.
 10. Any material used in such a manner for a permanent sign that results in a flat sign without dimension, having a semblance to a "plywood or temporary looking sign."
 11. Installation of an additional sign (or signs) that does not harmonize with the design or materials of the initial sign, such as:
 - i. Rear illuminated plastic faced sign with a "wood look" front illuminated sign.
 - ii. Combination of signs with cabinets, faces or structure of awkwardly different materials or proportions.
 - iii. Attachment or mounting of signs where mounting hardware is left exposed.
 - iv. Signs with different color cabinets, frames, or structure.
 12. Appliques or letters of vinyl and similar materials for use on any permanent monument, freestanding, or roof signs. They are also prohibited for use on any permanent wall or facade signs that exceed three (3) square feet. Window signs as allowed in this chapter are excluded from this prohibition. Regardless of size, appliques or vinyl letters are prohibited for use on plastic sign faces.
 13. Individual styrofoam, plastic or wood letters or the like exceeding four (4) inches in height are prohibited for use on any permanent monument, freestanding, roof, wall, or facade signs. This prohibition does not apply to illuminated individual metal channel letters or the plastic letter typically used for changeable copy signs.
 14. Changeable copy signs for office, industrial, commercial and residential uses, except theaters, places of assembly, and the posting of gasoline prices.
- (d) *Signs that are encouraged:*
1. Shaped and fashioned "wood look" multi level signs (i.e.: sand blasted or carved), and signs having durable sign cabinet material such as high density polyurethane and PVC, rather than actual wood or MDO.
 2. Internally illuminated aluminum cabinet with textured finish, and cut-out inset or push through acrylic letters. (Note that color may be applied to the "first surface" on push through acrylic letters for this type of sign.)
 3. Backlit reverse pan channel letters (opaque faced) mounted on sign that is harmonious with the project's architecture.

4. Signage that relates to the building's style of architecture and materials.
 5. Thematic signage.
 6. Where allowed, changeable copy signs that have a dark opaque background with translucent lettering.
- (e) *Reduction in sign sizes and dimensions:* Modifications to Table 1 (freestanding signs) and Table 2 (wall signs), Schedule of Regulations for Permanent Signs Requiring Permits, sign ordinance.
1. *Freestanding signs:*
 - i. *Maximum cumulative signage:* Reduce to fifty (50) percent of what is allowed in Table 1, except for I-95 signs as described in iii, below.
 - ii. *Maximum signage on a single face:* Reduce to fifty (50) percent of what is allowed in Table 1, except for I-95 signs as described in iii, below.
 - iii. *Maximum height:* Reduce to thirty (30) percent of what is allowed in Table 1, but no less than six (6) feet and no greater than ten (10) feet. Maximum height and size modifications do not apply to properties located within one thousand (1,000) feet of I-95 entrance or exit ramps where an applicant demonstrates that a taller proposed sign is oriented so as to be seen by I-95 motorists approaching the SR 60 interchange. For properties located between one thousand (1,000) feet and two thousand (2,000) feet of I-95 entrance or exit ramps, a maximum sign height of twenty (20) feet and a maximum sign area of one hundred (100) square feet shall be allowed. Any pole for such a sign shall be colored dark bronze, black, or dark green. All other special restrictions and prohibitions shall apply.
 - a. *Sign base and sign pole base landscaping:* for signs near I-95 allowed to exceed twenty (20) feet in height, sign bases and sign pole bases shall be screened from view of the adjacent roadway with a minimum of three (3) canopy trees, three (3) understory trees, and a continuous hedge having a height at planting of at least three (3) feet above grade. For signs allowed to exceed ten (10) feet in height but limited to a height of twenty (20) feet, sign bases and sign pole bases shall be screened from view of the adjacent roadway with a minimum of three (3) understory trees and a continuous hedge having a height at planting of at least three (3) feet above grade. (See Figures F-14 and F-15 at the end of section 911.19).
 - iv. For development involving sites of forty (40) acres or more the ten (10) feet sign height requirement may be waived by the board of county commissioners if the development project applicant prepares and the board of county commissioners approves a sign package that reduces the total sign area otherwise allowed under the corridor plan and sign ordinance by ten (10) percent or more. Outparcels on larger sites shall comply with the six (6) feet to ten (10) feet height limitations specified above.
 - v. Required setbacks from property lines or right-of-way: One (1) foot subject to satisfaction of sight distance requirements.
 - vi. Number of allowable signs per street frontage: No change from Table 1, Footnote #2 of Table 1 shall be modified, requiring a minimum of two hundred (200) feet of separation between signs along the same street frontage.
 2. *Wall/facade signs.*
 - i. *Maximum sign area allowed:* Reduce to fifty (50) percent of what is allowed in Table 2.
 3. Modifications to these special sign sizes and dimensions regulations may be approved through the PD (Planned Development) process.
- (f) *Colors:*
1. The following colors are encouraged for signage:

- i. Use of earth-tone colors and pastels.
 - ii. Darker backgrounds with light color sign copy.
 - iii. Use of colors that match or are compatible with the project's architecture.
 2. The following colors are prohibited for signage:
 - i. The use of shiny or bright metallic or mill finish colors (i.e.: gold, silver, bronze, chrome, aluminum, stainless steel, etc...). Colors such as medium or dark bronze are acceptable and encouraged. Polished or weathered true bronze, brass, or copper metal finishes are acceptable and encouraged. Precious metal colors are allowed on sand blasted or carved "wood look" style signs.
 - ii. The use of garish colors, such as fluorescent colors, is prohibited.
 - iii. The use of black for signage background. Changeable copy signage is excluded from this prohibition.
- (g) *Multi-tenant spaces:* Applicants of proposed multi-tenant projects, such as shopping centers, out parcels, industrial complexes and parks, and office complexes and parks, shall submit a sign program for review and approval. This sign program shall communicate the coordination and consistency of design, colors, materials, illumination, and locations of signage. In a multi-tenant project where no established pattern exists as described above, the owner of the multi-tenant project shall be required to submit a sign program for approval prior to issuance of any new sign permits for a tenant space.
- (h) *Design criteria and additional restrictions and allowances:*
1. *Freestanding signage:*
 - i. All freestanding signs restricted to a maximum height of no more than sixteen (16) feet shall be of a wide-based monument style. Pole signs are discouraged, but may be permitted when the supporting structures are completely screened from view with landscaping or berm features. Said landscaping and/or berming shall cover and screen the entire area beneath the sign at time of certificate of occupancy (C.O.) issuance.

Design and locational requirements may be modified for compliance with sight distance standards, upon approval from the public works and community development directors or their designees.
 - ii. Any freestanding signs constructed from flat panel material, such as high density polyurethane, MDO, sheet metal, or the like, shall have a distance of no less than eight (8) inches from face to face, and shall be enclosed on all sides to cover internal frame.
 2. *Freestanding changeable copy signs:*
 - i. Where allowed, a freestanding changeable copy sign shall not comprise more than eighty (80) percent of the total area of the actual sign.
 3. *Wall/facade signage:*
 - i. The maximum vertical dimension of a facade or wall sign shall not exceed twenty-five (25) percent of the building height.
 - ii. Awnings with lettering shall be considered wall signs. Where lettering is used on an awning, the area of lettering shall be included in the percentage limitation of a project's sign area.
 - iii. Lettering, logos, and trim colors on canopy facia shall be considered a wall sign and shall be limited to thirty-three (33) percent of the facia area of any one (1) elevation. Internally illuminated signs shall not be placed on a canopy structure, and no sign shall be placed above the facia on a canopy structure.

- iv. Wall signs (facade signs) are prohibited on roofs with a slope less than 20:12 (rise:run) pitch. Wall signs mounted on a roof shall be enclosed on all sides to cover the internal frame and its connection to the roof. Also see IRC LDR's Section 956.12(1)(o).
- 4. *Changeable copy wall signs for theaters:*
 - i. Theaters may utilize up to eighty (80) percent of actual sign area for display of names of films, plays or other performances currently showing.
- 5. *Illumination:*
 - i. All external flood sign illumination shall be mounted at grade, directly in front of the sign area. Light source shall be completely shielded from oncoming motorist's view.
- 6. *Window signs:* "Window signs" shall include permanently affixed window signs, temporary window signs, and any signs or displays located within three (3) feet of the window, door, or storefront. Window signs shall not exceed ten (10) percent of the window storefront area (window panes and framing) per store or business, and in no case shall exceed fifty (50) square feet per store or business. Street address numbers and lettering, and flyers or posters related to not for profit events and organizations, shall not count as window signage. "Open," "closed," hours of operations and identification window signage totaling up to four (4) square feet shall not count as window signage.
- (i) *Nonconforming signs:* It is the intent of these regulations to allow nonconforming signs to continue until they are no longer used or become hazardous, and to encourage conformance to these special sign regulations. A "compatible freestanding sign" shall be defined as any freestanding sign permitted prior to the adoption of these special regulations, and conforming to the SR 60 maximum height requirements for a freestanding sign, and wide-based monument style mounting for a freestanding sign.
 - 1. Nonconforming signs are subject to the following:
 - i. Nonconforming signs or nonconforming sign structures on sites abandoned for twelve (12) or more consecutive months shall not be permitted for reuse.
 - ii. Except as otherwise provided herein, there may be a change of tenancy or ownership of a nonconforming sign, without the loss of nonconforming status, if the site is not abandoned for twelve (12) or more consecutive months.
 - iii. Colors of a nonconforming sign shall not be changed from those existing at the time of the adoption of this Code, unless new colors comply with the SR 60 Corridor special color requirements.
 - iv. A nonconforming sign shall not be enlarged or increased in any way from its lawful size at the time of the adoption of these special regulations.
 - 2. *Repairs and maintenance:* Normal repairs and maintenance may be made: however, the cost of such repairs and/or maintenance made during any two-year period shall not exceed fifty (50) percent of the replacement cost of the sign at the end of the two-year period.
 - 3. *Reconstruction after catastrophe:* If any nonconforming sign is damaged by fire, flood, explosion, collapse, wind, war, or other catastrophe, to such an extent that the cost of repair and reconstruction will exceed fifty (50) percent of the replacement cost at the time of damage, it shall not be used or reconstructed except in full conformity with the provisions of these special regulations.
- (10) *Screening of accessory features:*
 - (a) *Screening of chain link fencing.* Where chain link or similar fencing is allowed to be used (e.g. around stormwater ponds), such fencing shall be green or black and shall be located and landscaped so as to visually screen the fencing from public view.
- (11) *Project-related median alterations:* Where alterations to medians of any thoroughfare plan road within the corridor area are proposed in conjunction with a development project, said median

improvements shall include installation of stamped/colored concrete or brick pavers and landscaping improvements consistent with the guidelines for improvements within the SR 60 right-of-way contained in the adopted corridor plan.

- (12) *Underground utilities services required:* Where new utilities services (e.g. electrical, phone, cable) are provided to project sites, such service shall be installed underground.
- (13) *Major, minor, administrative site plan approval:* Within the corridor area, development and redevelopment requiring major site plan approval shall comply with the corridor plan requirements. Within the area of development of projects requiring minor site plan approval or administrative approval, the previously described special regulations for new major development shall apply. The area of development for such projects shall be the area of the site containing buildings, additions, structures, facilities or improvements proposed by the applicant or required to serve those items proposed by the applicant. As an example, a small building addition that requires additional parking spaces would result in a project area of development/redevelopment that includes the addition AND the parking lot addition and adjacent required landscape areas.
- (14) *Non-conformities:* Within the corridor area, legally established existing development and uses that do not comply with these special regulations are grandfathered-in under the countywide nonconformities regulations of LDR Chapter 904. All nonconforming uses and structures are governed by the LDR Chapter 904 regulations.

In addition, within the corridor area the following non-conformities regulations shall apply:

- (a) *Nonconforming property:* It is the intent of this chapter to allow nonconforming properties to continue, but also to encourage their conformity to what shall be referred to as a "compatible property." A "compatible property" shall be considered in compliance with the intent of the corridor special regulations.
- (b) *Continuance of nonconforming property:* A nonconforming property may be continued, subject to the following provisions:
 - 1. Use of nonconforming structures abandoned for a period of twelve (12) or more consecutive months (cross-reference LDR section 904.08) located on a nonconforming property shall not be permitted until the property is brought into compliance with the requirements of a compatible property.
 - 2. Except as otherwise provided herein, there may be a change of tenancy or ownership of a nonconforming property, without the loss of nonconforming status, if use of the nonconforming structures is not abandoned for a period of twelve (12) or more consecutive months.
 - 3. Colors of a structure located on a nonconforming property shall not be changed from those existing at the time of the adoption of these special regulations, unless the new, to-be-painted colors comply with the SR 60 special color regulations.
 - 4. Projects on nonconforming properties requiring a building permit (excluding permits for roofs or minor repairs) shall be required to bring the property into compliance as a "compatible property."
 - 5. A structure located on a nonconforming property shall not be enlarged or increased in any way from its lawful size at the time of the adoption of these special regulations. Where such changes are made, a building permit and compliance with the requirements of a "compatible property" are required for the enlargement or addition.
- (15) *Variances:*
 - (a) Variances from these special corridor regulations shall be processed pursuant to the procedures and timeframes of Section 70.001, Florida Statutes. The planning and zoning commission shall recommend variances to the board of county commissioners for final action.
 - (b) The planning and zoning commission is authorized to propose settlements of claims under F.S. ch. 70, through any means set out in § 70.001(4)(c).

- (c) Criteria. The planning and zoning commission shall not approve a variance or other proposal for relief unless it finds the following:
1. The corridor regulation directly restricts or limits the use of real property such that the property owner is permanently unable to attain the reasonable, investment-backed expectation for the existing use of the real property or a vested right to a specific use of the real property with respect to the real property as a whole; or
 2. That the property owner is left with existing or vested uses that are unreasonable such that the property owner bears permanently a disproportionate share of a burden imposed for the good of the public, which in fairness should be borne by the public at large; and
 3. The relief granted protects the public interest served by the regulations at issue and is the appropriate relief necessary to prevent the corridor regulations from inordinately burdening the real property.

(Ord. No. 2005-017, § 1, 5-17-05; Ord. No. 2007-012, § 1, 3-20-07; Ord. No. 2010-008, § 5, 3-23-10; Ord. No. 2010-09, § 10, 5-4-10; Ord. No. 2010-023, § 1, 10-19-10; Ord. No. 2012-017, § 1, 7-10-12; Ord. No. 2012-039, § 2, 12-11-12)

Appendix D

Indian River County Impact Fees

Unincorporated Indian River County Impact Fee Schedule (Effective Date: July 1, 2020 Adjusted to Be Consistent with Florida SB 1066) Ordinance: #2020-005

LUC	Land Use	Unit	Net Impact Fee										Total Net Impact Fee	Admin Fee (2.0%)	Total Impact Fee	
			Correctional Facilities	Solid Waste Facilities	Public Buildings	Libraries	Fire/Emer. Services	Law Enforcement	Parks & Rec	Transportation	Educational Facilities					
RESIDENTIAL:																
210	Single Family (Detached) - Less than 1,000 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Single Family (Detached) - 1,000 to 1,500 sf (Household Income Not to Exceed 80% of Median Income)*	du	\$0	\$0	\$173	\$0	\$116	\$81	\$340	\$2,971	\$655	\$4,336	\$87	\$4,423		
	Single Family (Detached) - Less than 1,500 sf	du	\$0	\$0	\$345	\$0	\$231	\$162	\$679	\$5,942	\$1,310	\$8,669	\$173	\$8,842		
	Single Family (Detached) - 1,501 to 2,499 sf	du	\$0	\$0	\$415	\$0	\$278	\$196	\$819	\$6,632	\$1,310	\$9,650	\$193	\$9,843		
	Single Family (Detached) - 2,500 sf and greater	du	\$0	\$0	\$465	\$0	\$312	\$219	\$918	\$7,553	\$1,310	\$10,777	\$216	\$10,993		
220	Multi-Family (Low-Rise, 1-2 levels)	du	\$0	\$0	\$225	\$0	\$152	\$112	\$468	\$4,753	\$539	\$6,249	\$125	\$6,374		
221	Multi-Family (Mid-Rise, 3-10 levels)	du	\$0	\$0	\$225	\$0	\$152	\$112	\$468	\$3,536	\$539	\$5,032	\$101	\$5,133		
240	Mobile Home Park/RV (tied down)	du	\$0	\$0	\$269	\$0	\$178	\$112	\$471	\$2,435	\$574	\$4,039	\$81	\$4,120		
252	Assisted Care Living Facility (ACLF)	bed	\$0	\$0	\$135	\$0	\$188	\$120	n/a	\$590	n/a	\$1,033	\$21	\$1,054		
LODGING:																
310	Hotel	room	\$0	\$0	\$137	NA	\$192	\$123	n/a	\$1,763	n/a	\$2,215	\$44	\$2,259		
320	Motel	room	\$0	\$0	\$114	NA	\$160	\$102	n/a	\$850	n/a	\$1,226	\$25	\$1,251		
RECREATION:																
411	Public Park	acre	\$0	\$0	\$7	NA	\$10	\$6	n/a	\$280	n/a	\$303	\$6	\$309		
420	Marina	boat berth	\$0	\$0	\$18	NA	\$25	\$16	n/a	\$1,102	n/a	\$1,161	\$23	\$1,184		
430	Golf Course	hole	\$0	\$0	\$114	NA	\$160	\$102	n/a	\$13,932	n/a	\$14,308	\$286	\$14,594		
444	Movie Theater w/Matinee	screen	\$0	\$0	\$705	NA	\$987	\$632	n/a	\$16,540	n/a	\$18,864	\$377	\$19,241		
490	Tennis Court	court	\$0	\$0	\$190	NA	\$266	\$170	n/a	\$11,235	n/a	\$11,861	\$237	\$12,098		
492	Racquet Club/Health Club/Dance Studio	1,000 sf	\$0	\$0	\$327	NA	\$458	\$293	n/a	\$12,776	n/a	\$13,854	\$277	\$14,131		
INSTITUTIONS:																
520	Elementary School (Private, K-5)	student	\$0	\$0	\$11	NA	\$15	\$10	n/a	\$378	n/a	\$414	\$8	\$422		
522	Middle School (Private, 6-8)	student	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$425	n/a	\$465	\$9	\$474		
530	High School (Private, 9-12)	student	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$458	n/a	\$498	\$10	\$508		
540/550	University/Jr College (Private)	student	\$0	\$0	\$14	NA	\$19	\$12	n/a	\$914	n/a	\$959	\$19	\$978		
560	Church	1,000 sf	\$0	\$0	\$50	NA	\$70	\$45	n/a	\$1,858	n/a	\$2,023	\$40	\$2,063		
565	Day Care Center	1,000 sf	\$0	\$0	\$110	NA	\$154	\$99	n/a	\$5,392	n/a	\$5,755	\$115	\$5,870		
571	Jail	bed	NA	\$0	\$23	NA	\$32	\$21	n/a	\$360	n/a	\$436	\$9	\$445		
575	Fire & Rescue Station	1,000 sf	\$0	\$0	\$57	NA	n/a	\$51	n/a	\$1,703	n/a	\$1,811	\$36	\$1,847		
590	Library	1,000 sf	\$0	\$0	\$356	NA	\$498	\$319	n/a	\$31,211	n/a	\$32,384	\$648	\$33,032		
MEDICAL:																
610	Hospital	1,000 sf	\$0	\$0	\$175	NA	\$245	\$157	n/a	\$4,263	n/a	\$4,840	\$97	\$4,937		
620	Nursing Home	bed	\$0	\$0	\$135	NA	\$188	\$120	n/a	\$517	n/a	\$960	\$19	\$979		
640	Veterinary Clinic	1,000 sf	\$0	\$0	\$191	NA	\$268	\$172	n/a	\$6,607	n/a	\$7,238	\$145	\$7,383		
OFFICE:																
710	General Office	1,000 sf	\$0	\$0	\$121	NA	\$169	\$108	n/a	\$3,530	n/a	\$3,928	\$79	\$4,007		
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$0	\$0	\$163	NA	\$228	\$146	n/a	\$9,021	n/a	\$9,558	\$191	\$9,749		
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$0	\$0	\$233	NA	\$327	\$209	n/a	\$12,921	n/a	\$13,690	\$274	\$13,964		
732	Post Office	1,000 sf	\$0	\$0	\$212	NA	\$297	\$190	n/a	\$14,337	n/a	\$15,036	\$301	\$15,337		
733	Government Office Complex	1,000 sf	\$0	\$0	n/a	NA	\$238	\$152	n/a	\$12,322	n/a	\$12,712	\$254	\$12,966		
760	Research & Development Center	1,000 sf	\$0	\$0	\$140	NA	\$196	\$125	n/a	\$4,127	n/a	\$4,588	\$92	\$4,680		
RETAIL:																
820	Retail/Shopping Center	1,000 sf/la	\$0	\$0	\$205	NA	\$287	\$184	n/a	\$5,603	n/a	\$6,279	\$126	\$6,405		
840/841	New/Used Auto Sales	1,000 sf	\$0	\$0	\$213	NA	\$299	\$191	n/a	\$6,811	n/a	\$7,514	\$150	\$7,664		
850	Supermarket	1,000 sf	\$0	\$0	\$327	NA	\$458	\$293	n/a	\$9,119	n/a	\$10,197	\$204	\$10,401		
890	Furniture Store	1,000 sf	\$0	\$0	\$44	NA	\$61	\$39	n/a	\$1,590	n/a	\$1,734	\$35	\$1,769		
SERVICE:																
911	Bank/Savings Walk-In	1,000 sf	\$0	\$0	\$140	NA	\$196	\$125	n/a	\$4,988	n/a	\$5,449	\$109	\$5,558		
912	Bank/Savings Drive-In	1,000 sf	\$0	\$0	\$202	NA	\$283	\$181	n/a	\$8,618	n/a	\$9,284	\$186	\$9,470		
932	Restaurant	1,000 sf	\$0	\$0	\$756	NA	\$1,059	\$678	n/a	\$17,987	n/a	\$20,480	\$410	\$20,890		
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$0	\$0	\$1,316	NA	\$1,845	\$1,181	n/a	\$42,069	n/a	\$46,411	\$928	\$47,339		
942	Automobile Care Center	1,000 sf	\$0	\$0	\$227	NA	\$318	\$203	n/a	\$5,559	n/a	\$6,307	\$126	\$6,433		
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$0	\$0	\$198	NA	\$278	\$178	n/a	\$5,481	n/a	\$6,135	\$123	\$6,258		
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	\$0	\$0	\$242	NA	\$338	\$217	n/a	\$6,546	n/a	\$7,343	\$147	\$7,490		
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	\$0	\$0	\$274	NA	\$384	\$246	n/a	\$7,343	n/a	\$8,247	\$165	\$8,412		
947	Self-Service Car Wash	service bay	\$0	\$0	\$131	NA	\$183	\$117	n/a	\$4,797	n/a	\$5,228	\$105	\$5,333		
INDUSTRIAL:																
110	General Light Industrial	1,000 sf	\$0	\$0	\$68	NA	\$95	\$61	n/a	\$1,795	n/a	\$2,019	\$40	\$2,059		
140	Manufacturing	1,000 sf	\$0	\$0	\$62	NA	\$87	\$56	n/a	\$1,421	n/a	\$1,626	\$33	\$1,659		
150	Warehousing	1,000 sf	\$0	\$0	\$15	NA	\$21	\$13	n/a	\$629	n/a	\$678	\$14	\$692		
151	Mini-Warehouse	1,000 sf	\$0	\$0	\$6	NA	\$8	\$5	n/a	\$367	n/a	\$386	\$8	\$394		
154	High-Cube Transload/Storage	1,000 sf	\$0	\$0	\$12	NA	\$17	\$11	n/a	\$509	n/a	\$549	\$11	\$560		
n/a	Concrete Plant	acre	\$0	\$0	\$212	NA	\$297	\$190	n/a	\$5,653	n/a	\$6,352	\$127	\$6,479		
n/a	Sand Mining	acre	\$0	\$0	\$27	NA	\$38	\$24	n/a	\$728	n/a	\$817	\$16	\$833		

*Policy discounts are applied to Single Family Affordable Housing with less than 1,000 sq ft (no fee) and to Single Family Affordable Housing with 1,000 to 1,500 sq ft (fee decrease of 50% of the fee for less than 1,500 sf single family home tier)

Appendix E

IRC Utility Department Existing
Water and Sewer Location Map

EXISTING WATER AND SEWER LINE LOCATIONS



Appendix E
FEMA FIRM Map

FEMA FLOOD ZONE



NFIP

PANEL 0359H

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**INDIAN RIVER
COUNTY,
FLORIDA**

AND INCORPORATED AREAS

PANEL 359 OF 390

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
INDIAN RIVER COUNTY	120119	0359	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER
12061C0359H**

**MAP REVISED
DECEMBER 4, 2012**

Federal Emergency Management Agency