

RESOLUTION NO. 15-02

**A RESOLUTION OF THE TOWN OF INDIAN RIVER SHORES,
FLORIDA, PROVIDING GUIDANCE AS TO RETAIL USES
PERMITTED IN THE SPECIFIC SITE DESIGNATED HEREIN.**

WHEREAS, the Town Council has approved a site plan for a commercial building planned for construction on three lots located directly east of Town Hall, bordered to the north and south by Sunrise Terrace and Beachcomber Lane, respectively, which are zoned C1A Limited Commercial; and

WHEREAS, the Planning, Zoning & Variance Board and Town Council have considered further defining the retail uses permitted in the building; and

WHEREAS, guidance and information relating to retail usage will be beneficial to the residents of the area, the developers, and proposed occupants of the building.

NOW, THEREFORE, BE IT RESOLVED that the following guidance and procedure for rental of the designated not-to-exceed three thousand (3,000) square feet of Retail Area in the proposed building is adopted:

A. **Retail Area:** Retail stores and retail tenants are permissible, but limited to a total of 3,000 square feet on the first floor of the building (the retail area). Retail stores and retail tenants are not permitted in the balance of the building. The balance of the building, and related commercial activities and uses, is governed by Section 160.05, as modified herein.

B. **Designated Permitted Retail Uses:** The following enumerated business activities are considered to be permitted retail use in the Retail Area:

1. Apparel, accessories, and footwear;
2. Jewelry, glassware, china/silver, stationery, paper products, and wedding registry items.
3. Bookstore, art, and handcrafted items;
4. Day Spa and personal services (by appointment only). Personal services exclude beauty parlors and barber shops;
5. Housewares and home furnishings;
6. Florist;
7. Custom audio/visual.

C. **Approval of Designated Uses:** Tenants utilizing any of the Designated Permitted Retail Uses listed above in the Retail Area are deemed to be approved, without further official Town action or approval. All other proposed uses in the Retail Area must be presented to the Town Planning, Zoning & Variance Board for advance consideration and approval.

D. A copy of the provisions of this Resolution shall be available at the Town Building Department.

PASSED AND ADOPTED at a meeting of the Town Council this 26th day of March, 2015.

/s
Brian M. Barefoot, Mayor

ATTEST:

/s
Laura Aldrich, Town Clerk