

SUMMARY PAGE: Subject Property 1

GENERAL

Applicant: Indian River Land Trust, Inc
Location: Southeast corner of 79th Street and U.S. Highway 1
Acreage: ±11.59 acres
Existing Land Use Designation: C/I, Commercial/ Industrial
Requested Land Use Designation: M-1, Medium Density Residential-1 (up to 8 units/acre)
Existing Zoning: CL, Limited Commercial District
Requested Zoning: RM-6, Multi-Family Residential District (up to 6 units/acre)
Existing Land Use: Vacant/Undeveloped

ADJACENT LAND

North: Home Furnishing Shops/Hobart Landing Sub.; CL and RM-6 Zoning Districts
West: Vacant; CH, Heavy Commercial District
South: Christ the King Presbyterian Church; CL, Limited Commercial District
East: Vacant; RM-6, Multiple-Family Residential District (up to 6 units/acre)

INFRASTRUCTURE

Water and sewer available

ENVIRONMENTAL CONSTRAINTS

None

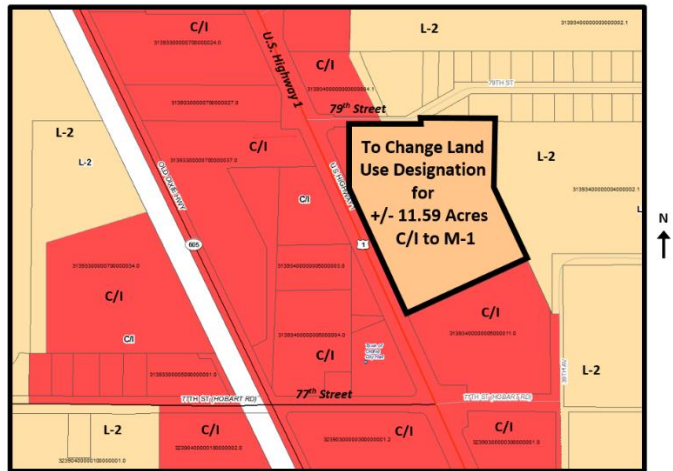
PUBLIC NOTIFICATION

	Planning and Zoning Commission	Board of County Commissioners
Staff Contact:	Bill Schutt	Bill Schutt
Date Advertised:	September 9, 2018	November 4, 2018
# of Surrounding Property Owner Notifications:	46	46
Date Notification Mailed:	September 10, 2018	November 5, 2018
Date Sign Posted:	September 10, 2018	November 5, 2018

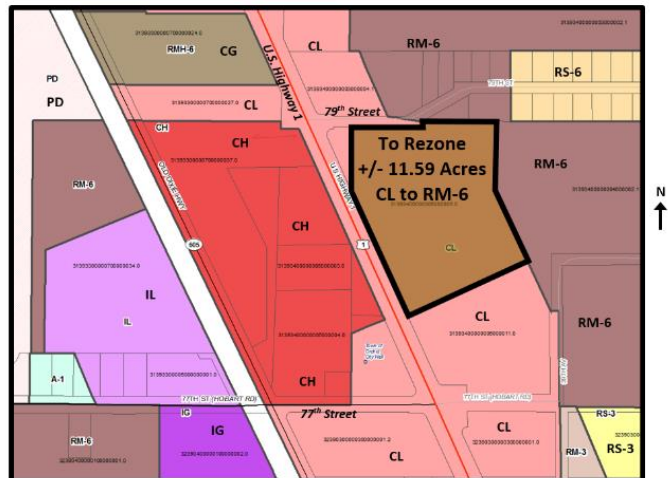
STAFF RECOMMENDATION

Staff supports the request

Subject Property 1 - Indian River Land Trust, Inc. Land Use Designation Amendment Request



Subject Property 1 - Indian River Land Trust, Inc. Rezoning Request



SUMMARY PAGE: Subject Property 2

GENERAL

Applicant: Schwerin Asset Advisors, LLC
Location: Northeast corner of 41st Street and U.S. Highway 1
Acreage: ±11.44 acres
Existing Land Use Designation: M-1, Medium Density Residential-1 (up to 8 units/acre)
Requested Land Use Designation: C/I, Commercial/Industrial
Existing Zoning: RM-6, Multi-Family Residential District (up to 6 units/acre)
Requested Zoning: CL, Limited Commercial District (± 10.61 Acres); OCR, Office, Commercial, Residential District (± 0.83 Acres)
Existing Land Use: Vacant

ADJACENT LAND

North: Vacant/Pinson Sub.; RM-6, Multi-Family Residential District (up to 6 units/acre)
South: 41st Street and Vacant; CG, General Commercial District
East: Vacant; RM-6, Multi-Family Residential District (up to 6 units/acre)
West: U.S. Highway 1, Gas Station & Retail; CG, General Commercial District

INFRASTRUCTURE

Water and sewer available

ENVIRONMENTAL CONSTRAINTS

None

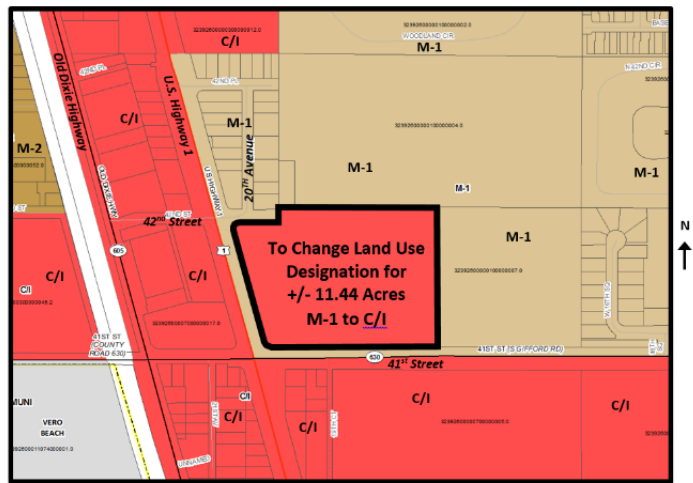
PUBLIC NOTIFICATION

	Planning and Zoning Commission	Board of County Commissioners
Staff Contact:	Bill Schutt	Bill Schutt
Date Advertised:	September 9, 2018	November 4, 2018
# of Surrounding Property Owner Notifications:	17	17
Date Notification Mailed:	September 10, 2018	November 5, 2018
Date Sign Posted:	September 10, 2018	November 5, 2018

STAFF RECOMMENDATION

Staff supports the request

Subject Property 2 - Schwerin Asset Advisors, LLC Land Use Designation Amendment Request



Subject Property 1 - Schwerin Asset Advisors, LLC Rezoning Request

