

SUMMARY PAGE

GENERAL

Applicant #1: Schwerin Realty Corp, Warren L. Schwerin, and Michael J. Buchel and Santo Molino

Applicant #2: Indian River County (for Annie B. Colley)

Location: Southeast corner of 41st Street and US Highway 1

Acreage: Schwerin and Others = ±9.94 acres
Colley Property (IRC Initiated) = ±0.20 acres

Land Use Designation: C/I, Commercial/Industrial

Existing Zoning: MED, Medical District

Requested Zoning: CG, General Commercial District

Existing Land Use: Vacant

ADJACENT LAND

North: 41st Street and RM-6, Residential Multi-family (up to 6 units per acre)

South: PD, Planned Development (Commercial/Light Industrial) & MED, Medical Distr.

East: MED, Medical District

West: U.S. Highway 1 and CG, General Commercial District

INFRASTRUCTURE

Wastewater service is available to the site from the Central County Regional Wastewater Treatment Facility, while potable water service is available to the site from the North County Reverse Osmosis Plant.

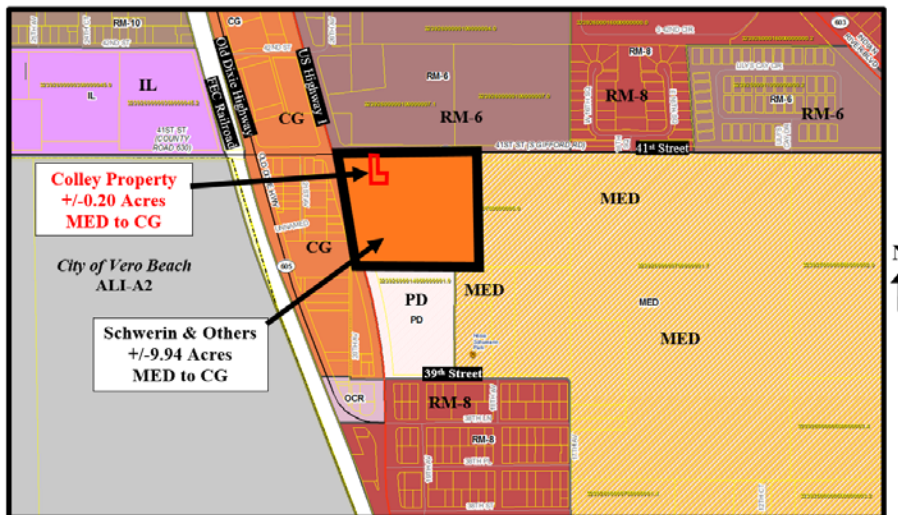
ENVIRONMENTAL CONSTRAINTS

None / Flood Zone X

PUBLIC NOTIFICATION

	Planning and Zoning Commission	Board of County Commissioners
Staff Contact:	Bill Schutt	Bill Schutt
Date Advertised:	1/10/18	3/18/18
# of Surrounding Property Owner Notifications:	27	27
Date Notification Mailed:	1/10/18	3/19/18
Date Sign Posted:	1/10/18	3/19/18

Proposed Zoning of Subject Properties



STAFF RECOMMENDATION

Approval

ATTACHMENT 1