

SUMMARY PAGE

GENERAL

Applicant: CEMEX Construction Materials, LLC
Location: 3150 53rd Street, Vero Beach, Florida 32967
Acreage: +/- 26.76 acres (Property 1: +/-6.13, Property 2: +/-15.85, Property 3: +/-4.78)
Land Use Designation: C/I, Commercial/Industrial
Existing Zoning: A-1, Agricultural District (up to 1 unit/5 acres) and IG, General Industrial.
Requested Zoning: IG, General Industrial; CH, Heavy Commercial; and CG General Commercial
Existing Land Use: Property 1: Existing CEMEX facility, A-1; Property 2: Vacant, A-1; Property 3: Vacant, IG

ADJACENT LAND

North: Property 1, 2, 3: Golf Course, RM-4 Residential Multifamily (up to 4 units/acre);
South: Property 1: Titan Materials, IG General Industrial and A-1 (up to 1 unit/5 acres);
 Property 2: Titan Materials, A-1 Agricultural (up to 1 unit/5 acres); Property 3: A-1 Agricultural (up to 1 unit/5 acres) and PD Planned Development;
East: Property 1: Existing CEMEX LLC property, IG General Industrial; Property 2: Property 1, A-1 Agriculture; Property 3: Property 2 A-1 Agriculture;
West: Property 1: Property 2; Property 2: Property 3; Property 3: Vacant wooded lot, PD Planned Development.

INFRASTRUCTURE

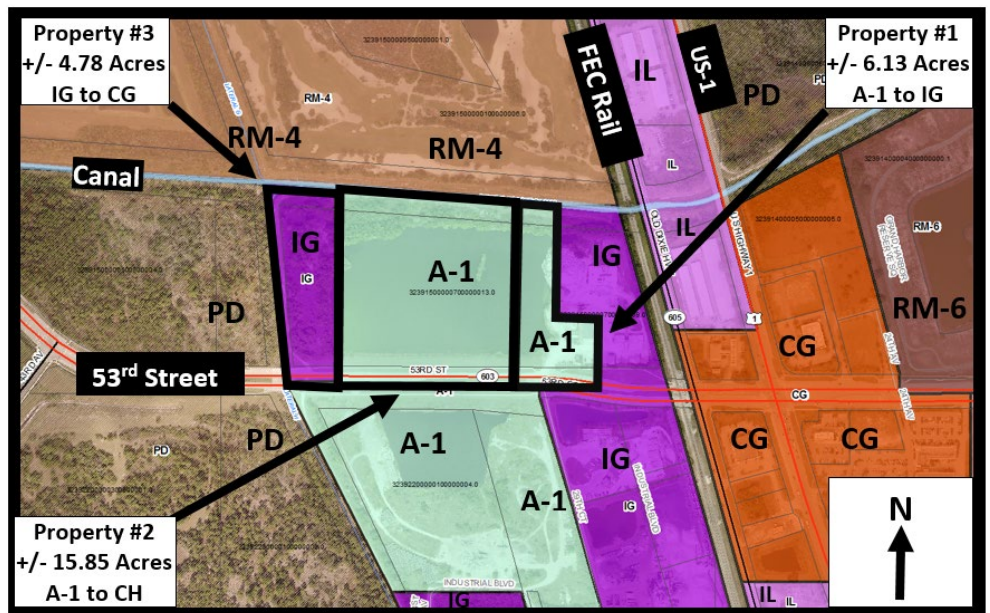
Potable water service is available within +/- ¼ mile and wastewater service is available within +/- ½ mile

ENVIRONMENTAL CONSTRAINTS

None, Flood Zone X

PUBLIC NOTIFICATION

	Planning and Zoning Commission	Board of County Commissioners
Staff Contact:	Matt Kalap	Matt Kalap
Date Advertised:	11/27/19	1/26/20
# of Surrounding Property Owner Notifications:	6 – Total	6 – Total
Date Notification Mailed:	11/27/19	1/27/20
Date Sign Posted:	11/27/19	1/27/20



STAFF RECOMMENDATION

Approval

ATTACHMENT 1