

SUMMARY PAGE

GENERAL

Applicant: Hanlex Development, LLC
Location: 2083, 2087 & 2095 US Highway 1, Vero Beach, Florida 32962
Acreage: +/- 2.34 acres
Land Use Designation: C/I, Commercial/Industrial
Existing Zoning: CH, Heavy Commercial District
Requested Zoning: CG, General Commercial District
Existing Land Use: Vacant, partially vegetated lot

ADJACENT LAND

North: Gas Station/Convenience Store, CG *General Commercial District*;
South: Novurania of America Industrial Park, IL *Light Industrial District*;
East: US Highway 1, Restaurant/Retail, CG *General Commercial District*, Vero Shores Residential Subdivision, RS-6 *Single-Family Residential (up to 6 units/acre)*;
West: FEC Railroad, Florida Ridge NO.2 Commercial Subdivision, CH *Heavy Commercial District*

INFRASTRUCTURE

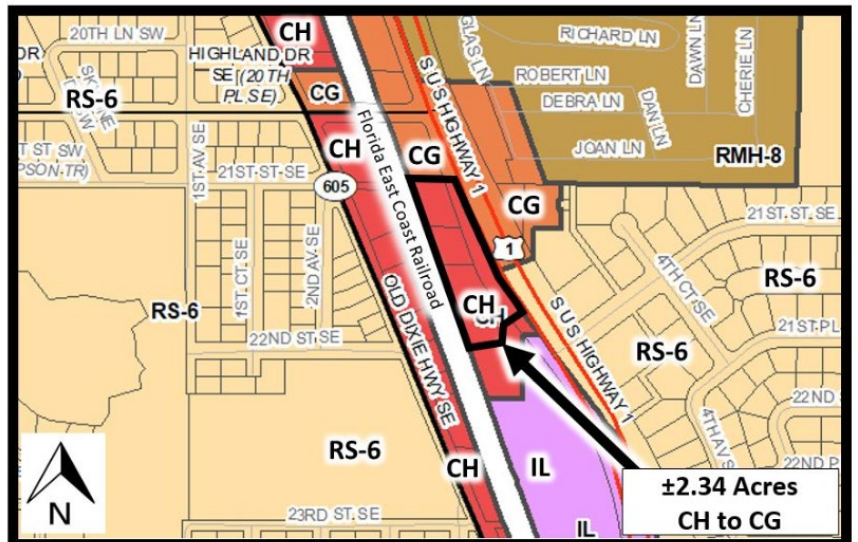
Potable water service is available within +/- ¼ mile and wastewater service is available within +/- ½ mile

ENVIRONMENTAL CONSTRAINTS

None, Flood Zone X

PUBLIC NOTIFICATION

	Planning and Zoning Commission	Board of County Commissioners
Staff Contact:	Matt Kalap	John Stoll
Date Advertised:	7/7/2021	9/3/2021
# of Surrounding Property Owner Notifications:	23 – Total	23 - Total
Date Notification Mailed:	7/7/2021	9/3/2021
Date Sign Posted:	7/7/2020	9/3/2021



STAFF RECOMMENDATION

Approval

ATTACHMENT 1