

SUMMARY PAGE

GENERAL

Applicant: Hanlex Development LLC and Sogra Properties LLC
Location: 2480 27th Avenue SW and property north and adjacent to 2465 27th Avenue SW
Acreage: +/- 5.437 acres (Property 1 +/-4.40 and Property 2 +/-1.037)
Land Use Designation: C/I, Commercial/Industrial
Existing Zoning: CN, Neighborhood Commercial District
Requested Zoning: CL, Limited Commercial District
Existing Land Use: Property 1: Vacant/1 Vacant Residence, Vegetated
 Property 2: Vacant/Vegetated

ADJACENT LAND

North: Property 1: Fish Farm, A-1 Agricultural 1 District; Property 2: SF Residence, RS-3, Single-Family Residential District (up to 3 units/acre)
South: Property 1: South Dike and Ditch and St. Lucie County, RS-4 District and CN District; Property 2: Gas Station, CL, Limited Commercial District
East: Property 1: Fish Farm, A-1 Agricultural 1 District; Property 2: 27th Avenue SW and Fish Farm, A-1 Agricultural 1 District)
West: Property 1: 27th Avenue SW, gas station and Vacant; Property 2: SF Residences, RS-3, Single-Family Residential District (up to 3 units/acre)

INFRASTRUCTURE

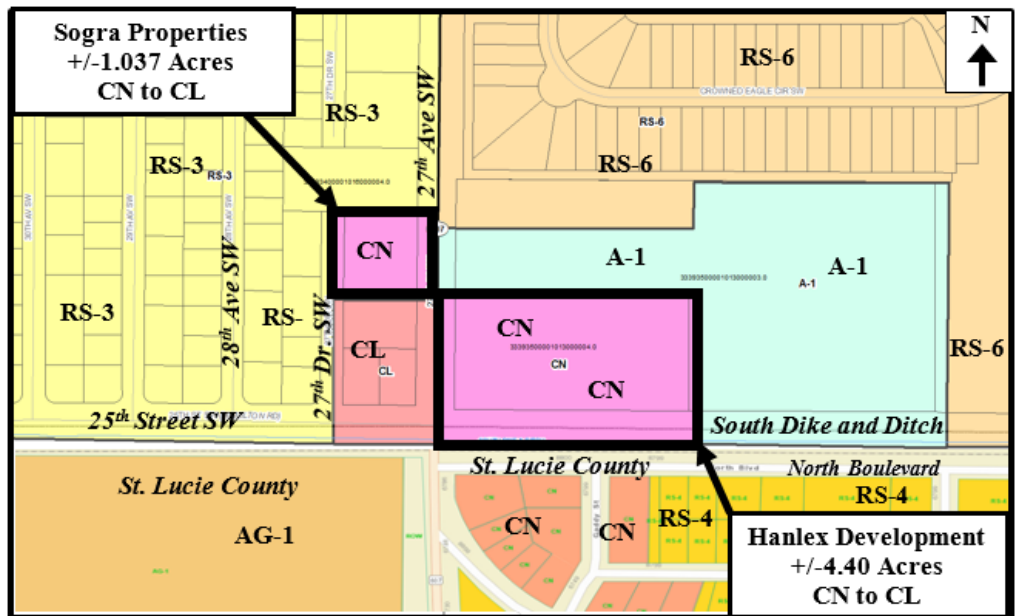
Potable water service is available within +/- ¼ mile and wastewater service is available within +/- ½ mile

ENVIRONMENTAL CONSTRAINTS

None, Flood Zone X

PUBLIC NOTIFICATION

	Planning and Zoning Commission	Board of County Commissioners
Staff Contact:	Bill Schutt	Bill Schutt
Date Advertised:	9/25/19	10/20/19
# of Surrounding Property Owner Notifications:	53 – Total (36 – IRC) (17 – SLC)	53 – Total (36 – IRC) (17 – SLC)
Date Notification Mailed:	9/25/19	10/21/19
Date Sign Posted:	9/25/19	10/21/19



STAFF RECOMMENDATION

Approval

ATTACHMENT 1