

SUMMARY PAGE

GENERAL

Applicant: Sunnyside Up 1, LLC
Location: 6205 26th Street, Vero Beach, Florida 32966
Acreage: +/- 40.25 acres
Land Use Designation: M-1, Medium Density Residential-1 (8 units/Acre)
Existing Zoning: PDTND, Planned Development Traditional Neighborhood Design
Requested Zoning: RM-8, Residential Multi-Family District (up to 8 units/acre)
Existing Land Use: Vacant, Wooded lot

ADJACENT LAND

North: Woodfield, PD Planned development;
South: The Indian River Mall, CG General Commercial District, Vacant, A-1 (up to 1 unit/5 acres) Stormwater Management, RM-6, Multiple Family Residential District (up to 8 units/acre);
East: Bella Rosa, RM-8, Multiple Family Residential (up to 8 units/acre), Rivera Estates, RS-6, Single Family Residential (up to 6 units/acre);
West: Bella Vista Isles, RM-8 Residential Multiple Family (up to 8 units/acre).

INFRASTRUCTURE

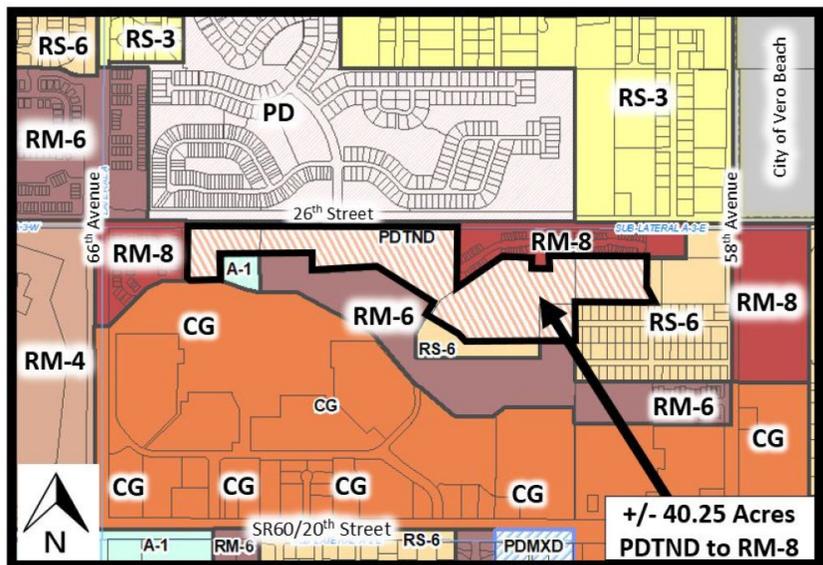
Potable water service is available within +/- ¼ mile and wastewater service is available within +/- ½ mile

ENVIRONMENTAL CONSTRAINTS

None, Flood Zone X

PUBLIC NOTIFICATION

| | Planning and Zoning Commission | Board of County Commissioners |
|--|--------------------------------|-------------------------------|
| Staff Contact: | Matt Kalap | Matt Kalap |
| Date Advertised: | 2/24/2021 | 4/4/2021 |
| # of Surrounding Property Owner Notifications: | 110 – Total | 110 -- Total |
| Date Notification Mailed: | 2/24/2020 | 4/5/2021 |
| Date Sign Posted: | 2/24/2020 | 4/5/2021 |



STAFF RECOMMENDATION

Approval

ATTACHMENT 1