



# Indian River County Florida

Indian River County  
Administration Complex  
1801 27th Street, Building A  
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## Legislation Details (With Text)

**File #:** 19-0170      **Version:** 1

**Type:** Public Hearing      **Status:** Agenda Ready

**File created:** 2/15/2019      **In control:** Board of County Commissioners

**On agenda:** 3/5/2019      **Final action:** 3/5/2019

**Title:** Indian River Land Trust, Inc.'s Request to Amend the Comprehensive Plan to Re-designate ± 11.59 Acres From C/I, Commercial/ Industrial to M-1, Medium Density Residential-1 (up to 8 units/acre), and to Rezone Those ± 11.59 Acres From CL, Limited Commercial District, to RM-6, Multi-Family Residential District (up to 6 units/acre), located at the southeast corner of 79th Street and U.S. Highway 1; and Simultaneous Request by Schwerin Asset Advisors, LLC's to Amend the Comprehensive Plan to Re-designate ± 11.44 Acres From M-1, Medium Density Residential-1 (up to 8 units/acre), to C/I, Commercial/ Industrial, and to Rezone ± 0.83 Acres of that Property to OCR, Office, Commercial, Residential District and to Rezone the Remaining ± 10.61 Acres of that Property from RM-6, Multi-Family Residential District (up to 6 units/acre), to CL, Limited Commercial District, located at the northeast corner of 41st Street and U.S. Highway 1; (LUDA 2006090171-81055) (Legislative and Quasi-Judicial - Treat as Quasi-Judicial)

**Sponsors:**

**Indexes:** Comp Plan Amendment, Rezoning

**Code sections:**

**Attachments:** 1. Staff Report, 2. Summary Pages, 3. LUDA and Rezoning Applications, 4. Table of Uses - Commercial Districts, 5. Table of Uses - Multiple Family Res., 6. Comprehensive Plan Amendment Procedures, 7. Standards of Review, 8. Approved 10-11-18 PZC Meeting Minutes, 9. Approved 11-20-18 BCC Meeting Minutes, 10. LUDA Ordinance, 11. Rezoning Ordinance, 12. DEO Review Letter

Date	Ver.	Action By	Action	Result
3/5/2019	1	Board of County Commissioners	Adopted	Pass
3/5/2019	1	Board of County Commissioners	Adopted	Pass

Indian River Land Trust, Inc.'s Request to Amend the Comprehensive Plan to Re-designate ± 11.59 Acres From C/I, Commercial/ Industrial to M-1, Medium Density Residential-1 (up to 8 units/acre), and to Rezone Those ± 11.59 Acres From CL, Limited Commercial District, to RM-6, Multi-Family Residential District (up to 6 units/acre), located at the southeast corner of 79th Street and U.S. Highway 1; and Simultaneous Request by Schwerin Asset Advisors, LLC's to Amend the Comprehensive Plan to Re-designate ± 11.44 Acres From M-1, Medium Density Residential-1 (up to 8 units/acre), to C/I, Commercial/ Industrial, and to Rezone ± 0.83 Acres of that Property to OCR, Office, Commercial, Residential District and to Rezone the Remaining ± 10.61 Acres of that Property from RM-6, Multi-Family Residential District (up to 6 units/acre), to CL, Limited Commercial District, located at the northeast corner of 41st Street and U.S. Highway 1; (LUDA 2006090171-81055) (Legislative and Quasi-Judicial - Treat as Quasi-Judicial)

Based on the analysis, staff and the Planning and Zoning Commission recommend that the Board of County Commissioners: 1. Open the public hearing for the proposed land use designation swap, take and consider public comment, close the public hearing, discuss, and approve the proposed amendment to change the land use designation of Subject Property 1 from C/I to M-1 and Subject Property 2 from M-1 to C/I by adopting the land use amendment ordinance; and 2. Open the public hearing for the proposed rezoning, take and consider public comment, close the public hearing, discuss, and approve the request to rezone Subject Property 2 from RM-6 to OCR and CL by adopting the rezoning ordinance.