

ORDINANCE NO. 2021-\_\_\_\_\_

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FROM RS-6, RESIDENTIAL SINGLE-FAMILY (UP TO 6 UNITS/ACRE), TO PD, PLANNED DEVELOPMENT, FOR APPROXIMATELY 27.69 ACRES OF LAND GENERALLY LOCATED ON SOUTH OF 26<sup>TH</sup> STREET, APPROXIMATELY 1,650 FEET EAST OF 82<sup>ND</sup> AVENUE AND DESCRIBED HEREIN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission, sitting as the local planning agency on such matters, held a public hearing and subsequently considered this rezoning request; and

WHEREAS, the Board of County Commissioners of Indian River County, Florida, did publish and send its Notice of Intent to rezone the hereinafter described property; and

WHEREAS, the Board of County Commissioners determined that this rezoning is in conformance with the Comprehensive Plan of Indian River County; and

WHEREAS, the Board of County Commissioners held a public hearing pursuant to this rezoning request, at which parties in interest and citizens were heard;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Indian River County, Florida, that the zoning of the following described properties situated in Indian River County, Florida, to-wit:

LEGAL DESCRIPTION:

THE EAST 18.85 ACRES OF TRACT 3 AND THE WEST 18.85 ACRES OF TRACT 3, ALL IN SECTION 1, TOWNSHIP 33 SOUTH, RANGE 38 EAST, AS THE SAME IS DESIGNATED ON THE LAST GENERAL PLAT OF THE LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 648.48 FEET OF THE EAST 671.72 FEET AS CONVEYED IN OFFICIAL RECORDS BOOK 1181, PAGE 1213 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

A PARCEL OF LAND BEING A PORTION OF TRACT 3, SECTION 1, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LANDS NOW BEING IN INDIAN RIVER COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 3; THENCE SOUTH 89°43'39" EAST ALONG THE NORTH LINE OF SAID TRACT 3 A DISTANCE OF 656.12 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 671.72 FEET OF SAID TRACT 3; THENCE SOUTH 00°11'04" WEST ALONG SAID WEST LINE A DISTANCE OF 648.48 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 648.48 FEET OF SAID TRACT 3;

ORDINANCE NO. 2021-\_\_\_\_\_

THENCE SOUTH 89°43'39" EAST ALONG SAID SOUTH LINE A DISTANCE OF 671.72 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 00°11'04" WEST ALONG SAID EAST LINE OF TRACT 3 A DISTANCE OF 586.99 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 3; THENCE NORTH 89°49'35" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1327.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT 3; THENCE NORTH 00°11'10" EAST ALONG SAID WEST LINE A DISTANCE OF 1237.76 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 27.69 ACRES MORE OR LESS.

is changed from RS-6, Residential Single-Family (up to 6 units/acre), to PD, Planned Development, with the general project layout as depicted in the attached conceptual PD plan (Exhibit A).

All with the meaning and intent and as set forth and described in said Land Development Regulations. This ordinance shall become effective upon filing with the Department of State.

This ordinance was advertised in the Indian River Press Journal on the 28<sup>th</sup> day of February, 2021, for a public hearing to be held on the 16<sup>th</sup> day of March, 2021, at which time it was moved for adoption by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and adopted by the following vote:

Chairman Joseph E. Flescher	_____
Vice Chairman Peter D. O'Bryan	_____
Commissioner Susan Adams	_____
Commissioner Joseph H. Earman	_____
Commissioner Laura Moss	_____

BOARD OF COUNTY COMMISSIONERS  
OF INDIAN RIVER COUNTY

BY: \_\_\_\_\_  
Joseph E. Flescher, Chairman

ATTEST: Jeffrey R. Smith, Clerk of Court and Comptroller

BY: \_\_\_\_\_  
Deputy Clerk

This ordinance was filed with the Department of State on the following date: \_\_\_\_\_

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

---

Dylan Reingold, County Attorney

APPROVED AS TO PLANNING MATTERS

---

Phillip J. Matson, AICP; Community Development Director

# Exhibit A

