

ORDINANCE NO. 2020-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY +/- 38.85 ACRES LOCATED SOUTH OF THE VERO BEACH OUTLETS MALL APPROXIMATELY +/- 2,500 FEET EAST OF 98th AVENUE AND APPROXIMATELY +/- 1,550 FEET NORTH OF THE 12th STREET RIGHT OF WAY AND BETWEEN 1,000 TO 125 FEET WEST OF I-95, FROM CG, GENERAL COMMERCIAL DISTRICT, TO CRVP, COMMERCIAL RECREATIONAL VEHICLE PARK DISTRICT; AND PROVIDING CODIFICATION, SEVERABILITY, AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission, sitting as the local planning agency on such matters, held a public hearing and subsequently made a recommendation regarding 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 held a public hearing pursuant to this rezoning request, at which parties in interest and citizens were heard; and

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

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

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 33 SOUTH, RANGE 38 EAST, THENCE RUN ALONG THE NORTH SECTION LINE OF SAID SECTION N89°20'24"W A DISTANCE OF 147.58 FEET, THENCE RUN N00°36'28"E A DISTANCE OF 768.10 FEET, THENCE RUN S89°44'51"E A DISTANCE OF 322.71 FEET, THENCE RUN N00°15'09"E A DISTANCE OF 87.75 FEET, THENCE RUN S30°12'01"E A DISTANCE OF 562.28 FEET, THENCE RUN S88°31'21"E A DISTANCE OF 468.64 FEET, THENCE RUN S00°00'00"E A DISTANCE OF 371.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT 15 OF SECTION 3 TOWNSHIP 33 SOUTH, RANGE 38 EAST, THENCE RUN ALONG THE SOUTH LINE OF SAID TRACT 15 S89°10'32"E A DISTANCE OF 298.66 FEET, RUN S00°46'47"W A DISTANCE OF 207.02 FEET, THENCE RUN S15°04'25"E A DISTANCE OF 228.72 FEET, THENCE RUN S04°27'19"W A DISTANCE OF 205.72 FEET, THENCE RUN S75°21'39"W A DISTANCE OF 260.01 FEET, THENCE RUN S08°13'52"W A DISTANCE OF 58.84 FEET TO A POINT OF A CURVE CONCAVE TO THE SOUTH EAST AND HAVING A RADIUS OF 118.12 FEET, THENCE RUN SOUTH EASTERLY ALONG THE ARC OF

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SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°56'18", A DISTANCE OF 57.03 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH WEST AND HAVING A RADIUS OF 55.43 FEET, THENCE RUN SOUTH WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°51'05", A DISTANCE OF 68.14 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH WEST AND HAVING A RADIUS OF 80.69 FEET, THENCE RUN SOUTH WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 14°20'43", A DISTANCE OF 20.15 FEET, TO A POINT OF A COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 1,225.55 FEET, THENCE RUN SOUTH WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°36'45", A DISTANCE OF 55.87 FEET TO A POINT, THENCE RUN S05°18'38"E A DISTANCE OF 155.31 FEET, THENCE RUN N89°01'31"W A DISTANCE OF 705.38 FEET, THENCE RUN N04°43'26"W A DISTANCE OF 286.19 FEET, THENCE RUN N45°00'53"E A DISTANCE OF 11.32' FEET, THENCE RUN N06°54'54"E A DISTANCE OF 24.17 FEET, THENCE RUN N53°08'37"W A DISTANCE OF 25.46 FEET, THENCE RUN N31°09'07"W A DISTANCE OF 20.39 FEET, THENCE RUN N03°10'08"E A DISTANCE OF 14.46 FEET, THENCE RUN N04°24'08"W A DISTANCE OF 4.55 FEET, THENCE RUN N62°56'22"W A DISTANCE OF 17.63 FEET, THENCE RUN S79°23'07"W A DISTANCE OF 11.36 FEET, THENCE RUN N90°00'00"W A DISTANCE OF 17.80 FEET, THENCE RUN S81°45'21"W A DISTANCE OF 42.58 FEET, THENCE RUN N82°42'18"W A DISTANCE OF 61.24 FEET, THENCE RUN N14°17'35"W A DISTANCE OF 34.04 FEET, THENCE RUN N70°48'37"E A DISTANCE OF 33.35 FEET, THENCE RUN N75°55'57"E A DISTANCE OF 20.66 FEET, THENCE RUN S89°18'26"E A DISTANCE OF 17.47 FEET, THENCE RUN N49°19'46"E A DISTANCE OF 25.59 FEET, THENCE RUN S62°00'11"E A DISTANCE OF 16.80 FEET, THENCE RUN S39°16'48"E A DISTANCE OF 23.68 FEET, THENCE RUN S86°01'14"E A DISTANCE OF 34.85 FEET, THENCE RUN N49°53'34"W A DISTANCE OF 20.09 FEET, THENCE RUN N03°29'20"W A DISTANCE OF 28.50 FEET, THENCE RUN N14°48'01"W A DISTANCE OF 18.47 FEET, THENCE RUN N39°39'10"W A DISTANCE OF 30.12 FEET, THENCE RUN N22°09'46"W A DISTANCE OF 25.87 FEET, THENCE RUN N78°41'27"W A DISTANCE OF 19.06 FEET, THENCE RUN N31°10'11" A DISTANCE OF 32.69 FEET, THENCE RUN S85°40'43"W A DISTANCE OF 34.45 FEET, THENCE RUN N80°54'43"W A DISTANCE OF 34.71 FEET, THENCE RUN N00°18'40"E A DISTANCE OF 485.75 FEET , THENCE RUN N89°10'32"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.85 ACRES.

is changed from CG, General Commercial District to CRVP, Commercial Recreational Vehicle Park District.

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.

Approved and adopted by the Board of County Commissioners of Indian River County, Florida, on this 15th day of December, 2020.

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This ordinance was advertised in the Press-Journal on the 29th day of November 2020, for a public hearing to be held on the 15th day of December, 2020 at which time it was moved for adoption by Commissioner _____, seconded by _____, and adopted by the following vote:

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

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Joseph E. Flescher, Chairman

ATTEST BY: _____
Jeffrey Smith, Clerk Of Circuit Court and Comptroller

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

William K. DeBaal, Deputy County Attorney

APPROVED AS TO PLANNING MATTERS

Phillip J. Matson, AICP; Community Development Director