

ORDINANCE NO. 2020-\_\_\_\_\_

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FROM RS-3, RESIDENTIAL SINGLE-FAMILY (UP TO 3 UNITS/ACRE) AND A-1, AGRICULTURAL-1 (UP TO 1 UNIT/5 ACRES), TO PDTND, PLANNED DEVELOPMENT TRADITIONAL NEIGHBORHOOD DESIGN, FOR APPROXIMATELY 79.1 ACRES OF LAND GENERALLY LOCATED ON THE WEST SIDE OF 58TH AVENUE, NORTH OF 53RD STREET, AND SOUTH OF THE NORTH RELIEF CANAL 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 DESCRIPTIONS:

THE EAST ONE HALF OF TRACT 14, SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF 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.

PARCEL No. 32391700001014000002.0 AND PARCEL No. 32391700001014000003.0

TOGETHER WITH:

TRACT 15, SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS THE NORTH 125 FEET FOR CANAL RIGHTS OF WAY OF NORTH RELIEF CANAL, INDIAN RIVER FARMS WATER CONTROL DISTRICT, AND THE SOUTH 30 FEET FOR 53rd STREET ROAD RIGHT OF WAY. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND RESERVATIONS OF RECORD.

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PARCEL NO. 32391700001015000001.0

TRACT 16, LESS THE NORTH 125 FEET FOR CANAL RIGHT-OF-WAY OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THAT CERTAIN ADDITIONAL RIGHT OF WAY DEDICATION ACCORDING TO OFFICIAL RECORDS BOOK 3058, PAGE 293, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL NO. 32391700001016000001.0

is changed from RS-3, Residential Single-Family (up to 3 units/acre) and A-1, Agricultural-1 (up to 1 unit/5 acres), to PDTND, Planned Development Traditional Neighborhood Design, 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 5<sup>th</sup> day of January, 2020, for a public hearing to be held on the 21<sup>st</sup> day of January, 2020, at which time it was moved for adoption by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and adopted by the following vote:

Chairman Susan Adams	_____
Vice Chairman Joseph E. Flesher	_____
Commissioner Tim Zorc	_____
Commissioner Peter D. O’Bryan	_____
Commissioner Bob Solari	_____

BOARD OF COUNTY COMMISSIONERS  
OF INDIAN RIVER COUNTY

BY: \_\_\_\_\_  
Susan Adams, Chairman

ORDINANCE NO. 2020-\_\_\_\_\_

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

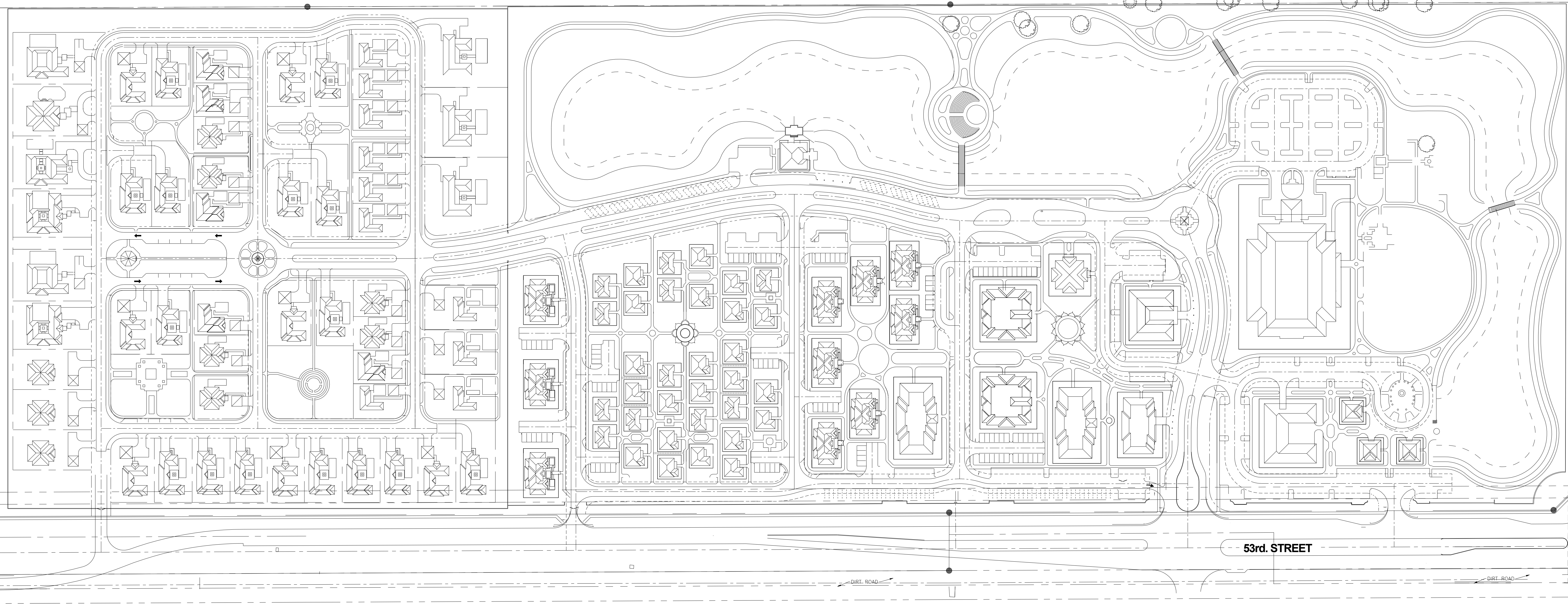
APPROVED AS TO PLANNING MATTERS

\_\_\_\_\_  
Roland M. DeBlois, AICP; Interim Community Development Director

NORTH RELIEF CANAL

NORTH RELIEF CANAL

NORTH RELIEF CANAL



# EXHIBIT 'A'



North

Drawing name: J:\16-041 Mondolo Village 53rd Street bet. 58th and 66 Avns Ederer - Blotzky\Drawings\Civil\Conceptual\16-041 Mondolo Village 53rd Street(2)1.dwg by ScottBarner on Dec 18, 2019 - 2:56pm