

ORDINANCE NO. 2018-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY ±9.94 ACRES LOCATED SOUTH OF 41st STREET AND EAST OF US HIGHWAY 1, FROM MED, MEDICAL DISTRICT, TO CG, GENERAL COMMERCIAL 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:

PARCEL 1:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 230.00 FEET, LESS RIGHT OF WAY AS RECORDED IN O.R. BOOK 1002, PAGE 816, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. ALL SAID LANDS LYING IN SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AS RECORDED IN O.R. BOOK 1131, PAGE 1800, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL 2:

LOTS 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25, JACKSON BROTHERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER

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COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 71, SAID LANDS NOW SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE AFORESAID PARCELS THOSE PORTIONS CONVEYED IN OFFICIAL RECORD BOOK 95, PAGE 246, AND OFFICIAL RECORD BOOK 1002, PAGE 797, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

AND LESS AND EXCEPT THE EAST 8.0 ACRES THEREOF.

SAID PARCELS CONTAINS 9.94 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS, AND RESTRICTIONS, AS CONTAINED WITHIN THE CHAIN OF TITLE.

is changed from MED, Medical District, to CG, General Commercial District.

All with the meaning and intent 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 3rd day of April, 2018.

This ordinance was advertised in the Press-Journal on the 18th day of March 2018, for a public hearing to be held on the 3rd day of April, 2018 at which time it was moved for adoption by Commissioner _____, seconded by _____, and adopted by the following vote:

Peter D. O'Bryan, Chairman	_____
Bob Solari, Vice Chairman	_____
Joseph E. Flescher, Commissioner	_____
Timothy Zorc, Commissioner	_____
Susan Adams, Commissioner	_____

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Peter D. O'Bryan, Chairman

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

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

William K. DeBraul, Deputy County Attorney

APPROVED AS TO PLANNING MATTERS

Stan Boling, AICP; Community Development Director

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