

ORDINANCE NO. 2018-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY ±6.836 ACRES LOCATED NORTH OF AND ADJACENT TO ROUND ISLAND RIVERSIDE PARK AND WEST OF SOUTH HIGHWAY A1A BY REZONING ±2.009 ACRES ADJACENT TO SOUTH HIGHWAY A1A FROM RS-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (UP TO 1 UNITS/ACRE), TO RS-3, SINGLE-FAMILY RESIDENTIAL DISTRICT (UP TO 3 UNITS/ACRE), AND BY REZONING THE REMAINING ±4.827 ACRES FROM RS-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (UP TO 1 UNITS/ACRE), TO CON-2, ESTUARINE WETLANDS CONSERVATION DISTRICT (UP TO 1 UNIT/40 ACRES); 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:

A PARCEL OF LAND BEING A PORTION OF LOTS 12 AND 13, KANSAS CITY COLONY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A (OR BOOK 666, PAGE 1408), SAID PARCEL DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE

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ROAD A1A AND THE SOUTH LINE OF SAID LOT 13; THENCE S 89°23'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 324.55 FEET; THENCE N 7°02'39"E A DISTANCE OF 10.69 FEET; THENCE N 19°00'54"W A DISTANCE OF 36.63 FEET; THENCE N 5°10'27"E A DISTANCE OF 39.75 FEET; THENCE N 4°43'22"E A DISTANCE OF 23.23 FEET; THENCE N 9°13'49"W A DISTANCE OF 33.50 FEET; THENCE N 5°50'01"W A DISTANCE OF 43.92 FEET; THENCE N 11°03'18"W A DISTANCE OF 47.32 FEET; THENCE N 27°00'46"W A DISTANCE OF 44.05 FEET; THENCE N 28°07'26"W A DISTANCE OF 24.81 FEET; THENCE N 29°58'21"W A DISTANCE OF 8.16 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 12; THENCE N 89°23'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 283.88 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE S 18°34'40"E, ALONG SAID LINE, A DISTANCE OF 311.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2914.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 04 MINUTES 34 SECONDS A DISTANCE OF 3.87 FEET, TO THE POINT OF BEGINNING. SAID PARCEL NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND CONTAINING 2.009 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

is changed from RS-1, Single-Family Residential District (up to 1 units/acre) to RS-3, Single-Family Residential District (up to 3 units/acre)

AND

THAT PORTION OF LOTS 12 AND 13, KANSAS CITY COLONY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT OF WAY LINE OF STATE ROAD A1A (OR BOOK 666, PAGE 1408) LESS AND EXCEPT ANY PORTION OF "NO NAME ISLAND" WHICH MAY OCCUR WITHIN LOTS 12 AND 13. ALL OF SAID PROPERTY NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING;

BEGIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD A1A AND THE SOUTH LINE OF SAID LOT 13; THENCE S 89°23'27"W, ALONG SAID SOUTH LINE, A DISTANCE OF 324.55 FEET; THENCE N 7°02'39"E A DISTANCE OF 10.69 FEET; THENCE N 19°00'54"W A DISTANCE OF 36.63 FEET; THENCE N 5°10'27"E A DISTANCE OF 39.75 FEET; THENCE N 4°43'22"E A DISTANCE OF 23.23 FEET; THENCE N 9°13'49"W A DISTANCE OF 33.50 FEET; THENCE N 5°50'01"W A DISTANCE OF 43.92 FEET; THENCE N 11°03'18"W A DISTANCE OF 47.32 FEET; THENCE N 27°00'46"W A DISTANCE OF 44.05 FEET; THENCE N 28°07'26"W A DISTANCE OF 24.81 FEET; THENCE N 29°58'21"W A DISTANCE OF 8.16 FEET TO A

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POINT ON THE NORTH LINE OF SAID LOT 12; THENCE N 89°23'27"E, ALONG SAID NORTH LINE, A DISTANCE OF 283.88 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE S 18°34'40"E, ALONG SAID LINE, A DISTANCE OF 311.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2914.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 04 MINUTES 34 SECONDS A DISTANCE OF 3.87 FEET, TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND CONTAINING 4.872 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

is changed from RS-1, Single-Family Residential District (up to 1 units/acre) to CON-2, Estuarine Wetlands Conservation District (up to 1 unit/40 acres).

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 20th day of March, 2018.

This ordinance was advertised in the Press-Journal on the 4th day of March 2018, for a public hearing to be held on the 20th day of March, 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	_____
Tim 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

This ordinance was filed with the Department of State on the following

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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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