

ORDINANCE NO. 2024-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY ±2.90 ACRES LOCATED SOUTHWEST CORNER OF 9TH STREET SW (OSLO ROAD) AND 27TH AVENUE SW, APPROXIMATELY 2 MILES WEST OF HIGHWAY US 1, FROM CL, LIMITED COMMERCIAL 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

A PARCEL OF LAND LYING IN TRACT 1, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILES IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE, COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LANDS NOW LYING AND BEING INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27; THENCE S00°11'29"W ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 205.61 FEET; THENCE LEAVING SAID LINE, RUN N89°48'31"W A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 27TH AVENUE; THENCE

ORDINANCE NO. 2024-_____

CONTINUE N89°48'31"W, A DISTANCE OF 202.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM SAID POINT OF BEGINNING RUN S00°12'30"W, A DISTANCE OF 172.22 FEET TO A POINT; THENCE RUN N89°38'41"W; A DISTANCE OF 104.49 FEET TO A POINT; THENCE RUN N35°31'21"VV, A DISTANCE OF 114.54 FEET TO A POINT; THENCE RUN N00°12'28"E, A DISTANCE OF 255.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OSLO ROAD (PUBLIC ROAD RNV WIDTH VARIES); THENCE RUN S89°44'48"E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 107.69 FEET TO A POINT; THENCE LEAVING SAID LINE RUN S00°12'30"W, A DISTANCE OF 175.89 FEET TO THE SAID POINT OF BEGINNING.

SAID LAND CONTAINS APPROXIMATELY 1.30 ACRES (56525.68 SQ./FT.), MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LYING IN TRACT 1, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILES IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE, COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LANDS NOW LYING AND BEING INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27; THENCE S00°11'29"W ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 205.61 FEET; THENCE LEAVING SAID LINE, RUN N89°48'31"W TO THE WEST RIGHT-OF-WAY LINE OF 27TH AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE FROM SAID POINT OF BEGINNING RUN S00°11 '29"W, ALONG THE SAID WEST RIGHT-OF-WAY LINE OF 27TH AVENUE, A DISTANCE OF 172.80 FEET TO A POINT; THENCE LEAVING SAID LINE RUN N89°48'31"W, A DISTANCE OF 202.83 FEET TO A POINT; THENCE N0°12'30"E, A DISTANCE OF 172.22 FEET TO A POINT; THENCE N89°38'41"W, A DISTANCE OF 202.78 FEET TO THE SAID POINT OF BEGINNING.

SAID LAND CONTAINS APPROXIMATELY 0.80 ACRES (34986.42 SQ./FT.), MORE OR LESS.

PARCEL 3

A PARCEL OF LAND LYING IN TRACT 1, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILES IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE, COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LANDS

ORDINANCE NO. 2024-_____

NOW LYING AND BEING INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27; THENCE S00°11'29"W ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 205.61 FEET; THENCE LEAVING SAID LINE, RUN N89°48'31"W TO THE WEST RIGHT-OF-WAY LINE OF 27TH AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE FROM SAID POINT OF BEGINNING CONTINUE N89°48'31"W, A DISTANCE OF 202.78 FEET TO A POINT; THENCE N0°12'30"E, A DISTANCE OF 175.89 FEET TO THE SOUTH RIGHT-OF-WAY OF OSLO ROAD (PUBLIC ROAD RIGHT-OF-WAY WIDTH VARIES); THENCE S89°44'48"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.73 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE RUN S44°46'40"E, A DISTANCE OF 56.60 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF 27TH AVENUE; THENCE S0°11'29"W ALONG SAID LINE, A DISTANCE OF 135.67 FEET TO THE SAID POINT OF BEGINNING.

SAID LAND CONTAINS APPROXIMATELY 0.80 ACRES (34840.93 SQ./FT.), MORE OR LESS.

is changed from CL, Limited Commercial District to CG General Commercial 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 ___ day of _____, 2024.

This ordinance was advertised in the Press-Journal on the 1st day of December 2024, for a public hearing to be held on the 17th day of December 2024 at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

Joseph E. Flescher, Chairman _____
Deryl Loar, Vice Chairman _____
Susan Adams, Commissioner _____
Joseph H. Earman, Commissioner _____
Laura Moss, Commissioner _____

ORDINANCE NO. 2024-_____

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Joseph E. Flescher, Chairman

ATTEST: Ryan L. Butler, Clerk of Circuit 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

Jennifer W. Shuler, County Attorney

APPROVED AS TO PLANNING MATTERS

Christopher Balter, Planning & Development Services Director