

ORDINANCE NO. 2024-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR ±2.0 ACRES LOCATED AT THE TERMINUS OF 54TH DRIVE, APPROXIMATELY 760 FEET NORTH OF 45TH STREET AND APPROXIMATELY ONE QUARTER OF A MILE EAST OF 58TH AVENUE; FROM RS-6, RESIDENTIAL SINGLE FAMILY TO RMH-8, RESIDENTIAL MOBILE HOME; AND PROVIDING CODIFICATION; SEVERABILITY; AND EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission, sitting as the local planning agency on such matters, has 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 has determined that this rezoning is in conformance with the Comprehensive Plan of Indian River County; and

WHEREAS, the Board of County Commissioners has 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 property situated in Indian River County, Florida, to-wit:

THE WEST 10.01 ACRES OF THE EAST 15.01 ACRES OF TRACT 13, SECTION 21, 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, AT PAGE 25; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; LESS AND EXCEPT LANDS CONVEYED FOR RIGHT-OF-WAY PURPOSES, AS DESCRIBED IN O.R. BOOK 61, AT PAGE 137; AND IN O. R. BOOK 61, AT PAGE 486, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. TOGETHER WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 1371480, HAVING AN EFFECTIVE DATE OF FEBRUARY 6, 2023. THE NORTH 2 ACRES

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OF THE EAST 5 ACRES OF THE EAST 20.01 ACRES OF TRACT 13, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA. TOGETHER WITH CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: VB082212006, HAVING AN EFFECTIVE DATE OF NOVEMBER 30, 2022. PARCEL 1: THE NORTH 2 ACRES OF THE WEST 5 ACRES OF TRACT 14, SECTION 21, 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 LANDS SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 25 FEET OF: THE WEST 5 ACRES OF TRACT 14 SECTION 21, 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 LANDS SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 25 FEET OF: THE WEST 5 ACRES OF TRACT 14 SECTION 21, 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 SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS THE NORTH 2 ACRES THEREOF. PARCEL 2: THE WEST 5 ACRES OF TRACT 14, SECTION 21, 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 SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS RIGHTS OF WAY FOR ROADS AND CANALS AND LESS AND EXCEPT THE NORTH 2 ACRES THEREOF.

SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESERVATIONS AND RESTRICTIONS, IF ANY.

is changed from RS-6, Residential Single-Family, to RMH-8, Residential Mobile Home 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.

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Approved and adopted by the Board of County Commissioners of Indian River County, Florida, on this _____ day of January, 2024.

This ordinance was advertised in the Press-Journal on the 7th day of January, 2024 for a public hearing to be held on the 23rd day of January, 2024, at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

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

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Susan Adams, Chairman

ATTEST : Ryan L. Butler, Clerk of Circuit Court and Comptroller

BY: _____
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

William K. DeBraul, County Attorney

APPROVED AS TO PLANNING MATTERS

Andrew Sobczak, Planning and Development Services Director