

ORDINANCE NO. 2024- _____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY ±65.13 ACRES LOCATED ALONG 98TH AVENUE, LYING NORTH OF 12TH STREET, 1.36 MILES SOUTH OF S.R. 60, APPROXIMATELY ONE-HALF MILE WEST OF I-95; FROM A-1, AGRICULTURAL-1 TO RM-6, RESIDENTIAL MULTIPLE-FAMILY; 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:

A PARCEL OF LAND BEING A PORTION OF TRACTS 2, 7 AND 8, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA, SAID PARCEL LYING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE NORTH 89

ORDINANCE NO. 2024-_____

DEGREES 38 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 8, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF THE 60 FOOT ROAD RESERVATION FOR 98TH AVENUE, AS SHOWN ON SAID PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE FO 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 12TH STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREES 38 MINUTES 17 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1744.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 30 SECONDS EAST, A DISTANCE FO 2601.77 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT ROAD RESERVATION FOR 16TH STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION; THENCE SOUTH 89 DEGREES 37 MINUTES 38 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 434.84 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 2; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1300.86 FEET TO THE COMMON CORNER OF TRACTS 1, 2, 7 AND 8 OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 37 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 8, A DISTACNE FO 1305.07 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE 60 FOOT ROAD RESERVATION FOR 98TH AVENUE; THENCE SOUTH 00 DEGREES 20 MINUTES 30 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1300.72 FEET TO THE POINT OF BEGINNING.

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

is changed from A-1, Agricultural-1, to RM-6, Residential Multiple-Family 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 6th day of February, 2024.

This ordinance was advertised in the Press-Journal on the 27th day of December, 2023 for a public hearing to be held on the 6th day of February, 2024, at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

ORDINANCE NO. 2024-_____

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