

ORDINANCE NO. 2024-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FROM RS-6, RESIDENTIAL SINGLE-FAMILY (UP TO 6 UNITS/ACRE), TO PD, PLANNED DEVELOPMENT, FOR APPROXIMATELY 17.80 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF 41ST STREET AND 43RD AVENUE AND DESCRIBED HEREIN AND PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Indian River County, Florida, that the zoning of the following described properties situated in Indian River County, Florida, to-wit:

LEGAL DESCRIPTION:

THE WEST 1/2 OF TRACT 5, SECTION 27, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS. LESS AND EXCEPT RIGHTS OF WAY OF RECORD.

is changed from RS-6, Residential Single-Family (up to 6 units/acre), to PD, Planned Development, with the general project layout as depicted in the attached conceptual PD plan (Exhibit A).

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.

This ordinance was advertised in the Indian River 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:

Chairman Joseph E. Flescher _____

Vice Chairman Deryl Loar _____

Commissioner Susan Adams _____

Commissioner Joseph H. Earman _____

Commissioner Laura Moss _____

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Joseph E. Flescher, Chairman

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

BY: _____
Deputy Clerk
State of Florida
County of Indian River

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Jennifer Shuler, County Attorney

APPROVED AS TO PLANNING MATTERS

Chris Balter, Planning & Development Services Director

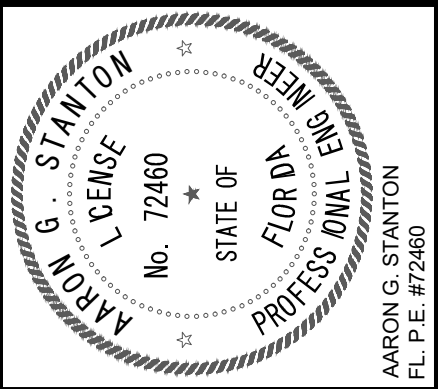
DATE	REVISIONS
09-20-2023	1. ADD CLUBHOUSE PER CLIENT
08-21-2023	2. PER TRC COUNTY COMMENTS
01-15-2024	3. PER TRC COMMENTS 12-18-2023
06-26-2024	4. PER TRC COMMENTS 5-8-2024
09-02-2024	5. REVERSE SIDEWALK BENEFIT
	6.
	7.
	8.

DATE ISSUED	9/17/2024
CHECKED	AJB
DATE	MARCH 2023
DRAWN	GWR
DESIGNED	GWR
JOB NO.	22-0120

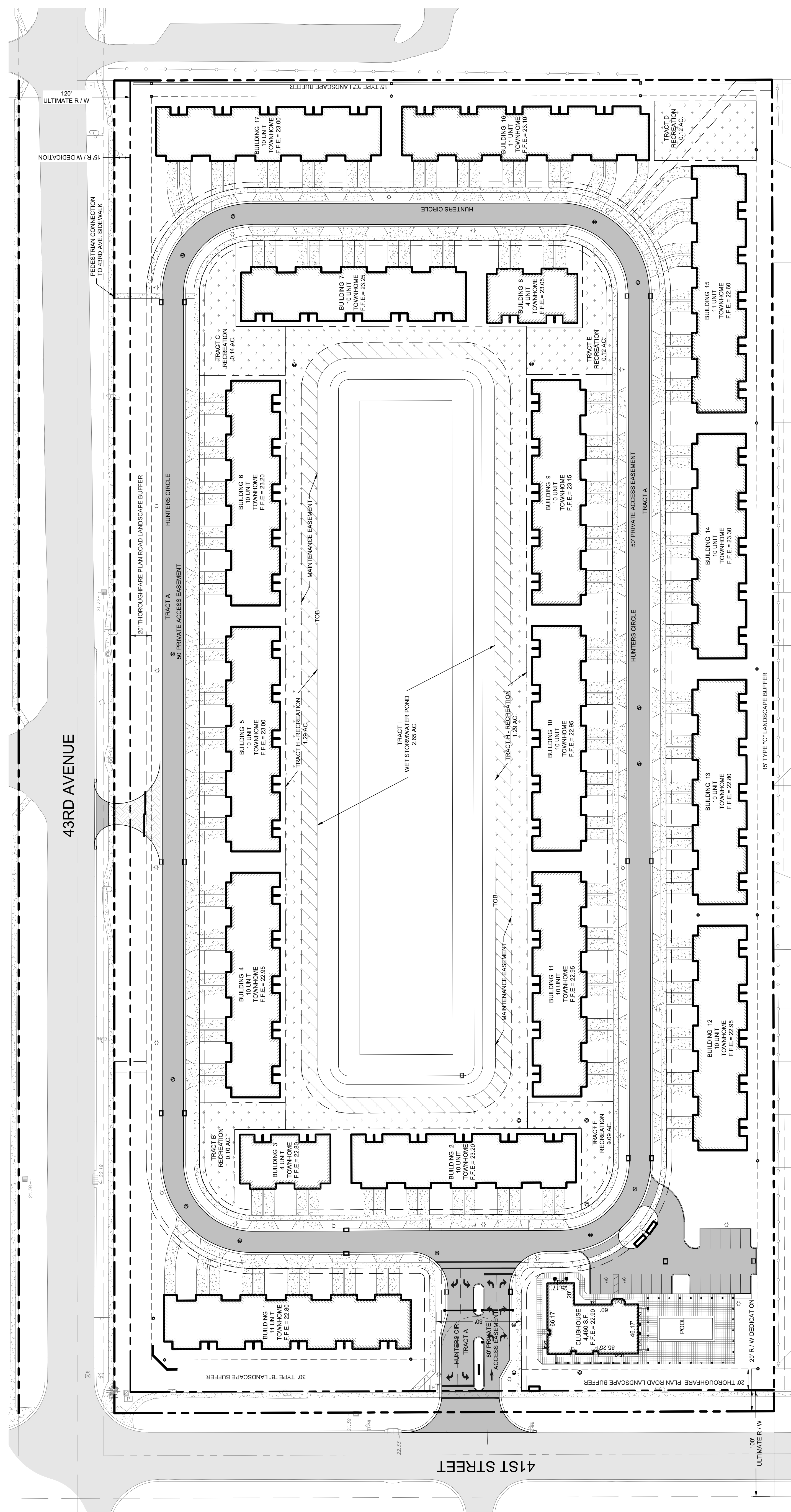
FMBV
ENGINEERING, INC.
 CONSULTING ENGINEERING & ASSOCIATES
 MOJA BOYLES VILLANAR & ASSOCIATES
 CA #3728
 1855 - 20TH STREET
 MIAMI BEACH, FL 33139
 PHONE: (305) 551-1519
 FAX: (305) 551-1517

PD PLAN / PRELIMINARY PLAT

HUNTERS GROVE
 PLANNED DEVELOPMENT
 FLORIDA
 INDIAN RIVER COUNTY

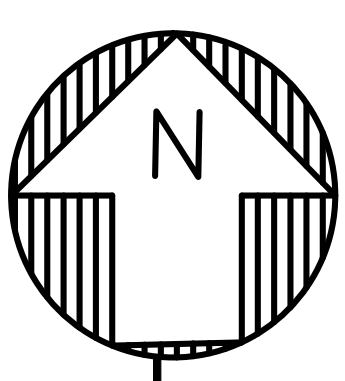


33
 SHEET
 22-0120



LEGEND

[Symbol]	EXISTING CONCRETE	[Symbol]	RECREATION TRACT
[Symbol]	EXISTING ASPHALT	[Symbol]	MAINTENANCE EASEMENT
[Symbol]	PROPOSED ASPHALT	[Symbol]	PROPOSED STREET LIGHTING
[Symbol]	PROPOSED CONCRETE	[Symbol]	
[Symbol]	PROPOSED STABILIZED GRASS PAVERS OR ENGINEER-APPROVED EQUIVALENT		



PD PLAN / PRELIMINARY PLAT
 SCALE: 1" = 50'

