

## ORDINANCE NO. 516

**AN ORDINANCE OF TOWN OF INDIAN RIVER SHORES, FLORIDA, A MUNICIPAL CORPORATION, PURSUANT TO SECTION 163.3187, FLORIDA STATUTES, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT AND LAND DEVELOPMENT CODE CHANGE FOR LOT 1, SUNNY SANDS SUBDIVISION, PBI 3-99, INDIAN RIVER COUNTY, FLORIDA (A/K/A 906 BEACHCOMBER LANE, INDIAN RIVER SHORES, FLORIDA); CHANGING THE COMPREHENSIVE PLAN DESIGNATION FROM RESIDENTIAL LOW DENSITY TO COMMERCIAL AND THE ZONING FROM R1A SINGLE FAMILY RESIDENCE TO C1A LIMITED COMMERCIAL; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an application for small-scale Comprehensive Plan amendment to change Lot 1, SUNNY SANDS SUBDIVISION, PBI 3-99, Indian River County, Florida (a/k/a 906 Beachcomber Lane, Indian River Shores, Florida, 32963) from a Residential Low Density (LD) to a Limited Commercial Development (CL) with a zoning designation of C1A Limited Commercial has been filed with the Town; and

**WHEREAS**, the application has been considered by the Planning, Zoning & Variance Board which held a public hearing and recommended the acceptance of the change.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF INDIAN RIVER SHORES, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The Comprehensive Plan of the Town relating to Lot 1, SUNNY SANDS SUBDIVISION, PBI 3-99, Indian River County, Florida (a/k/a 906 Beachcomber Lane, Indian River Shores, Florida, 32963, be changed from Residential Low Density (LD) to Limited Commercial (CL) use.

**SECTION 2.** The zoning as provided for in the Land Development Code on said lot be changed from R1A Single Family Residence to C1A Limited Commercial.

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 4.** The change in the Comprehensive Plan and zoning as provided in the Land Development Code to commercial shall be **effective thirty-one (31) days after passage** of this Ordinance.

*Passed 1st Reading: October 23, 2014*

*Published: November 5, 2014*

**PASSED AND ADOPTED** upon second and final reading at a regular meeting of the Town Council of the Town of Indian River Shores, Florida, on this 19<sup>th</sup> day of November, 2014.

Attest:

By: /s \_\_\_\_\_  
Brian M. Barefoot, Mayor

/s \_\_\_\_\_  
Laura Aldrich, Town Clerk