

## ORDINANCE NO. 2024-\_\_\_\_

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY 5.55 ACRES LOCATED NORTH OF 71<sup>st</sup> STREET, EAST OF AND ADJACENT TO OLD DIXIE HIGHWAY, AND WEST OF AND ADJACENT TO U.S. HIGHWAY 1, FROM CG, GENERAL COMMERCIAL DISTRICT, TO CH, HEAVY 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:

THAT PART OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 32 SOUTH , RANGE 39 EAST, LYING EASTERLY OF OLD DIXIE HIGHWAY RIGHT-OF-WAY AND WESTERLY OF PRESENT U.S. HIGHWAY NO. 1 RIGHT-OF-WAY; LESS AND EXCEPT THAT LAND DESCRIBED IN OFFICAL RECORDS BOOK 92, PAGE 93 AND LESS AND EXCEPT THAT LAND DESCRIBED IN OFFICIAL RECORD BOOK 124, PAGE 540, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

PARCEL ID NUMBER: 32-39-03-00000-5000-00002.0

is changed from CG, General Commercial District to CH Heavy Commercial District.

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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 \_\_\_\_\_

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