

ORDINANCE NO. 2025-____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY 1.04 ACRES LOCATED ON THE NORTH SIDE OF COUNTY ROAD 510, APPROXIMATELY 500 FEET NORTHEAST OF U.S. HIGHWAY 1, FROM CL, LIMITED COMMERCIAL DISTRICT, TO CG, GENERAL 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:

ALL OF LOTS 1, 2, 3, AND 10, TOGETHER WITH THE PORTIONS OF LOTS 4, 5, 7, 8, 9, 12 AND 13 LYING NORTHERLY OF THE RIGHT OF WAY FOR COUNTY ROAD 510, ALL IN BLOCK 9, WEONA PARK SUBDIVISION REPLAT, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

is changed from CL, Limited Commercial District to CG, General Commercial 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 9th day of December, 2025.

ORDINANCE NO. 2025-_____

This ordinance was advertised in the Press-Journal on the 29th day of October 2025, for a public hearing to be held on the 9th day of December 2025 at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

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

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Daryl Loar, 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

Susan J Prado, Deputy County Attorney

APPROVED AS TO PLANNING MATTERS

John C. Stoll, Planning & Development Services Director