

ORDINANCE NO. 2025-____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY ±8.0 ACRES LOCATED SOUTH OF 41ST STREET LYING APPROXIMATELY 200 FEET EAST OF THE HIGHWAY US 1 AND 41ST STREET INTERSECTION, FROM CG, GENERAL COMMERCIAL DISTRICT, TO MED, MEDICAL 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:

PARCEL 1:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1; SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF JACKSON BROTHERS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS:

THE WEST 205.00 FEET OF THE WEST 230.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST LYING EAST OF U.S. HIGHWAY NO.1

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THE EAST 563.53 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST.

ADDITIONAL ROAD RIGHT OF WAY FOR 41ST STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 1002, PAGE 797; OFFICIAL RECORDS BOOK 1002, PAGE 816 AND OFFICIAL RECORDS BOOK 1002, PAGE 1981, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA.

PARCEL 2:

A 25 FOOT WIDE STRIP OF UNIMPROVED ROAD RIGHT-OF-WAY LYING AND BEING IN JACKSON BROTHERS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS:

THE EAST 25 FEET OF THE WEST 230.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1

THE EAST 563.53 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

is changed from CG, General Commercial District to MED, Medical 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 25th day of February, 2025.

This ordinance was advertised in the Press-Journal on the 9th day of February 2025, for a public hearing to be held on the 25th day of February, 2025 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	_____

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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

Chris Balter, Planning & Development Services Director