

ORDINANCE NO. 2025-____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY +/- 9.24 ACRES LOCATED APPROXIMATELY 0.1 OF A MILE WEST OF 66th AVENUE AND APPROXIMATELY 0.46 OF A MILE EAST OF 71ST STREET AVENUE; FROM A-1, AGRICULTURE DISTRICT, TO RM-8, MULTIPLE-FAMILY RESIDENTIAL 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:

THE EAST 10 ACRES OF WEST 20.42 ACRES OF TRACT 16, SECTION 6, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT ADDITIONAL ROAD RIGHT OF WAY DESCRIBED AS PARCEL 9: A RIGHT OF WAY, A 70 FOOT WIDE STRIP OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 785, PAGE 1923, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID ADDITIONAL ROAD RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD BOOK 2296, PAGE 833, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, ABANDONMENTS AND RIGHTS OF WAY OF RECORD.

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is changed from A-1, Agricultural District to RM-8, Multiple-Family Residential 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 7th day of October, 2025.

This ordinance was advertised in the Press-Journal on the 27th day of August 2025, for a public hearing to be held on the 7th day of October 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 _____

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: _____

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APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Susan J Prado, Deputy County Attorney

APPROVED AS TO PLANNING MATTERS

Ryan Sweeney, Acting Planning & Development Services Director