

ORDINANCE NO. 2025-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE ORDINANCE AND THE ACCOMPANYING FUTURE LAND USE MAP AND AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY +/- 35.73 ACRES LOCATED APPROXIMATELY 1,300 FEET NORTH OF 85TH STREET, IN THE VICINITY SOUTH OF CONCHA DRIVE AND SOUTH OF JOY HAVEN DRIVE, AND APPROXIMATELY 1.6 MILES WEST OF 66TH AVENUE; FROM R, RURAL RESIDENTIAL, TO THE C-3, CONSERVATION-3 DESIGNATION; AND FROM A-1, AGRICULTURAL DISTRICT, TO CON-3, CONSERVATION ZONING 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 EAST 23 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LESS CANAL RIGHT OF WAY, TOGETHER WITH.

PARCEL 2

ALL THAT PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, WHICH LIES SOUTH OF THE CENTER LINE OF A DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 158, PAGE 620, SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

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AN EASEMENT 200 FEET IN WIDTH ACROSS THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, AND BEING 100 FEET EACH SIDE OF THE FOLLOWING DESCRIBED BASELINE: BEGINNING ON THE EAST BOUNDARY AND 486.43 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 25, RUN NORTH 44 DEGREES 14 MINUTES 37 SECONDS WEST A DISTANCE OF 953.40 FEET TO A POINT ON THE WEST BOUNDARY AND 150.05 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

SAID LANDS CONTAIN 35.73 ACRES, MORE OR LESS, AND IS CHANGED FROM R, Rural Residential Future Land Use Designation to the C-3, Conservation-3 Future Land Use Designation; and from A-1, Agricultural District to CON-3, Conservation 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 1st day of July 2025.

This ordinance was advertised in the Press-Journal on the 28th day of May 2025, for a public hearing to be held on the 1st day of July 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: _____

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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

Christopher Balter, Planning & Development Services Director