

ORDINANCE NO. 2024-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY 1.45± ACRES LOCATED ON THE WEST SIDE OF HIGHWAY US 1, .17 OF A MILE SOUTH OF 53RD STREET, NORTH OF 49TH STREET, ON THE EAST SIDE OF OLD DIXIE HIGHWAY, FROM IL, LIGHT INDUSTRIAL TO CG, GENERAL COMMERCIAL, 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:

(ORB 3411, PG. 1431)

THE SOUTH 351.58 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING BETWEEN THE DIXIE HIGHWAY (OLD U.S. HIGHWAY NO. 1) AND THE NEW FOUR LANE U.S. HIGHWAY NO. 1, INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT:

THE SOUTH 187.33 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING BETWEEN THE DIXIE HIGHWAY (OLD U.S. #1) AND THE NEW FOUR LANE U.S. HIGHWAY#1, INDIAN RIVER COUNTY, FLORIDA.

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is changed from IL, Light Industrial 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 20th day of August 2024.

This ordinance was advertised in the Press-Journal on the 4th day of August, 2024, for a public hearing to be held on the 20th day of August, 2024 at which time it was moved for adoption by Commissioner _____, seconded by _____, and adopted by the following vote:

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

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Susan Adams, 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

William K. DeBraal, County Attorney

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APPROVED AS TO PLANNING MATTERS

Andrew Sobczak; Planning & Development Services Director