

ORDINANCE NO. 2025-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR APPROXIMATELY 3.73 ACRES LOCATED ON THE NORTH SIDE OF 9TH STREET SW (OSLO RD), APPROXIMATELY .37 OF A MILE WEST OF 74TH AVENUE SW, FROM A-1, AGRICULTURAL DISTRICT, TO CH, HEAVY 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:

A PORTION OF THE WEST 20 ACRES OF TRACT 15, SECTION 24, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE LANDS OF 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. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 15; THENCE, ALONG THE WEST LINE OF SAID TRACT 15, NORTH 00°15'27" EAST, A DISTANCE OF 664.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID WEST LINE, NORTH 00°15'27" EAST, A DISTANCE OF 248.00 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 89°40'49" EAST, A DISTANCE OF 654.92 FEET; THENCE, SOUTH 00°15'27" WEST, A DISTANCE OF 248.00 FEET; THENCE, NORTH 89°40'49" WEST, A DISTANCE OF 654.92 FEET TO THE PLACE AND POINT OF BEGINNING.

SAID LANDS CONTAIN 162,420 SQUARE FEET OR 3.73 ACRES, MORE OR LESS.

ORDINANCE NO. 2025-_____

is changed from A-1, Agricultural District to CH Heavy 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 22nd day of April, 2025.

This ordinance was advertised in the Press-Journal on the 12 day of March 2025, for a public hearing to be held on the 22nd day of April 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: _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Susan Prado, Deputy County Attorney

ORDINANCE NO. 2025-_____

APPROVED AS TO PLANNING MATTERS

Christopher Balter, Planning & Development Services Director