

ORDINANCE NO. 2026-____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FOR 18.082 ACRES LOCATED ON THE SOUTH SIDE OF 8TH STREET, APPROXIMATELY 0.5 MILES EAST OF 58TH AVENUE, FROM A-1, AGRICULTURAL DISTRICT, TO RS-3, SINGLE-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:

LEGAL DESCRIPTION - PARCEL 1

THE EAST 20 ACRES OF TRACT 3, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF INDIAN RIVER FARMS COMPANY, AS 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 THE NORTH 280 FEET OF THE WEST 10 ACRES EXCEPT THE EAST 35 FEET AND THE WEST 35 FEET; LESS THE NORTH 280 FEET OF THE EAST 10 ACRES, LESS CANAL RIGHT-OF-WAY.

LEGAL DESCRIPTION - PARCEL 2

THE NORTH 280 FEET OF THE EAST 10 ACRES OF THE EAST 20 ACRES OF TRACT 3, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS RIGHT-OF-WAY OF RECORD.

ORDINANCE NO. 2026-_____

LEGAL DESCRIPTION - PARCEL 3

THE WEST 150.79 FEET OF THE NORTH 280 FEET OF THE EAST 10 ACRES OF THE EAST 20 ACRES OF TRACT 3, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF INDIAN RIVER FARMS COMPANY, AS 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 RIGHTS OF WAY OF RECORD.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 35 FEET OF THE NORTH 280 FEET OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF TRACT 3, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF INDIAN RIVER FARMS COMPANY, AS 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 RIGHTS OF WAY OF RECORD.

SAID LANDS SITUATE, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

is changed from A-1, Agricultural District to RS-3, Single-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 24th day of February 2026.

This ordinance was advertised in the Press-Journal on the 8th day of February 2026, for a public hearing to be held on the 24th day of February 2026 at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

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

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

ORDINANCE NO. 2026-_____

OF INDIAN RIVER COUNTY

BY: _____
Deryl Loar, Chairman

DATE

ATTEST: Ryan L. Butler, Clerk of Circuit Court and Comptroller

BY Deputy Clerk: _____

DATE

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

DATE

APPROVED AS TO PLANNING MATTERS

John Stoll, Planning & Development Services Director

DATE