

ORDINANCE NO. 2023-_____

AN ORDINANCE OF INDIAN RIVER COUNTY, FLORIDA, AMENDING THE ZONING ORDINANCE AND THE ACCOMPANYING ZONING MAP FROM A-1, AGRICULTURE-1 AND RS-3, RESIDENTIAL SINGLE-FAMILY, TO PD, PLANNED DEVELOPMENT, FOR APPROXIMATELY 52.96 ACRES OF LAND GENERALLY LOCATED EAST OF STATE ROAD A1A, WEST OF JUNGLE TRAIL, AND NORTH OF THE WINDSOR PD SUBDIVISION; AND DESCRIBED HEREIN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission, sitting as the local planning agency on such matters, held a public hearing and subsequently considered 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 determined that this rezoning is in conformance with the Comprehensive Plan of Indian River County; 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;

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Indian River County, Florida, that the zoning of the following described properties situated in Indian River County, Florida, to-wit:

LEGAL DESCRIPTIONS:

PARCEL 1:

GOVERNMENT LOTS 9 AND 10, SECTION 10, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 100 FEET OF THE NORTH HALF OF GOVERNMENT LOT 11, SECTION 10, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING WEST OF STATE ROAD A1A.

PARCEL 3:

ALL OF OCEAN WAY SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 92 AND 92A OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THE OVERALL PROJECT BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING BEGIN AT THE NORTHWEST CORNER OF GOVERNMENT LOT 10 THENCE; S89°19'11"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 10 A DISTANCE OF 1312.81 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 11 THENCE; N89°23'59"E ALONG THE NORTH

ORDINANCE NO. 2023-_____

LINE OF SAID GOVERNMENT LOT 11 A DISTANCE OF 805.54 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A THENCE; S27°05'25"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 111.73 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF AFOREMENTIONED GOVERNMENT LOT 11 THENCE; S89°23'59"W ALONG SAID SOUTH LINE A DISTANCE OF 855.57 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 11 THENCE; S00°29'22"E ALONG SAID WEST LINE A DISTANCE OF 1066.72 FEET TO THE NORTHWEST CORNER OF OCEAN WAY SUBDIVISION AS RECORDED IN PLAT BOOK 13, PAGES 92 AND 92A OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA THENCE; N89°27'03"E ALONG THE NORTH LINE OF SAID OCEAN WAY SUBDIVISION A DISTANCE OF 1378.83 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (10 FOOT ADDITIONAL RIGHT OF WAY) ACCORDING TO THE AFOREMENTIONED PLAT OF OCEAN WAY SUBDIVISION THENCE; S27°04'51"E ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 219.80 FEET TO THE SOUTH LINE OF SAID OCEAN WAY SUBDIVISION THENCE; S89°26'32"W ALONG SAID SOUTH LINE A DISTANCE OF 1477.24 FEET TO THE WEST LINE OF GOVERNMENT 3, SECTION 10, TOWNSHIP 31 SOUTH, RANGE 39 EAST THENCE; N66°18'09"W CONTINUING ALONG THE SOUTH LINE OF OCEAN WAY SUBDIVISION A DISTANCE OF 76.72 FEET TO THE WESTERN MOST CORNER OF SAID OCEAN WAY SUBDIVISION AND THE SOUTH LINE OF AFOREMENTIONED GOVERNMENT LOT 10 THENCE; N89°19'03"W ALONG SAID SOUTH LINE OF GOVERNMENT LOT 10 A DISTANCE OF 1175.33 FEET TO THE WATERS OF THE INDIAN RIVER LAGOON THENCE, THE FOLLOWING FOUR(4) COURSES MEANDERING SAID WATERS; (1) N14°32'43"W A DISTANCE OF 222.88 FEET THENCE; (2) N23°00'25"W A DISTANCE OF 239.71 FEET THENCE; (3) N26°53'43"W A DISTANCE OF 471.48 FEET THENCE; (4) N30°28'31"W A DISTANCE OF 555.25 FEET TO THE NORTH LINE OF GOVERNMENT LOT 9 THENCE; S89°53'17"E ALONG SAID NORTH LINE A DISTANCE OF 565.71 FEET TO THE AFOREMENTIONED NORTHWEST CORNER OF GOVERNMENT LOT 10 AND THE POINT OF BEGINNING. CONTAINS 54.98 ACRES MORE OR LESS.

EXCLUDING MAINTAINED RIGHT OF WAY FOR JUNGLE TRAIL AS RECORDED IN PLAT BOOK 14, PAGE 4 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

is changed from A-1, Agriculture-1 and RS-3, Residential Single-Family to PD, Planned Development, with the general project layout as depicted in the attached conceptual PD plan (Exhibit A).

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.

This ordinance was advertised in the Indian River Press Journal on the 19th Day of November, 2023, for a public hearing to be held on the 5th day of December, 2023, at which time it was moved for adoption by Commissioner _____, seconded by Commissioner _____, and adopted by the following vote:

ORDINANCE NO. 2023-_____

Chairman Susan Adams _____

Vice Chairman Joseph E. Flescher _____

Commissioner Deryl Loar _____

Commissioner Joseph H. Earman _____

Commissioner Laura Moss _____

BOARD OF COUNTY COMMISSIONERS
OF INDIAN RIVER COUNTY

BY: _____
Susan Adams, Chairman

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

BY: _____
Deputy Clerk

This ordinance was filed with the Department of State on the following date: _____

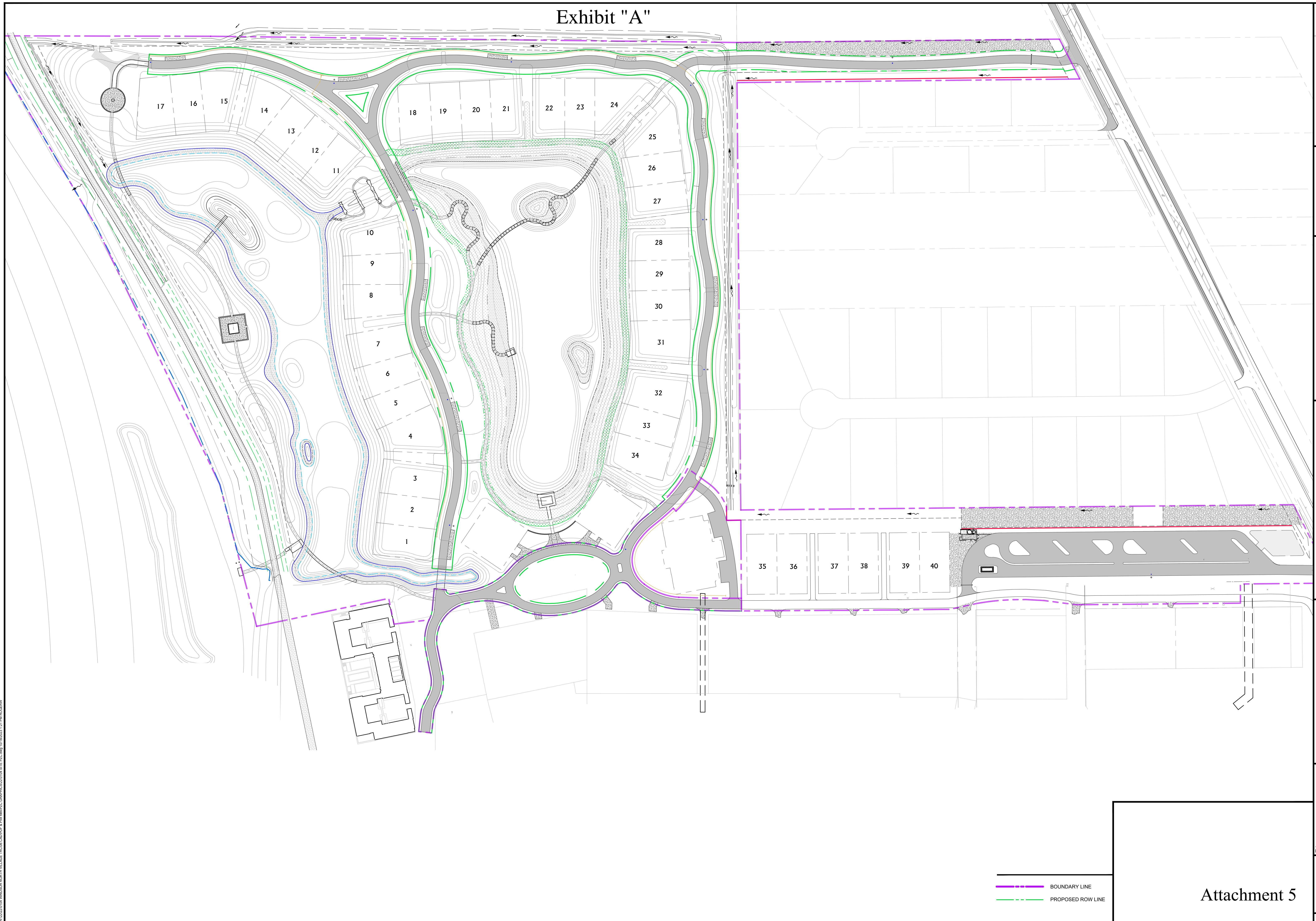
APPROVED AS TO FORM AND LEGAL SUFFICIENCY

William K. DeBaal, County Attorney

APPROVED AS TO PLANNING MATTERS

Andrew Sobczak, Planning & Development Services Director

Exhibit "A"



--- BOUNDARY LINE
--- PROPOSED ROW LINE

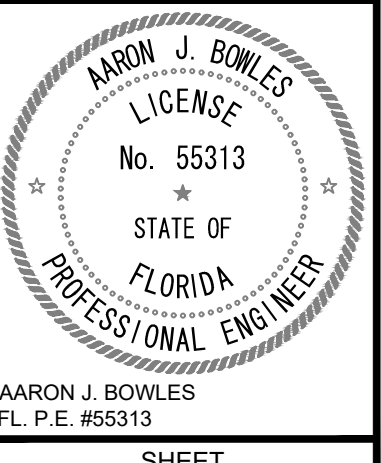
Attachment 5

NO.	REVISIONS	DATE
8		
7		
6	PD COMMENTS	06-30-2023
5	TRC COMMENTS	03-21-2023
4	TRC REVISION / ADDENDUM	01-30-2023
3	TRC COMMENTS	01-13-2023
2	CLIENT MODIFICATIONS	11-02-2022
1	COMMENTS	

JOB NO.	22-0104
DESIGNED	RJW
DRAWN	RJW
DATE	10/18/2023
CHECKED	BP / AB
DATE ISSUED	10/18/2023

MBV
ENGINEERING, INC.
 MOYA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #3728
 14502 - 20TH STREET
 VAN, UT 84630
 PH: (773) 364-3330
 FX: (773) 778-9417
 MELBOURNE, FL - PH: (321) 253-1510
 FT. PIERCE, FL - PH: (772) 468-0065

WINDSOR
 NORTH VILLAGE P.D.
 INDIAN RIVER COUNTY
 FLORIDA



AARON J. BOWLES
 P.E. 55313
 SHEET
CPD-102

V:\22024\104 WINDSOR NORTH VILLAGE TRNGR CAMPUS & PH1\DWG\22-0104 SITE PZC.dwg 10/18/2023 1:21 PM BOWLES