



# Indian River County Florida

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## Legislation Details (With Text)

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**On agenda:** 12/5/2023      **Final action:**

**Title:** Windsor Properties, Inc.'s Request to Rezone Approximately 52.96 Acres from A-1, Agriculture-1 and RS-3, Residential Single-Family to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as Windsor North Village PD [PD-23-01-01 / 2001080111-93560] QUASI-JUDICIAL

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Location Map, 3. Aerial, 4. Conceptual PD Plan, 5. Landscape Plan, 6. Rezoning Ordinance

Date	Ver.	Action By	Action	Result
12/5/2023	1	Board of County Commissioners	Approved	Pass

Windsor Properties, Inc.'s Request to Rezone Approximately 52.96 Acres from A-1, Agriculture-1 and RS-3, Residential Single-Family to PD, Planned Development and to Obtain Conceptual PD Plan Approval for a Project to be known as Windsor North Village PD [PD-23-01-01 / 2001080111-93560] QUASI-JUDICIAL Staff recommends that the Board of County Commissioners grant approval of the PD rezoning request and the conceptual PD plan, with the following conditions: 1. Prior to issuance of land clearing and tree removal permits, the developer must obtain a County wetlands resource permit. 2. Prior to issuance of a land development permit for Phase 1, the developer shall: a. Vacate the Ocean Way Subdivision plat via the formal plat vacation process. b. Provide an official determination from the Florida Department of State, Division of Historical Resources. c. Obtain all required permits and/or approvals from Pelican Island National Wildlife Refuge staff. d. Obtain staff approval of all proposed improvements within the Jungle Trail ROW and/or the Jungle Trail buffer easement, and demonstrate consistency with the Jungle Trail Management Plan. e. The 8' tall masonry wall along northern boundary of the Wabasso Estates Subdivision shall be removed from all future land development permit plans, and the northern private driveway shall not be utilized as a construction access. 3. Prior to issuance of a land development permit for any respective phase, the developer shall: a. Obtain Planning staff approval of the final landscape plan for the respective phase. b. Obtain Planning staff approval of the final streetlighting plan for the respective phase. c. Obtain Environmental Planning staff approval of the final tree protection and mitigation plan for the respective phase. 4. The developer shall install the 8' tall masonry wall along southern boundary of the Turtle Cove Subdivision as early in the site development process as possible. 5. Prior to issuance of a certificate of completion for Phase 1, the developer shall: a. Pass the final inspection for each the building permit for each respective masonry wall. b. Install the northbound left and southbound right turn lanes on Highway A1A. 6. The developer shall establish the required 10' wide limited access easement and 30' wide Jungle Trail buffer easement prior to or via the Phase 1 final plat.