



CITY COUNCIL AGENDA TRANSMITTAL

Council Meeting Date: May 25, 2022

Agenda Item Title: Ordinance O-22-07 – Petition for Voluntary Annexation – Graves Brothers Company

Recommendation: Hold first reading of Ordinance O-22-07. If approved, set second reading and public hearing for 14 September 2022.

Background: In accordance with Florida Statute 171.044, Voluntary Annexation and the City of Sebastian Comprehensive Plan; the property owners, Grave Brothers Company, have requested a voluntary annexation into the City of Sebastian. The subject property consist of 1984.22 acres, more or less, located south of County Road 510 ROW, west of lands adjacent to the 74th Ave ROW, north of 69th Street ROW, and east of 90th Ave ROW. The subject property is currently vacant agricultural land in unincorporated Indian River County, contiguous to the existing corporate limits and boundaries of the City of Sebastian. The proposed development lies adjacent to and contiguous with the service boundary for municipal services and applicant has provided a Public Facilities Statement.

The applicant has requested a Mixed Use (MU) land use designation in order to achieve consistency with the city’s adopted Comprehensive Plan 2040. Current land use in the County is AG-1 (1 du/5ac). The property currently maintains an active agricultural use so the zoning will remain as Agriculture A-1 with the County until such time as the applicant petitions the City for a zoning amendment and development plans are made for the property or a portion of the property. The applicant does not have a proposed development plan for the subject property at this time. Additional information regarding the future use of the property will be presented during the zoning amendment and land development process.

A Justification Statement and Public Facilities Statement have been submitted by the applicant as **Attachment “A”**.

Consistent with established policy for Annexation requests, the City Council will consider the request and provide directive to move forward or not. Following the City Council’s determination that the request has merit and should move forward by consideration of the Ordinance at first reading, and prior to the adoption hearing, a notice of the proposed annexation will be published in the local newspaper for 2 consecutive weeks and posted for 4 consecutive weeks at City hall. Prior to publication, a notice shall be provided to the Board of County Commissioners via certified mail.

FINDINGS

1. A petition for annexation has been executed by the owners of the subject property and is consistent with Chapter 171 F.S.
2. The proposal is consistent with the goals, objectives and policies of the City’s 2040 Comprehensive Plan. The annexation of the property removes unincorporated lands which are contiguous, compact, and within the municipal service boundary.
3. The proposal does not appear to present an adverse impact on the public health, safety, welfare, or aesthetics of the city or region.
4. Level of Service (LOS) impacts will be addressed during site plan development.
5. The property legal description and survey are attached as Exhibit 1.
6. Attachment “A” provides the Statement and technical information for the property.

If Agenda Item Requires Expenditure of Funds:

Budgeted Amount: 0

Total Cost: 0

Funds to Be Utilized for Appropriation: NA

Attachments:

1. Ordinance O-22-07
2. Property Survey, **Exhibit 1a and 1b**
3. Staff Analysis Report
4. Attachment "A" – Justification Statement and Public Facilities Statement

Administrative Services Department Review:	
City Attorney Review:	ANON.MANNY.JR.120479 5629
Procurement Division Review, if applicable:	N/A

Digitally signed by ANON.MANNY.JR.120479629
DN: c=US, o=U.S. Government, ou=DoD, ou=PKI, ou=USA,
cn=ANON.MANNY.JR.120479629
Reason: I am the author of this document
Location: your signing location here
Date: 2022.05.19 12:33:46-0400
Foxit PDF Reader Version: 11.2.1

City Manager Authorization:	<i>Paul E. Carlisle</i>
Date:	May 18, 2022

ORDINANCE NO. O-22-07

AN ORDINANCE OF THE CITY OF SEBASTIAN, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION FOR LAND CONSISTING OF 1984.22 ACRES, MORE OR LESS, LOCATED SOUTH OF COUNTY ROAD 510 ROW, WEST OF LANDS ADJACENT TO THE 74TH AVE ROW, NORTH OF 69TH STREET ROW, AND EAST OF 90TH AVE ROW; PROVIDING FOR THE EXTENSION OF THE CORPORATE LIMITS AND BOUNDARIES THEREOF; PROVIDING FOR INTERIM LAND USE AND ZONING CLASSIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owners of real property in unincorporated Indian River County, contiguous to the existing corporate limits and boundaries of the City of Sebastian, and being reasonably compact, petitions the governing body of the City of Sebastian to be voluntarily annexed into the municipality; and

WHEREAS, the City Council of the City of Sebastian, Florida finds and determines that the annexation of said parcel is in the best interest of the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, as follows:

Section 1. PROPERTY. The following described property now lying and being in an unincorporated area of Indian River County, Florida, is hereby annexed into the corporate limits of the City of Sebastian, Florida and the boundary lines of said City are hereby redefined to include said real property as shown on "Exhibit 1a and 1b" containing 1984.22 acres, more or less.

Section 2. INTERIM LAND USE AND ZONING CLASSIFICATION. The interim land use and zoning classifications for this property shall be consistent with the provisions of state law.

Section 3. FILING. A certified copy of this ordinance shall be filed with the Clerk of the Circuit Court, as well as the Chairman of the County Commission of Indian River County, Florida, and with the Florida Department of State within seven days of adoption.

Section 4. NOTICE. That notice of this ordinance has been posted in accordance with Section 171.044, Florida Statutes.

Section 5. SCRIVENER'S ERRORS. Sections of this ordinance may be renumbered or re-lettered and corrections of typographical errors which do not affect the intent may be authorized by the City Manager, or the City Manager's designee, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

Section 6. CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. SEVERABILITY. In the event a court of competent jurisdiction shall hold or determine that any part of this Ordinance is invalid, unenforceable or unconstitutional, the remainder of the Ordinance shall be invalidated and it shall be presumed that the City Council of the City of Sebastian did not intend to enact this Ordinance without such invalid or unconstitutional provisions.

Section 8. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption by the City Council.

The foregoing Ordinance was moved for adoption by Councilmember _____ . The motion was seconded by Councilmember _____ and, upon being put to a vote, the vote was as follows:

Mayor Jim Hill	_____
Vice Mayor Fred Jones	_____
Councilmember Ed Dodd	_____
Councilmember Bob McPartlan	_____
Councilmember Christopher Nunn	_____

The Mayor thereupon declared this Ordinance duly passed and adopted this _____ day of _____, 2022.

CITY OF SEBASTIAN, FLORIDA

By: _____
Jim Hill, Mayor

ATTEST:

Jeanette Williams, MMC
City Clerk

Approved as to form and legality for
reliance by the City of Sebastian
only:

Manny Anon, Jr., City Attorney

DESCRIPTION OF PROPOSED PROPERTY ANNEXATION
SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST AND PART OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST,
INDIAN RIVER COUNTY, FLORIDA

DESCRIPTION OF PROPOSED LAND ANNEXATION:

ALL THAT LAND LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST AND PART OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON SECTION CORNER OF SECTIONS 21, 26, 35 AND 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MARKED BY A ROUND 304 NAIL WITH NO IDENTIFICATION RECORDED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCKET NUMBER 878031, THENCE RUN SOUTH 07°51'00" WEST ALONG THE NORTH LINE OF SAID SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST A DISTANCE OF 198.50 FEET, THENCE LEAVING SAID NORTH SECTION LINE RUN SOUTH 07°04'00" WEST A DISTANCE OF 40.81 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WABASSAO ROAD / S.R. 510 / 85TH STREET, RIGHT OF WAY MAP SECTION 68319-280J, AS RECORDED IN OFFICIAL RECORDS BOOK 181, PAGE 593 AND 658 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE EAST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PROPERTY ANNEXATION.

FROM THE POINT OF BEGINNING RUN NORTH 89°56'17" EAST ALONG THE AFORESAID SOUTH RIGHT OF WAY LINE OF WABASSAO ROAD / S.R. 510 / 85TH STREET, A DISTANCE OF 2302.87 FEET TO THE WEST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL, 150.00 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 218, PAGE 303 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH 07°50'00" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1448.85 FEET TO THE WESTLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF AFORESAID LATERAL 'C' CANAL 150.00 FEET WIDE RIGHT OF WAY, THENCE RUN SOUTH 89°56'17" EAST ALONG SAID WESTLY EXTENSION AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 1847.85 FEET TO THE WEST RIGHT OF WAY LINE OF SAID LATERAL 'C' CANAL 125.00 FEET WIDE RIGHT OF WAY, THENCE RUN SOUTH 07°52'28" WEST ALONG THE WEST RIGHT OF WAY LINE OF SAID LATERAL 'C' CANAL A DISTANCE OF 648.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID LATERAL 'C' CANAL, THENCE RUN SOUTH 89°56'17" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 664.73 FEET TO THE WEST RIGHT OF WAY LINE OF SAID LATERAL 'C' CANAL, THENCE RUN SOUTH 07°50'10" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1940.26 FEET TO THE WESTLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL 150.00 FEET WIDE RIGHT OF WAY AS RECORDED IN CHANGERY UNDER BOOK 8, PAGE 548 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH 89°56'17" EAST ALONG SAID WESTLY EXTENSION AND SOUTH RIGHT OF WAY OF LATERAL 'C' CANAL A DISTANCE OF 745.98 FEET TO THE COMMON RANGE LINE OF RANGE 38 EAST AND RANGE 39 EAST, ALSO BEING THE EAST LINE OF AFORESAID SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, THENCE RUN SOUTH 07°17'28" WEST ALONG SAID EAST LINE OF SECTION 36 AND RANGE LINE A DISTANCE OF 1830.08 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36 ALSO BEING THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 39 EAST MARKED BY A ROUND "4" x 4" CONCRETE MONUMENT WITH NO IDENTIFICATION RECORDED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCKET NUMBER 878031, THENCE RUN SOUTH 89°56'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 4.05 FEET TO THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 32 SOUTH, RANGE 38 EAST, ALSO BEING THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST MARKED BY A ROUND 4" x 4" CONCRETE MONUMENT WITH ALUMINUM DOG STAMPED "KARTER ASSOCIATES, INC. P184 18 305" RECORDED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCKET NUMBER 878031, SAID DESCRIBED SECTION CORNER COMPRISED AS DOUBLE CORNER EAST TO WEST ON THE COMMON TOWNSHIP LINE OF TOWNSHIP 31 AND 32 SOUTH WITH THE COMMON RANGE LINE OF RANGE 38 AND 39 EAST; THENCE RUN SOUTH 07°17'28" WEST ALONG SAID COMMON RANGE LINE, AND EAST LINE OF AFORESAID SECTION 1, TOWNSHIP 31 SOUTH, RANGE 38 EAST, ALSO BEING THE WEST LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT 'DIXIE / LEVEL' 100.00 FEET WIDE RIGHT OF WAY AS RECORDED IN DEED BOOK 48, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 1174.74 FEET TO THE INTERSECTION WITH THE SAID COMMON RANGE LINE, AND EAST LINE OF AFORESAID SECTION 1,

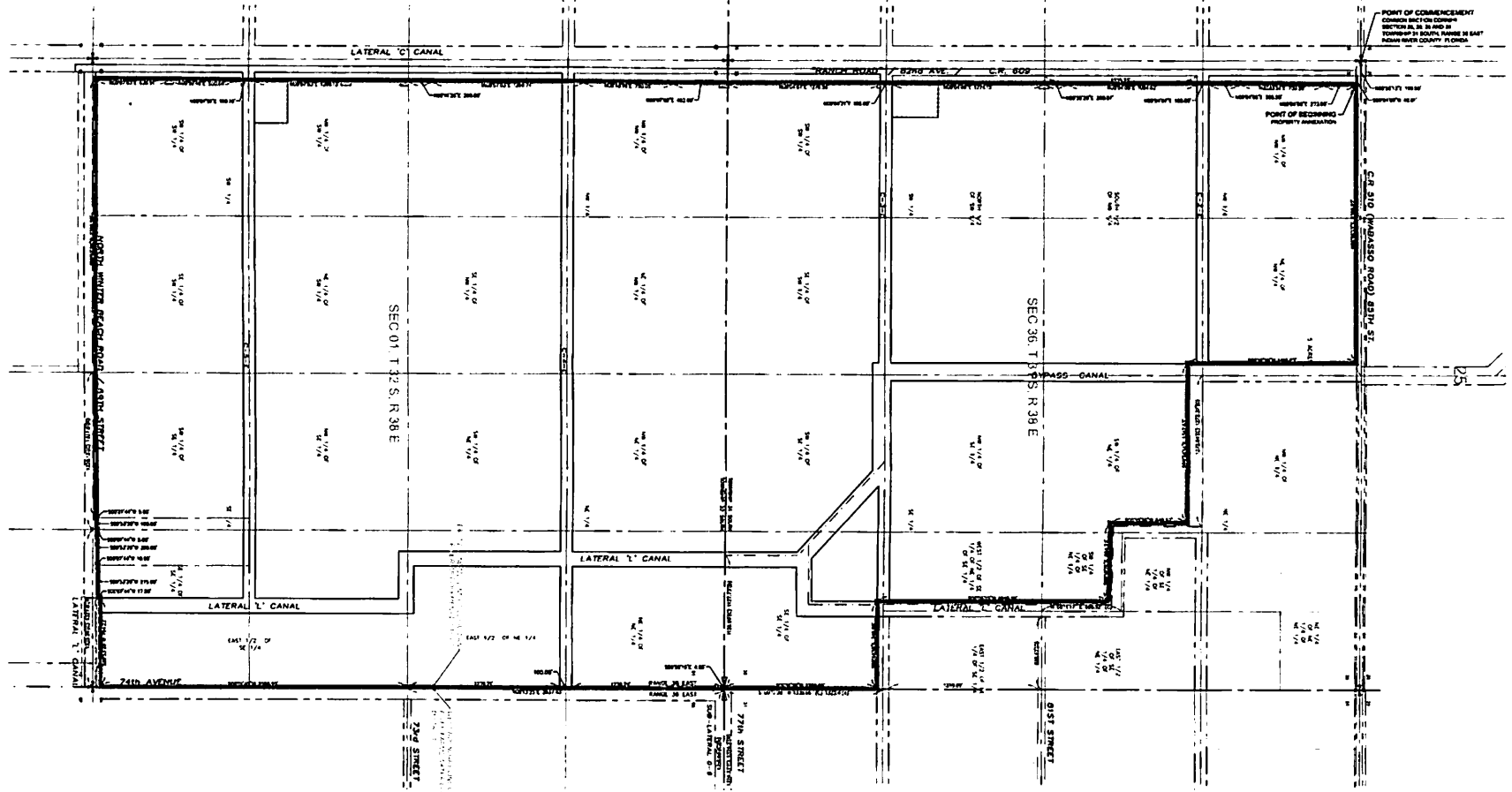
TOWNSHIP 32 SOUTH, RANGE 38 EAST, ALSO BEING THE WEST LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT 'DIXIE / LEVEL' 100.00 FEET WIDE RIGHT OF WAY AS RECORDED IN DEED BOOK 48, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF SAID SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL 'C-45' CANAL 100 FEET WIDE RIGHT OF WAY PER DEED BOOK 31, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH 07°17'28" WEST TO THE INTERSECTION WITH THE SAID COMMON RANGE LINE, AND EAST LINE OF AFORESAID SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, ALSO BEING THE WEST LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT 'DIXIE / LEVEL' 100.00 FEET WIDE RIGHT OF WAY AS RECORDED IN DEED BOOK 48, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND THE NORTH LINE OF SAID SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL 'C-45' CANAL 100 FEET WIDE RIGHT OF WAY PER DEED BOOK 31, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH 07°17'28" WEST ALONG SAID COMMON RANGE LINE, AND EAST LINE OF AFORESAID SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, ALSO BEING THE WEST LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT 'DIXIE / LEVEL' 100.00 FEET WIDE RIGHT OF WAY AS RECORDED IN DEED BOOK 48, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 1275.71 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE RUN SOUTH 07°50'10" WEST ALONG SAID EAST LINE OF SECTION 1 AND RANGE LINE A DISTANCE OF 2580.99 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF AFORESAID LATERAL 'C' CANAL, 125.00 FEET WIDE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 210, PAGE 305, SAID INTERSECTION POINT BEING NORTH 07°01'45" EAST 82.38 FEET FROM THE FOUND "4" x 4" CONCRETE MONUMENT WITH DOG STAMPED "MS 1159" MARKING THE COMMON SECTION CORNER OF SECTIONS 1 AND 31, TOWNSHIP 31 SOUTH, RANGE 38 EAST AND SECTIONS 6 AND 7 OF TOWNSHIP 31 SOUTH, RANGE 39 EAST, RECORDED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCKET NUMBER 83325, THENCE RUN SOUTH 89°56'17" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1742.22 FEET TO THE WEST RIGHT OF WAY LINE OF AFORESAID LATERAL 'C' CANAL, THENCE RUN SOUTH 07°01'45" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 31.50 FEET TO THE NORTH RIGHT OF WAY LINE OF THAT CERTAIN ROAD RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 220, PAGE 483 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSE: SOUTH 89°53'27" WEST A DISTANCE OF 379.00 FEET; THENCE RUN SOUTH 07°01'45" WEST A DISTANCE OF 18.00 FEET; THENCE RUN SOUTH 89°53'27" WEST A DISTANCE OF 3020.14 FEET; THENCE RUN SOUTH 07°01'45" WEST A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 89°53'27" WEST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 07°01'45" WEST A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 89°53'27" WEST A DISTANCE OF 370.50 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 633.93 FEET; THENCE CONTINUE NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 536.04 FEET; THENCE CONTINUE NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 188.13 FEET TO THE POINT OF INTERSECTION OF THE AFORESAID EAST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C-25' CANAL, 100 FEET WIDE RIGHT OF WAY AS RECORDED IN DEED BOOK 32, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE CONTINUE NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1309.13 FEET TO THE INTERSECTION OF THE EAST / WEST QUARTER SECTION LINE OF AFORESAID SECTION 1; THENCE RUN NORTH 07°41'28" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 309.00 FEET; THENCE RUN NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1293.74 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 80.26 FEET; THENCE RUN NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 700.00 FEET; THENCE RUN NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA A DISTANCE OF 273.88 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF WABASSAO ROAD / C.R. 139 / 85TH STREET AND POINT OF BEGINNING.

SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, ALSO BEING THE COMMON TOWNSHIP LINE OF TOWNSHIP 31 AND 32 SOUTH; THENCE RUN NORTH 07°01'45" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1774.56 FEET TO THE POINT OF INTERSECTION OF THE AFORESAID EAST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA, THENCE RUN NORTH 07°01'45" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF INTERSECTION OF THE AFORESAID EAST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA, THENCE RUN NORTH 07°01'45" EAST A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 07°01'45" EAST TO THE INTERSECTION OF THE AFORESAID EAST RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF THE SEBASTIAN IMPROVEMENT DISTRICT LATERAL 'C' CANAL / 82nd AVENUE, RIGHT OF WAY (WIDTH VARIES) PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 8550-2611, ITEM/ASSIGNMENT NO. 230879-2, OFFICIAL RECORD BOOK 3225, PAGE 1940, INDIAN RIVER COUNTY, FLORIDA A DISTANCE OF 273.88 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF WABASSAO ROAD / C.R. 139 / 85TH STREET AND POINT OF BEGINNING.

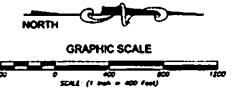
THE ABOVE, DESCRIBED PROPOSED LAND ANNEXATION CONTAINS 47,954,783.61 SF. OR 1100.982 ACRES (INCLUDES CANAL AND ROAD RIGHTS OF WAY)

THIS DESCRIPTION IS NOT A BOUNDARY SURVEY

SKETCH OF GRAVES BROTHERS COMPANY PROPOSED LAND ANNEXATION
 SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST AND PART OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST,
 INDIAN RIVER COUNTY, FLORIDA



THIS SKETCH IS NOT A BOUNDARY SURVEY. THIS SKETCH ONLY INTENDS TO SHOW THE LIMITS OF THE PROPOSED GRAVES BROTHERS COMPANY ANNEXATION AND IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM FOR GRAVES BROTHERS COMPANY, DATED JUNE 2019 AND UPDATED MARCH 2022, DRAWING NUMBER 21503-C, PROJECT NUMBER 13-264.



NO.	REVISION	BY	DATE

GRAVES BROTHERS COMPANY
 A FLORIDA CORPORATION
 2770 INDIAN RIVER BLVD.
 VERO BEACH, FLORIDA 32960

CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1708 21st STREET, VERO BEACH, FL 32960
 TEL: (772) 962-4191 FAX: (772) 962-7180

THIS SKETCH AND DESCRIPTION COMBINE OF 3 SHEETS
 ONE IS NOT VALID WITHOUT THE OTHERS.

DATE: JUNE 28, 2019
 PROJ. #: 13-2643
 DRAWN BY: FRODOAM
 APPR BY: FRODOAM
 PLOT BY: David Luebbe
 FILE NAME: 132643.dwg
 REV. #: 06274144883
 P. & PG.: 82749927

SKETCH & DESCRIPTION
 SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST
 & PART OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST
 INDIAN RIVER COUNTY, FLORIDA
 PROPOSED PROPERTY ANNEXATION

SHEET
2 of 2
 Des # 21503-C1

DESCRIPTION OF GRAVES BROTHERS COMPANY PROPOSED LAND ANNEXATION

PART OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST AND PART OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA

DESCRIPTION OF PROPOSED LAND ANNEXATION:

ALL THAT LAND LYING WITHIN PART OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST AND PART OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE COMMON SECTION CORNER OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MARKED BY A FOUND 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION, AS RECORDED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CERTIFIED CORNER RECORD DOCKET NUMBER 0810915, RUN SOUTH 89°42'27" EAST ALONG THE NORTH LINE OF SAID SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST A DISTANCE OF 1234.82 FEET, THENCE LEAVING SAID NORTH SECTION LINE RUN SOUTH 09°02'56" WEST A DISTANCE OF 48.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 510 (85TH ST., WABASSO ROAD), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "COUNTY ROAD 510 (WABASSO RD.) FROM C.R. 512 (95TH ST.) - FELLAMERE ROAD TO S.R. 9", SECTION BR050-2109 (DATED 2007) AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
 FROM SAID POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
 SAID SOUTH RIGHT OF WAY LINE LYING 50.00 FEET SOUTHWEST OF, PARALLEL WITH AND NORMAL TO THE BASELINE SURVEY AS SHOWN ON AGRICULTURE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "COUNTY ROAD 510 (WABASSO RD.) FROM C.R. 512 (95TH ST.) - FELLAMERE ROAD TO S.R. 9", A DISTANCE OF 132.12 FEET, THENCE RUN NORTH 09°02'56" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 7.31 FEET, THENCE RUN SOUTH 89°54'02" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, SAID SOUTH RIGHT OF WAY LINE LYING 40.00 FEET SOUTHERLY OF, PARALLEL WITH AND NORMAL TO THE NORTH LINE OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST, AS SHOWN ON AGRICULTURE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "COUNTY ROAD 510 (WABASSO RD.) FROM C.R. 512 (95TH ST.) - FELLAMERE ROAD TO S.R. 9", A DISTANCE OF 230.88 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICTS (FORMERLY SEBASTIAN RIVER WATER CONTROL DISTRICT) SEBASTIAN RIVER CHANNEL DISTRICT LATERAL "C" CANAL, A VARIABLE WIDTH RIGHT OF WAY AS RECORDED IN DEED BOOK 32, PAGE 177, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID INTERSECTION POINT LYING 125.00 FEET WEST AND 80.00 FEET SOUTH OF THE COMMON SECTION CORNER OF SECTIONS 26, 27, 34 AND 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MARKED BY A FOUND 20X NAIL WITH NO IDENTIFICATION, AS RECORDED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CERTIFIED CORNER RECORD DOCKET NUMBER 061806, THENCE RUN SOUTH 09°02'56" WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF SEBASTIAN RIVER IMPROVEMENT DISTRICTS LATERAL "C" CANAL, SAID WEST RIGHT OF WAY LINE LYING 125.00 FEET WESTERLY OF, PARALLEL WITH AND NORMAL TO THE EAST LINE OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 1276.04 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 35, SAID SOUTH LINE ALSO BEING THE COMMON TOWNSHIP LINE OF TOWNSHIP 31 AND 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH BY 41° 19" EAST ALONG SAID SOUTH SECTION AND COMMON TOWNSHIP LINE A DISTANCE OF 12.50 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF THE AFORESAID SEBASTIAN RIVER IMPROVEMENT DISTRICTS LATERAL "C" CANAL, SAID POINT OF INTERSECTION ALSO BEING 125.00 FEET WEST OF THE COMMON SECTION CORNER OF SECTIONS 31 AND 32, TOWNSHIP 32 SOUTH, RANGE 38 EAST AND SECTION 35 AND 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA SECTION CORNER FALLS IN CANAL) AS RECORDED WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CERTIFIED CORNER RECORD DOCKET NUMBER 105134, THENCE RUN SOUTH 09°02'56" WEST ALONG SAID WEST RIGHT OF WAY LINE OF LATERAL "C" CANAL A DISTANCE OF 2678.88 FEET TO THE INTERSECTION WITH THE EAST-WEST ONE-QUARTER SECTION LINE OF AFORESAID SECTION 2, THENCE RUN NORTH 89°25'45" WEST ALONG SAID ONE-QUARTER SECTION LINE A DISTANCE OF 3240.53 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BOTH AVENUE (DAVID ROAD), A 50.00 FEET WIDE OR STRIP OF LAND CONVEYED TO INDIAN RIVER COUNTY PER DEED BOOK 22, PAGE 30 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH 09°02'56" WEST ALONG SAID WEST RIGHT OF WAY LINE OF BOTH AVENUE (DAVID ROAD), A 50.00 FEET WIDE RIGHT OF WAY LINE OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICTS SUB-LATERAL "C" 5-W CANAL, A 100 FEET WIDE RIGHT OF WAY PER DEED BOOK 32, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN NORTH 89°02'41" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1305.90 FEET TO THE INTERSECTION WITH THE NORTH-SOUTH ONE-QUARTER SECTION LINE OF

AFORESAID SECTION 2, THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE RUN NORTH 89°03'19" WEST A DISTANCE OF 662.10 FEET, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°07'34" EAST ALONG THE WEST LINE OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF AFORESAID SECTION 2 A DISTANCE OF 1277.35 FEET TO THE INTERSECTION WITH THE EAST-WEST ONE-QUARTER (1/4) SECTION LINE OF SECTION 2, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, THENCE RUN NORTH 89°15'49" WEST ALONG SAID EAST-WEST ONE-QUARTER (1/4) SECTION LINE A DISTANCE OF 664.01 FEET, THENCE RUN SOUTH 00°19'09" WEST ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 2 A DISTANCE OF 1274.91 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF SEBASTIAN RIVER IMPROVEMENT DISTRICTS SUB-LATERAL "C" 5-W CANAL, 100 FEET WIDE RIGHT OF WAY, THENCE RUN NORTH 89°02'32" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1054.30 FEET TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICTS LATERAL "C" CANAL A 275.00 FEET WIDE RIGHT OF WAY PER DEED BOOK 32, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN NORTH 00°19'34" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1231.12 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICTS SUB-LATERAL "C" 4-W CANAL, 100 FEET WIDE RIGHT OF WAY PER DEED BOOK 32, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH 89°28'17" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1051.79 FEET, THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN NORTH 00°16'21" EAST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF AFORESAID SECTION 2 A DISTANCE OF 1375.04 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 2, THENCE RUN NORTH 89°02'41" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTH-WEST ONE-QUARTER (1/4) OF AFORESAID SECTION 35 A DISTANCE 1375.44 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICTS SUB-LATERAL "C" 3-W CANAL, A 100 FEET WIDE RIGHT OF WAY PER DEED BOOK 32, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN NORTH BY 44°21" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1050.15 FEET TO THE INTERSECTION WITH THE AFORESAID EAST RIGHT OF WAY LINE OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICTS LATERAL "C" CANAL, A 275.00 FEET WIDE RIGHT OF WAY, THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF SEBASTIAN RIVER IMPROVEMENT DISTRICTS LATERAL "C" CANAL RUN NORTH 00°09'09" EAST A DISTANCE OF 1277.00 FEET TO THE INTERSECTION WITH THE EAST-WEST ONE-QUARTER (1/4) SECTION LINE OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, THENCE RUN NORTH 89°04'34" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 1376.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SEBASTIAN RIVER IMPROVEMENT DISTRICTS SUB-LATERAL "C" 2-W CANAL, A 100.00 FEET WIDE RIGHT OF WAY PER DEED BOOK 32, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN SOUTH 89°47'32" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1048.93 FEET, THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN NORTH 00°12'04" EAST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF AFORESAID SECTION 35 A DISTANCE OF 1327.19 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 510 (85TH ST., WABASSO ROAD) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "COUNTY ROAD 510 (WABASSO RD.) FROM C.R. 512 (95TH ST.) - FELLAMERE ROAD TO S.R. 9" AND POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINING 41,362.428 00 SQUARE FEET OR 883.277 ACRES, MORE OR LESS (INCLUDES CANAL AND ROAD RIGHT OF WAIVES - 35.38 ACRES, MORE OR LESS).

P120-489 Graves Brothers (Invs) OVERALL ANNOTATION DESCRIPTION 20-489 Graves.doc

EXHIBIT 1b

THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY.

NO.	REVISION	BY	DATE

GRAVES BROTHERS COMPANY
 A FLORIDA CORPORATION
 2770 INDIAN RIVER BLVD. #201
 VERO BEACH, FLORIDA 32960

CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1721 1/2 STREET, VERO BEACH, FL
 TEL: (772) 562-4191 FAX: (772) 562-7180

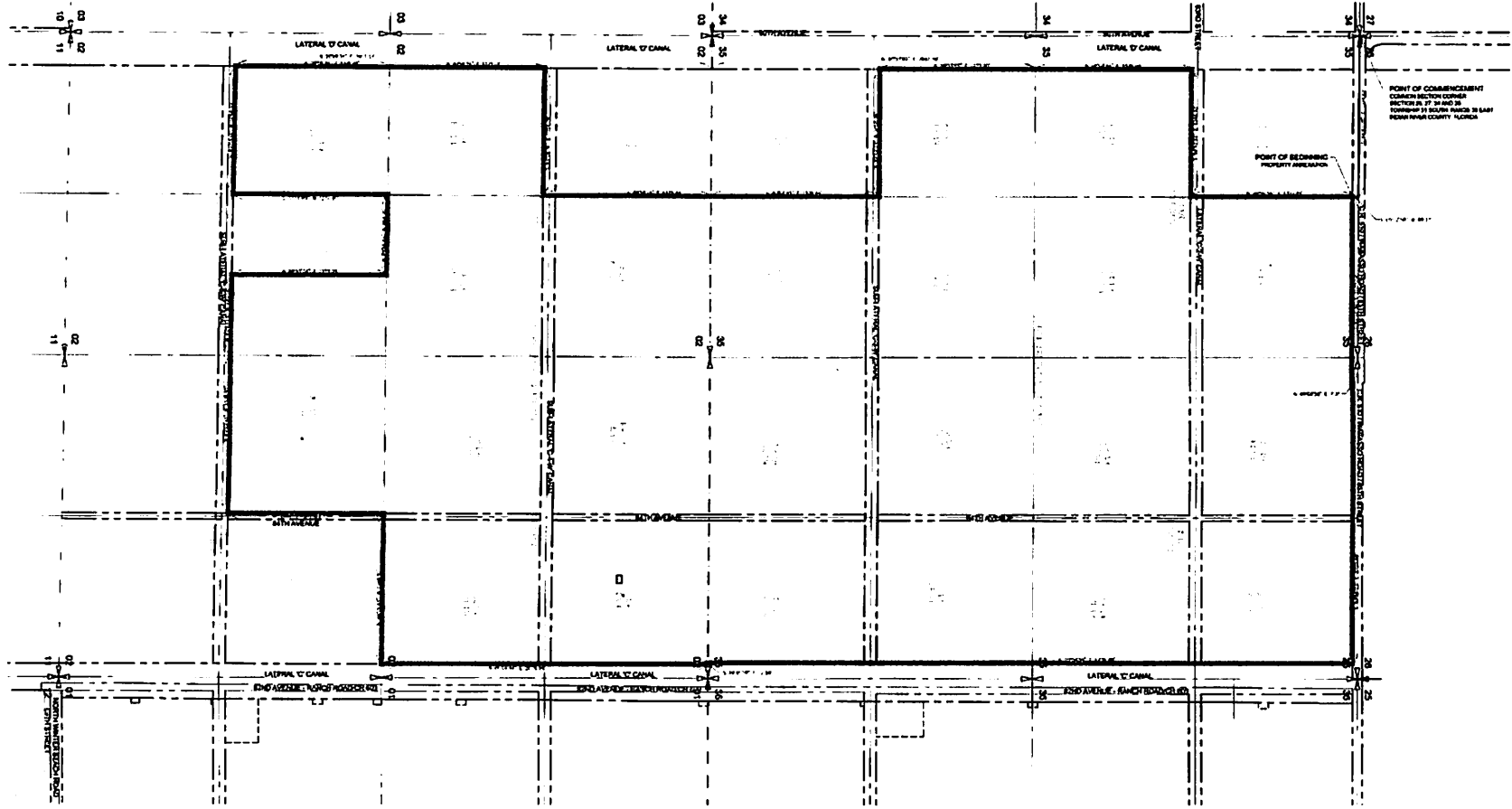
DAVID E. LUETHJE, PSM
 CARTER ASSOCIATES, INC.
 SIGNATURE DATE
 CIVIL 206 / 4.10.08

DATE: 04-10-08
 DRAWN BY: DJM
 APP'D BY: Dan Johnson
 FILE NAME: 20-489.doc
 PLOT BY: DJM
 P.L. & P.C.: S22W96+

SKETCH & DESCRIPTION
 PORTION OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST & SECTION 2 AND 11, TOWNSHIP 32 SOUTH, RANGE 38 EAST INDIAN RIVER COUNTY, FLORIDA
PROPOSED PROPERTY ANNEXATION

SHEET
 1 of 2
 Desg. #: 22047-C1

DESCRIPTION OF PROPOSED GRAVES BROTHERS COMPANY LAND ANNEXATION
 PARCELS WITHIN PART OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST AND SECTION 2, TOWNSHIP 32 SOUTH,
 RANGE 38 EAST
 INDIAN RIVER COUNTY, FLORIDA



NORTH
 GRAPHIC SCALE
 SCALE: (1 inch = 400 Feet)
 THIS SKETCH IS NOT A BOUNDARY SURVEY

THIS SKETCH IS NOT A BOUNDARY SURVEY. THIS SKETCH ONLY INTENDS TO SHOW THE LIMITS OF THE PROPOSED GRAVES BROTHERS COMPANY ANNEXATION AND IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM FOR GRAVES BROTHERS COMPANY, DATED JUNE 2019 AND UPDATED MARCH 2022, DRAWING NUMBER 22047-C, PROJECT NUMBER 20-483.

NO.	REVISION	BY	DATE

GRAVES BROTHERS COMPANY
 A FLORIDA CORPORATION
 2770 INDIAN RIVER BLVD. #201
 VERO BEACH, FLORIDA 32960

CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1706 21st STREET, VERO BEACH, FL 32960
 TEL: (772) 562-4191 FAX: (772) 562-7130

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS
 ONE IS NOT VALID WITHOUT THE OTHERS.

DATE: 20-09-2022
 DRAWN BY: DJM
 APPO BY: DJM
 PLOT BY: DJM
 FILE NAME: 20-09-2022.dwg
 REG. # 22047-C
 P. O. BOX: 22047-C

SKETCH & DESCRIPTION
 PORTION OF SECTION 35, TOWNSHIP 31 SOUTH, RANGE 38 EAST
 AND SECTION 2, TOWNSHIP 32 SOUTH, RANGE 38 EAST
 INDIAN RIVER COUNTY, FLORIDA
 PROPOSED PROPERTY ANNEXATION

SHEET
 2 of 2
 Dwg # 22047-C1



May 25, 2022

City of Sebastian Community Development Department Staff Analysis - Annexation Application

Re: Graves Brothers Company – Voluntary Annexation Request

The property owners, Graves Brothers Company, have requested a voluntary annexation into the City of Sebastian. The subject property consist of 1984.22 acres, more or less, located south of County Road 510 ROW, west of lands adjacent to the 74th Ave ROW, north of 69th Street ROW, and east of 90th Ave ROW. The subject property is currently vacant agricultural land in unincorporated Indian River County (IRC), contiguous to the existing corporate limits and boundaries of the City of Sebastian.

The applicant has requested a Mixed Use (MU) future land use designation in order to achieve consistency with the city's Future Land Use Element of the adopted Comprehensive Plan 2040. The proposed development lies adjacent to and contiguous with the service boundary for municipal services and has provided a Public Facilities Statement. The property currently maintains an active agricultural use so the zoning will remain Indian River County Agriculture A-1 until such time as the applicant petitions the City for a zoning amendment and site planning for the property. The applicant has not indicated future plans for the property at this time. A Justification Statement and Public Facilities Statement have been submitted by the applicant as **Attachment "A"**.

STAFF FINDINGS

1. A petition for annexation has been executed by the owners of the subject property and is consistent with Chapter 171 F.S. The property has been found to be contiguous with a part of the boundary of the municipality and reasonably compact.
2. The proposal is consistent with the goals, objectives and policies of the City's Comprehensive Plan. **Objective 1-2.4: Annexation Studies and Objective 1-2.2 (Prevent Proliferation of Urban Sprawl)** and related policies support the following: *"the City acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. The result of adjacent properties along the same corridor being governed by two different sets of development regulations is more likely to result in a lack of coordination leading to poor urban design and a corridor that does not function as well as it should. In addition, the City desires to develop a plan for managing annexation of unincorporated enclaves, the annexation reserve areas as well as fringe areas adjacent to the City, especially for potential economic centers within the incorporated area."*

The proposed annexation area of the subject property is currently designated in Indian River County as AG-1 (1du/5ac) land use. The resultant land use pattern within the Annexation Reserve Area south of the City limits, shown in **Map 1-14** of Comprehensive Plan 2040 (as found in **Attachment A** of this packet), is low density or very low density developments that are auto-dependent, land consumptive and provide greater impacts to the environment; defined as Urban Sprawl. This type of development pattern is not in line with the City's community-wide vision of Smart Growth and Livability concepts. Comprehensive Plan 2040 *"Integrates livability and smart growth concepts such as encouraging mixed-use development,improving environmental protection and sewer infrastructure, and increasing economic opportunities and predictability."*

Policy 1-2.2.1: Urban Sprawl Definition. According to Ch. 163.3164(51), FS, urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.



Policy 1-2.1.1: Smart Growth Principles. The City shall promote smart growth principles that direct growth in an intentional, comprehensive way. These principles include but are not limited to promoting a mix of uses, compact building design, walkable communities, housing diversity, environmental preservation, and transportation choices.

The City has adopted, by the Comprehensive Plan 2040, strong environmental and smart growth concepts to address future residential growth occurring in the County south of the City and surrounding municipalities. Several concepts include:

Policy 1-2.2.7: Design of Public Facilities and Utilities. Public facilities and utilities shall be located and designed to maximize the efficiency of services provided and minimize adverse effects on natural systems and conservation lands.

Policy 1-2.2.9: Accommodating Requisite Infrastructure. During the subdivision review, site plan review, and permitting processes the City shall insure that respective future developments allocate sufficient land area for infrastructure required to support the proposed development.

Policy 1-2.2.2: Resource Protection. The City shall seek to maintain and manage the City's natural and man-made resources by establishing a pattern of development that is harmonious with the City's natural environment and quality of life.

Through the Comprehensive Plan, it was established the need of the City to develop economic centers and provide commercial and public services in order to reduce impacts of residential growth on the existing City Center, as well as the environmental and transportation network that exists today. The City is seeking adequate commercial and industrial lands to accommodate its growth and economic development needs. An annexation reserve area was established for Sebastian that included lands south of CR 510 to 69th Street. Review and evaluation of Indian River County land development forecasts within the unincorporated urban area south of the City shows that continued low density single family residential, auto dependent developments that are not functionally related and require the extension of public facilities and services in an inefficient manner, have been proposed. This continues the urban sprawl south of the City and the use of septic systems as part of this growth. The resulting residential population will require services that can only be met by the City, resulting in increased impacts to the City's existing infrastructure, drainage, roads, parks, riverfront access, police and municipal staff, without relief from the resulting costs associated with these impacts.

Comprehensive Plan 2040 clearly establishes that current land uses in the City do not support adequate job growth or an economic base to support these impacts along with the predicted future residential growth within the City. The urban growth projected for the City over the next 20-year period shows an average growth rate of 8%, projected to be a little faster than the whole of Indian River County. Projected population growth is the driving force behind the City's future facility needs and land use requirements. At present, the City maintains a mixture of approximately 60% residential land use and only 10% non-residential. The remainder is made up of conservation or institutional lands. In order to achieve a sustainable economic and fiscally attainable budget, the City should be seeking a more supportable ratio of land use designations.

3. **Concurrency Analysis:** Fiscal impacts to municipal services can be better analyzed in conjunction with the change in zoning and future development plans. The existing urban growth boundary marks the limit between the urban growth area and rural areas where urban growth is not encouraged by the county. The boundary usually defines the limit within which the full range of urban services will be provided. However, CR 510, the northern limit of the urban service boundary, is also the corridor which supplies water and sewer infrastructure, allowing for growth south and west of this boundary. In addition, the urban growth boundary has been extended three (3) times in accordance with each annexation request made by the adjacent municipality, Fellsmere.



Level of Service (LOS) impacts have been adequately addressed by the applicant as part of the annexation request and change in Future Land Use, relying on existing and future planned infrastructure improvements for the region.

- a) **Transportation:** Planned improvements to thoroughfare roads on perimeter of property will provide a favorable grid network providing multiple means of access and egress from the development. These improvements are programmed for funding at various stages with the Florida Department of Transportation (FDOT) and Indian River County. Improvements to these corridors, on the southern border of Sebastian, will encourage future development impacts to the City. The applicant for this property proposes an internal network that will support a compact development concept and assist in the distribution of traffic which will be addressed during zoning and conceptual site planning in accordance with the City's Land Development Code.
- b) **Utilities:** Currently, IRC maintains existing water and sewer transmission mains on CR 510 along the north boundary. Utilities have been approved for extension south of the Urban Services Boundary along the east property line with the development of Liberty Park PD TND. Public utilities are available to this site with available capacity and will be addressed during zoning and conceptual site planning in accordance with the City's Land Development Code.
- c) **Drainage:** The property is bisected by several drainage canals controlled by the Sebastian River Improvement District (SRID) and additional stormwater treatment will be addressed in accordance with the City's Land Development Code as part of the development plans.
- d) **Recreation:** Institutional and recreational public lands will be addressed during zoning and conceptual site planning in accordance with the City's Land Development Code.
- e) **Environmental Protection:** Preservation of ecologically sensitive areas on the property, along with open space requirements, will be defined during site plan development in accordance with the City's Land Development Code and State/Federal regulations.

FINDINGS

- 1. A petition for annexation has been executed by the owners of the subject property and is consistent with Chapter 171 F.S.
- 2. The proposal is consistent with the goals, objectives and policies of the City's 2040 Comprehensive Plan. The annexation of the property removes unincorporated lands which are contiguous, compact, and within the municipal service boundary.
- 3. The proposal does not appear to present an adverse impact on the public health, safety, welfare, or aesthetics of the city or region.
- 4. Level of Service (LOS) impacts will be addressed during site plan development.
- 5. The property legal description and survey are attached as Exhibit 1.
- 6. Attachment "A" provides the Statement and technical information for the property.

Lisa L. Frazier, AICP
Prepared by

5/18/222
Date

GRAVES BROTHERS COMPANY

April 21, 2022

Lisa Frazier, Director
Community Development
City of Sebastian
1201 Main Street
Sebastian, FL 32958

Re: Request for Annexation
1,984.22 acres (South of CR 510)
Portions of Sections 1-32S-38E, 2-32S-38E, 35-31S-38E and 36-31S-38E
Indian River County, FL

Dear Ms. Frazier:

Please accept this letter and attachments as an application for the City of Sebastian to consider voluntary annexation of the property described in the enclosed legal description. The property has a total area of approximately 1984.22 acres and is adjacent to the limits of the City of Sebastian on the north side of CR 510.

Enclosed please find the following attachments:

1. Signed and sealed survey (24"x36")
2. Documentation, supporting information and requests for Annexation and Comp. Plan Amendment
3. CD containing electronic copy of entire submittal package

Concurrent with this request for annexation, we are also submitting to the City of Sebastian an application for Comprehensive Land Use Amendment. The property currently has a land use designation of "AG-1" (1 unit/ 5 acres) within Indian River County and we are requesting FLUM designation of "Mixed Use" within the City of Sebastian. The zoning within Indian River County is currently designated as A-1. We will not be requesting a change to the zoning district at this time and proposed to maintain the current agricultural zoning as a "holding" zoning until we have completed our conceptual planning for the site.

If you have any questions or require additional information, please feel free to contact me.

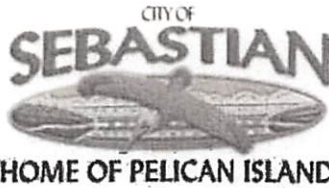
Sincerely,



Jeff Bass

RECEIVED
APR 21 2022
City of
Communit

2770 Indian River Blvd, Suite 201, Vero Beach, Florida 32960-4230
Phone (772) 562-3886 Fax (772) 562-3565
www://GravesBrothersCompany.com



COMMUNITY DEVELOPMENT DEPARTMENT
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958
TELEPHONE (772) 589-5518 ■ www.cityofsebastian.org

DEVELOPMENT REVIEW APPLICATION

- Comp Plan Land Use Amendment (Large Scale)
- Comp Plan Land Use Amendment (Small Scale)
- Comp Plan Text Amendment
- Land Development Code Text Amendment
- Rezoning
- Annexation

Project Name: **Graves Brothers Annexation** Total Site Area: 1,984.22 (gross) / 1878.62 (net) Acres\SF

Parcel ID: **See attached list**

Existing Address of Site:

Proposed Address of Site:

Proposed Use: **N/A** Land Use: Existing IRC: Ag-1 Proposed COS: MU Zoning: **A-1 (IRC)**

Contact Name: **Joseph W. Schulke, P.E., Schulke, Bittle & Stoddard, LLC**

Address: **1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960**

Telephone: **772-770-9622** Email: **jschulke@sbsengineers.com**

Applicant (If not owner, written authorization (notarized) from owner is required)

Owner: **Graves Brothers Company Attn: Jeff Bass**

Address: **2770 Indian River Blvd, Suite 201, Vero Beach, FL 32960**

Telephone: **772-562-3886 ext. 109** Email: **jbass@gravesbrotherscompany.com**

Date Received: 4/21/2022 Fee Paid: \$3000.00 Received by: Erin Taylor

RECEIVED
APR 21 2022
City of Sebastian
Community Development Dept

FORM B

Surveyor: Carter Associates, Inc.

Address: 1708 21st Street, Vero Beach, FL 32960

Telephone: 772-562-4191 Email: davidl@carterassoc.com

Engineer: Joseph W. Schulke, P.E., Schulke, Bittle & Stoddard, LLC

Address: 1717 Indian River Blvd, Suite 201, Vero Beach, FL 32960

Telephone: 772-770-9622 Email: jschulke@sbsengineers.com

Pre – Application Meeting Date: 11/17/2021

DESCRIPTION OF PROPOSED PROJECT:

Annexation of 1,984.22 acres and designation of "Mixed Use" FLUM (see attached Justification Statement and Public Facilities Statement).

SIGNATURE OF APPLICANT

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with, whether specified herein or not. The granting of approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Jeff Bass Signature Date 4-21-22

Notary: STATE OF: Florida COUNTY: Indian River

I hereby certify that on April 21, 2022 personally appeared Jeff Bass who is personally known to me or has produced identification. Type of identification produced:

[SEAL] APRIL A. EDMONDS MY COMMISSION # GG975633 EXPIRES: April 5, 2024 Notary Public My Commission Expires: April 5, 2024

DEVELOPMENT REVIEW APPLICATION FEE SCHEDULE/CHECKLIST

APPLICATION FEES:

\$2,000 Comp Plan Land Use Map ✓
Amendment (Large Scale)
\$1,500 Comp Plan Land Use Map
Amendment (Small Scale)
\$1,000 Annexation ✓

\$2,000 Comp Plan Text Amendment
\$1,500 Land Development Code Text
Amendment
\$1,250 Rezoning

****APPLICATION FEE IS NON-REFUNDABLE UPON PAYMENT TO THE CITY****

DOCUMENTS SUBMITTED FOR APPLICATION REVIEW:

Summary Report: addressing review considerations in accordance with 54-1-2.7 Land Development Code and 54-1-2.9 Land Development Code where applicable; or, objective 1-2.4 of Comprehensive Plan 2040 of all annexations.

Location Map

Two (2) Boundary and Topographic Surveys

Warranty Deed for all owners and/or Notarized Letter of Authorization

Future Land Use Map: Current and Proposed

Zoning Map: Current and Proposed N/A

Traffic Impact Analysis Statement N/A

Electronic Copy - Complete Submittal

Stormwater Calculations N/A

ADDITIONAL FEES

Should the review process be delayed by the applicant for longer than 6 months, re-submittal will be required consistent with current regulations and fees.

The applicant/owner shall have 1 year from the approval date to commence construction of all or any phase. If the site plan expires, the applicant/owner must re-apply for a new review with applicable fees. An extension may be requested for additional fees.

RECEIVED

APR 21 2022

City of Sebastian
Community Development Dept.

FORM B

ParcelID

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Community Development Dept

Graves Brothers Company

Indian River County, FL

Annexation and Comprehensive Plan Amendment

**Justification Statement
and
Public Facilities Statement**

Prepared by:

Schulke, Bittle & Stoddard, L.L.C.
Joseph Schulke, P.E.
1717 Indian River Blvd, Suite 201
Vero Beach, FL 32960

April 2022

**Annexation into the City of Sebastian
Comprehensive Plan Amendment
Graves Brothers Company
Portions of Sections 1-32S-38E, 2-32S-38E, 35-31S-38E and 36-31S-38E
Indian River County, FL**

Prepared by:
Schulke, Bittle & Stoddard, L.L.C.
Joseph Schulke, P.E.
1717 Indian River Blvd, Suite 201
Vero Beach, FL 32960

JUSTIFICATION STATEMENT

This statement has been prepared to support a request to annex the applicants 1984.22 acre property into the City of Sebastian and change the future land use map (FLUM) designation of the property from Indian River County “AG-1” (Agricultural - 1 unit/5 acre) to City of Sebastian Future Land Use Map designation of “Mixed Use”.

Introduction

The purpose of this request is to secure the approvals necessary for the annexation of the property within the City of Sebastian, with a Future Land Use designation consistent with the city’s Future Land Use Map (FLUM) and with densities and intensities consistent with the city’s adopted Future Land Use Element of the Comprehensive Plan (April 2040).

The landowner is: Graves Brothers Company
Jeff Bass, President
2770 Indian River Blvd, Suite 201
Vero Beach, FL 32960

The property is in parts of sections 1-32S-38E, 2-32S-38E, 35-31S-38E and 36-31S-38E. The site is bounded by and lies south of C.R. 510, west of 74th Ave (extension), north of 69th St, and east of 90th Ave. The northern portion of the property (hereafter referred to as “the site”) abuts the City of Sebastian city limits. The site is bisected in the north/ south direction through it’s approximate center by 82nd Ave.

The acreage of the site is:

	Gross	ROW	Net
East of 82nd Ave:	1100.98	70.26	1030.72
West of 82 nd Ave:	883.24	35.34	847.90
Total:	1984.22	105.60	1878.62

The land is located entirely within the city’s designated Annexation Reserve area, an area identified in the city’s newly adopted 2040 Comprehensive Plan. (reference Exhibit A: “Map 1-14: Annexation Reserve Area” COS 2040 Comprehensive Plan”. The site boundaries have been superimposed onto the map for reference.

Consistent with Objective 1-2.2 and its related policies, the City acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. The result of adjacent properties along

the same corridor being governed by two different sets of development regulations is more likely to result in a lack of coordination leading to poor urban design and a corridor that does not function as well as it should. In addition, the City desires to develop a plan for managing annexation of unincorporated enclaves, the annexation reserve areas as well as fringe areas adjacent to the City, especially for potential economic centers within the incorporated area.

The proposed FLUM designation of “Mixed Use” is appropriate at this time because urban growth is contiguous and agricultural activities are no longer economically viable. (reference Objective 1-1.4)

Policy 1-1.4.1: Agriculture Land Use Designation. The Agriculture land use designation shall be used for the following uses: farming, crops, range and livestock activities; protecting industries that are a part of the state’s traditional economic base such as citrus and aquaculture; agricultural research; agricultural related businesses; public facilities; institutional uses or recreational uses. The City shall also utilize the Agriculture land use designation for future annexations of existing agricultural lands until such a time that urban growth is contiguous and agricultural activities are no longer economically viable

Urban scale development that is contiguous to and adjacent to the site includes:

- The City of Fellsmere has annexed all the lands on the southern 2/3 of the land’s west boundary.
- Vero Lake Estates (IRC) is fully developed along the sites northern 1/3 of the land’s west boundary.
- Liberty Park PD TND (IRC) has been approved for significant urban development along the sites northern ½ of the east boundary. The developer has submitted construction drawings to IRC for approval and commencement of construction.
- Treasure Coast elementary school and Blue Water Bay PD (IRC) have developed along the sites northern boundary. Several other lands lying north of the site have received development approvals for urban development, including Sebastian Park and River Oaks, lying north of the land’s north boundary. Recently the City has annexed lands north of the site, including Graves 66.87 acres (contiguous to this site), and Cross Creek Lake Estates Addition (25 acres) located North/ North East of the site, which both have expanded the city limits to the south.
- FDOT is currently under preliminary design to 4 lane/ widen CR510 along the land’s north boundary. (Reference COS 2040 Comp Plan Future Transportation Map)
- FDOT is currently under preliminary design to construct a new 2 lane arterial roadway (82nd Ave) from Cr510 to 69th St, which bisects the land, starting at the site’s north property line and ending at the site’s south property line. Notably, this new corridor will traverse the entire length of the City’s annexation reserve area, and this corridor will complete a new north/ south corridor from Cr510 to Sr 60. (Reference COS 2040 Comp Plan Future Transportation Map)

See Exhibit B – Location Map and Thoroughfare Plan Road Network

Agriculture has become economically unfeasible:

For many generations this area had been primarily dedicated to the production of citrus. Following the hurricanes in 2004 and 2005, Citrus Canker became endemic to the industry followed closely by the much more deadly Citrus Greening disease. Citrus production is now only economically viable in large acreage blocks where all growers can practice similar defensive cultural practices. Because of neighboring conversions to urban and non-citrus uses, this area is now like an island where citrus production is no longer feasible. Land conversion costs make transiting to other agricultural uses such as row and vegetable crops unfeasible as well. While livestock grazing is

available, the economic returns will not support the long-term maintenance demands of the property.

Objectives for the future development of the Annexation Area

The applicant has met several times with city staff to discuss the applicant's plans for its land, and the annexation procedure and the necessary requirement that the annexation and all future potential development would be required to be consistent with the newly adopted 2040 comprehensive Plan.

Consequently, the applicant has agreed that the development of the land will adhere to the foundational element of the comprehensive plan (the Land Use Element). The Land Use Element promotes livability, sustainability, and smart growth principles to guide the development of the City of Sebastian and shape how the City will grow in the next 20 years. Objectives of the annexation consistent with the Comp Plan include:

- Encourage mixed use development
- Promote affordability, accessibility, and healthy communities.
- Encourage low-impact development, sustainable, and energy efficient building design and construction practices;
- Follow growth management principles to prevent the proliferation of sprawl and ensure adequate infrastructure and public facilities are provided concurrent with development
- Utilize the "Planned Unit Development" Process (PUD) to establish design standards and form-based code principles in order to enhance the design of any future development and recognize unique land characteristics.

Tools and Governance

The city's newly adopted comp plan has established the tools and governance required to ensure these objectives are met, including:

1. FLUM –This application includes a request to designate the Future Land Use as "Mixed Use". The city adopted this new Future Land Use designation concurrent with the adoption of the 2040 Comprehensive Plan.

See Exhibit E – Proposed City FLUM Amendment

Policy 1-1.3.6: Mixed Use (MU). The purpose of the Mixed Use designation is to provide a mixture of residential, office, commercial, recreational, limited industrial, and institutional uses and encourage town centers along major arterial corridors. This designation shall target areas outside of the Riverfront Mixed Use district to allow for greater flexibility and changing market types in identified areas of the City such as the Sebastian Boulevard Triangle Area. These areas may also serve as TDR receiving areas allowing for the preservation of additional preservation and conservation lands within the City. Additional design and development standards including form based code principals shall be incorporated into the LDC. The maximum intensity is 0.6 FAR, and up to 1.0 FAR with incentives. The allowable residential uses include single family, duplexes, and multi-family up to ten (10) dwelling units per acre, and up to twelve (12) dwelling units per acre with the use of TDRs or incentives. Incentives shall be outlined in the LDC and may include but are not limited to projects that incorporate regional stormwater pond(s), shared parking structures(s), bike/pedestrian connectivity, and quality of public open space.

2. PUD – Future development of the site is anticipated to follow the development concepts and procedures through the use of the "Planned Unit Development" (PUD).

Policy 1-1.6.1: Planned Unit Development Overlay Designation. The City's LDC shall continue to allow a planned unit development overlay zoning designation in order to provide a voluntary management framework for coordinating objectives of developers with those of the City Council. The City Council shall reserve the authority to invoke new conditions in extending development rights based on: • Changes in conditions surrounding the impacted land uses in the vicinity; • Evolving issues surrounding infrastructure levels of service; • Impacts on natural resources; and/or • Other related issues impacting the nature of the proposed planned unit development. Policy 1-1.6.2: Planned Unit Development Option. The planned unit development overlay designation shall be available as a voluntary approach for managing specific development characteristics and project amenities to be incorporated in residential, commercial, industrial, or mixed use development options. Developers who voluntarily participate in the process shall bind themselves as well as those who may be their successors in title to the subject land.

3. LDC – The city’s primary tool to ensure all development is in conformance with the 2040 comprehensive plan is the City’s “Land Development Code” (LDC). Any new development must adhere to both the guiding Objectives and Policies of the Comp Plan, and as referenced within the Comp Plan, all development must conform to all development regulations within the city’s land development code. The LDC is designed to:

*Regulate the subdivision of land, and regulate the uses on land and in water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
Protect the environmentally sensitive lands and aquifer recharge functions
Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management.
Dedication, acquisition and development of future rights-of-way
Provide that development orders and permits shall not be issued which result in a reduction of levels of services (LOS) for impacted public facilities*

Growth Management Principles

The aforementioned tools at the applicant and city’s disposal ensure the future development of the site will follow the Growth management principles the city has envisioned in its comp plan. Guiding principles include:

1. Compatible Design: Future development of the site will consider the adjacent land uses and provide compatibility measures, recognizing the primary adjacent land uses are:

Urban areas to the west:

-City of Fellsmere city limits; future urban development area along the southern 2/3 of the land’s boundary

-Vero Lake Estate; urban scale development area along the north 1/3 of the west boundary

Urban areas to the North:

-Treasure coast Elementary school, Blue Water Bay, and several other lands with development approvals (Sebastian Park, River Oak) lying north of the land’s north boundary.

-Sebastian’s southern limits and other urban development within the un-incorporated areas of the county.

Urban and Agricultural areas to the east:

- Liberty Park PD TND, a urban scale development approved for development within un-incorporated county areas along the north ½ of east boundary.
- agricultural areas (primarily 5 to 20 acre ranchettes) within un-incorporated county areas along the southern ½ of the east boundary

Agricultural areas to the south

- agricultural areas (primarily 5 to 20 acre ranchettes) within un-incorporated county areas south of the site.

The Comp Plan clearly provides policies to ensure future development of the land will provide compatibility measures:

Policy 1-2.1.1: Smart Growth Principles. The City shall promote smart growth principles that direct growth in an intentional, comprehensive way. These principles include but are not limited to promoting a mix of uses, compact building design, walkable communities, housing diversity, environmental preservation, and transportation choices.

Policy 1-2.1.2: Protect Developments from Possible Adverse Effects of Neighboring Permitted Uses. The City's LDC shall incorporate standards and/or review criteria for mandating retention of open space, regulating building design, including setbacks, building placement on site, and building orientation. These provisions shall be directed toward supporting compatibility as well as to preserving light, air, and open space. Other reasonable design principles, including buffering standards, shall be included in the LDC.

Policy 1-2.1.3: Minimize Impacts Between Urban and Rural Land Uses. The LDC shall incorporate performance standards, urban service availability standards, and other requirements which ensure buffering between urban and rural land uses. This is necessary in order to maintain responsive land management policies along the outer suburban fringe where urban development within the City could potentially impact unincorporated agricultural lands, and vice versa.

2. Reduce Urban sprawl: Any future development of the land will require that the location, scale, timing, and design of development will be coordinated with public facilities and services to prevent the proliferation of urban sprawl, maximize public infrastructure, and achieve cost effective land development patterns.

**Policy 1-2.2.2: Resource Protection. The City shall seek to maintain and manage the City's natural and man-made resources by establishing a pattern of development that is harmonious with the City's natural environment and quality of life.*

**Policy 1-2.2.4: Accommodate Growth. The City shall continue to seek fiscal resources to extend City service areas, improve City roadways, coordinate public infrastructure and make other improvements necessary to accommodate growth and maintain services and facilities at adopted level of service standards.*

**Policy 1-2.2.5: Development Orders and Permitting Process. Development orders and permits for all future development shall be timed and staged to assure that requisite infrastructure and services are available*

**Policy 1-2.2.6: Concurrency Management. The maximum allowable density and intensity of land uses may be limited based on available public infrastructure. Land use shall be predicated on availability of man-made infrastructure and service systems required to support respective land use activities. The City shall continue enforcing their concurrency*

management program, pursuant to Ch. 163, F.S., to ensure that future development is provided essential services and facilities at acceptable standards.

**Policy 1-2.2.7: Design of Public Facilities and Utilities. Public facilities and utilities shall be located and designed to maximize the efficiency of services provided and minimize adverse effects on natural systems and conservation lands.*

**Policy 1-2.2.9: Accommodating Requisite Infrastructure. During the subdivision review, site plan review, and permitting processes the City shall insure that respective future developments allocate sufficient land area for infrastructure required to support the proposed development.*

**Policy 4-1.2.5: Conditions Governing Development Orders or Permits. Consistent with Policy 4- 1.1.7, the LDC shall include performance criteria regulating the location, timing, and scale of development in order to ensure that new development is effectively served by wastewater services. The performance criteria shall utilize recognized best management practices, discourage the proliferation of permanent package treatment plants and the extensive use of septic tanks and wastewater drain fields on areas with characteristics or conditions unsuited for their adaptation, and comply with all applicable permitting procedures.*

3. Utilize concepts for managing land and water resources, including joint use stormwater features, low impact development and other best management practices.

Policy 1-2.3.1: Low-Impact Development (LID). The City shall encourage LID principles for development and redevelopment including those within newly annexed areas. The City shall require new developments to address future nutrient loading and water conservation through principles including but not limited to: • LID design practices and technologies that address energy, water, and nutrient conservation.

Policy 1-2.3.2: Incorporate Innovative Techniques in the Land Development Code. The City's LDC shall continue to incorporate land and water resource best management practices such as reduced impervious areas, increased buffers, LID, surface/storm water management including water quality, soil erosion and sedimentation control, and conservation of water

Future Planning

The development of the site will adhere to the **Mixed Use FLUM** designation.

The planning of future development of the site will be completed under the policies and guidelines of the Mixed Use FLUM designation, and regulations and approval procedures outlined in the city's P.U.D. development review and approval process.

Policy 1-1.3.6: Mixed Use (MU). "The purpose of the Mixed Use designation is to provide a mixture of residential, office, commercial, recreational, limited industrial, and institutional uses and encourage town centers along major arterial corridors"

The "Mixed Use" FLUM designation and PUD development approval process provides the city with the tools and the regulatory authority to guide and direct the location, uses and intensities of residential and non-residential uses, while providing additional regulations to ensure Land use compatibility, buffering and open space provisions, prevention of urban sprawl, and protection and management of natural resources. These policies and guidelines include:

Policy 1-3.1.1: Urban Design and Community Appearance. Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the City

Policy 2-1.1.5: Greenway Plan. Consistent with the North Indian River County Greenways Master Plan (2008), the City shall seek funding for and prepare and maintain a Greenways Plan for bicycle and pedestrian access.

Policy 1-3.2.1: Development Impacts. The City shall require applicants to demonstrate measures to mitigate the adverse impacts of the proposed development on historic or archaeological site or structure

Policy 1-3.4.1: Healthy Communities. The City shall ensure equitably distributed and accessible active transportation facilities (i.e. sidewalks, bike lanes) and recreational opportunities (i.e. parks, greenways) to support healthy lifestyles and physical activity

Policy 2-1.1.9: Sidewalks and Multi-use Paths. The City shall conduct a sidewalk assessment and walking study. Sidewalks or multi-use paths shall be mandatory on all new development and on all new roadway construction.

Policy 4-1.4.1: Protect Natural Drainage Features. The City shall protect natural drainage features and ensure future development utilizes stormwater management systems consistent with criteria of all appropriate local, state, and federal agencies

Policy 4-1.4.3: Ensure that Urban Lands Provide Adequate Drainage and Protection from Flooding and Manage the Retention of Ground and Surface Water at Levels that Enhance Natural Storage Capacity of Watersheds and Promote Aquifer Recharge

Policy 4-1.4.7: Buffer Zone Requirements. The LDC shall include performance criteria which shall require that new development provide buffer zones adjacent to natural drainageways and retention areas

Policy 5-1.1.1: Protection of Natural Resources, Wildlife, and Habitats. The City's land development code (LDC) shall include: a. Performance criteria that protects the City's natural resources, wildlife, and habitats of endangered or threatened species from the adverse impacts of development by regulating the location, density, and intensity of those activities which cause the adverse impact.

Policy 5-1.1.6: Open Space Corridor System. Through the LDC and land development review process, the City shall continue to identify opportunities to: a. Provide an interconnected open space corridor system that links existing open spaces, greenways, public right of ways, and trails including new open space corridors b. Provide connections from adjacent development to existing or planned open space corridors c. Connect parks and civic resources (i.e., Community Center) d. Provide low-impact natural activities such as walking trails, benches, picnic areas, and canoe/kayak launches e. Connect the City and County's open space corridors f. Require that open space corridors minimize the fragmentation of significant wildlife habitat. Corridor widths shall be defined based on the natural range of targeted habitat/species; however, are generally considered to be a minimum of 25 feet in width

While the Mixed Use FLUM defines maximum intensities and densities, the Comp Plan and LDC also regulate and restrict future development to ensure development is low impact, including provisions for appropriate ecological preservation, adequate buffering and open space, and opportunities to designate residential and commercial needs of the city, as defined in the city's comprehensive plan.

Site Intensity and Density

The comp plan provides guidance on both the location and intensity of residential densities and non-residential intensities.

1. Residential uses and intensities:

The site location and size provide the city the opportunity to create new residential use areas which can help address the city's current and future housing needs. The proposed Mix Use FLUM designation permits residential uses include single family, duplexes, and multi-family **up to ten (10) dwelling units per acre**, and up to twelve (12) dwelling units per acre with the use of TDRs or incentives.

"According to BEBR, the official population estimate of permanent residents in the City of Sebastian as of April 1, 2020 is 25,658 residents. Sebastian's future population growth is projected to be 34,567 residents by the year 2040 with an average growth rate of 8%. The City's projected growth will continue to provide development and redevelopment opportunities for the City." (2040 FLUM, Land Use Element)

The City's Housing Element indicates that the city has a need for a more diverse housing market and more affordable housing:

Goal 3-1: Provision of Housing. Ensure the provision of a sufficient supply of decent, safe, and sanitary housing options, including affordable housing, that is responsive to the diverse housing needs of the City's existing and future population, while encouraging the preservation and enhancement of the City's existing housing stock and historic structures.

-Affordable housing is determined by comparing the cost of housing to household income. Florida Statutes defines affordable housing as monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of the median adjusted gross annual income for households.

-Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. The data indicates that 1090 households within the City (38%) paid more than 30% of income for housing.

According to Census data the highest percentage of renters in Sebastian are paying 35 percent or more of their income for housing. This makes affordability an issue for renters in the City".

According to the Florida Housing Data Clearinghouse, 4,310 households in Sebastian (41.1%) were headed by a person age 65 or older. In Sebastian, 3,924 of elderly households (91%) own their homes, while 1,392 elderly households (32.2%) pay more than 30 percent of income for rent or mortgage costs.

The Mixed Use FLUM designation will permit a mix of Residential Uses, and the other Comp Plan Policies (cited herein) require compact, sustainable, low impact design, which affords opportunities to develop a variety of residential household types, and promotes the development of affordable housing options.

The mix use FLUM, the “allowable residential uses include single family, duplexes, and multi-family up to ten (10) dwelling units per acre, and up to twelve (12) dwelling units per acre with the use of TDRs or incentives. Incentives shall be outlined in the LDC and may include but are not limited to projects that incorporate regional stormwater pond(s), shared parking structures(s), bike/pedestrian connectivity, and quality of public open space.

Policy 3-1.1.1: Adequate Housing. The City’s Future Land Use Map shall include adequate amounts of lands to accommodate the projected housing growth through a variety of housing types and housing values). The City shall continue to provide land use designations and zoning districts on the Future Land Use and the Official Zoning Maps, respectively, to ensure that single family, duplex, and multi-family housing units are allowed within the City to provide a diverse range of housing options (ownership/rent) and meet a range of income options.

Policy 3-1.1.3: Housing Options. The City shall, through its Land Development Code (LDC), encourage the development/redevelopment of housing that will integrate housing options, including housing type and ownership status (own/rent), across all neighborhoods.

Policy 3-1.1.7: Mixed Use. The City shall promote mixed use developments that include provisions for a wide variety of housing types and prices in close proximity to support facilities.

Policy 3-1.2.1: Affordable Housing. The City shall review methods for addressing the affordable and “missing middle” housing shortage in the City. The City shall continue to provide technical assistance, information, and housing data to the private sector to advance the development of fair and affordable housing.

Policy 9-1.4.2. Work to provide affordable housing opportunities in the City for the City’s workforce, as well as to provide choice in housing types and styles to appeal to diverse demographic groups needed to drive economic development in Sebastian.

Policy 9-1.4.4. Continue the development of greenways as extensions of the City’s park system to increase open space and recreational opportunities throughout the City.

2. Non-residential uses and intensities (Commercial and light Industrial Uses)

Policy 1-1.3.6: Mixed Use (MU). The maximum intensity is 0.6 FAR, and up to 1.0 FAR with incentives

In addition to other elements cited herein from the 2040 plan, the Economic Development Element and Land Use element of the 2040 Comprehensive Plan provides the impetus to support this annexation and further, to designate commercial and light industrial development areas for this site.

The Comp Plan’s projections within it’s Economic Analysis “suggest a need to add approximately 59 acres of commercial land and an additional 68 acres of industrial land. However ... the City may benefit from significantly more employment that could make work trips shorter, as well as bring fiscal benefits. Further, while much of the City’s industrial capacity is at the Airport, that location is not well-suited for all industries the City may wish to attract, and the lack of a quality industrial park or similar facility has been cited as a barrier to increased competitiveness in attracting targeted industries. Thus, the City may need to allocate additional industrial lands, including

potentially in areas that are annexed in the future, as part of economic development efforts. Similarly, additional commercial capacity may be necessary for the purpose of creating more efficient land use patterns, with commercial uses nearby, and physically and functionally integrated with, residential uses in order to create areas suited for pedestrian and transit activity and dynamic activity."

Policy 9-1.3.2. The City shall periodically review the inventory of available industrial land and the regulations governing them to ensure that appropriate sites will remain available for the industries targeted in Policy 9-1.1.1.

The Inventory and Analysis evaluation concludes that annexing this property would provide opportunities to improve the residents' quality of life. This site's size and location provides the best opportunity the city may have to develop a sustainable industrial park and provide supporting commercial opportunities, which has the potential for attraction of more sustainable industries. Benefits cited in the Comp Plan include:

***Increase manufacturing employment opportunities** - *"In terms of manufacturing employment – which is often prized in economic development because it typically offers relatively high wages but many times without advanced education.."*

***Decrease employment dependent automobile trips and trip length:** *"The data also suggest that Sebastian residents are increasingly traveling further to work which goes against the trend in the State of Florida. The data show that Sebastian has become more auto-dependent for work-related trips. This is potentially relevant for a number of reasons. One is that if this is caused by a lack of accessibility from Sebastian neighborhoods to jobs by means other than private automobile, it will very difficult for those unable to drive to support themselves economically. It is also relevant as Sebastian attempts to become a more "green" City and attract sustainable industries. A reversal of this trend would signal progress in the effort to become more green, and would also be a selling point when trying to attract sustainable industries about the City's seriousness in striving to create a more sustainable future.*

Further support of annexation of this site and designation of commercial and light industrial areas, the city's stated objectives and policies include:

Objective 9-1.1. In cooperation with partner organizations, strategically target industry clusters for startup, relocation and expansion in the City, offer appropriate incentives and effectively market the City as a location for those industries

Objective 9-1.3. Take steps to ensure that appropriate sites are available in the City for desired commercial/industrial development that supports the City's economic strategy, and to ensure that information about available sites and buildings is readily available to prospective users.

Policy 9-1.3.1. Consider annexation of areas outside the City that could provide future areas for commercial or industrial development.

Policy 9-1.3.3. The need for future lands for economic development shall be a primary factor in planning for growth in areas surrounding the City that could be annexed in the future. In particular, the CR-510 corridor south of the City should be considered for future industrial growth, including the possibility of an industrial park.

The Land Use Element policies also provide guidelines for the allocation of non-residential areas along major arterials which will minimize the impact on residential quality. The site lies at a very

advantageous location which supports urban development. The site is the benefactor of existing and planned thoroughfare roads, existing water and sewer utilities, and existing SRID drainage facilities, which can support the future urban development of the site.

The site is strategically located where several existing and proposed thoroughfare plan roads will provide a favorable grid network of streets, providing multiple means of access from all directions, including improvements and / or extensions of Cr510, 82nd Ave, 81 st St and 74th Ave. The road network will ensure that traffic generated by the site development will not overburden one or two thoroughfares, that residents and employees of the site can conveniently access or depart the area with little risk of delays or hindrances, and most importantly, both city and Indian River County emergency services will have multiple alternative routes to serve the site.

In support of these statements, Comp Plan Policies include:

Policy 1-1.3.9: Pattern of Non-Residential Land Use. In order to promote efficient flow of traffic along major arterials cited in the Transportation & Mobility Element, achieve orderly development, and minimize adverse impact on residential quality, non-residential development shall be concentrated in strategically located (targeted) areas. These areas include those having location characteristics which best accommodate specific land, site, public facilities and market location requirements of their respective non-residential uses.

Policy 1-1.3.10: Allocating Non-Residential Land Use. The approval of non-residential uses shall recognize that respective non-residential activities frequently have different site, spatial, and market area characteristics and generate significantly different impacts.

Justification Statement - Conclusion

The applicant, Graves Brothers Company, has submitted a request for a voluntary annexation of 1984.22 acres into the City of Sebastian. The site is appropriately located for consideration of annexation. The property lies within the city's designated annexation reserve area, and is contiguous with the city's southern boundary, and its east, west and north boundaries are adjacent to various degrees of existing or proposed urban scale development. The proposal also includes designating the site with the city's newly created "Mixed Use" FLUM designation, and the city's policies and regulations provide a future path for development of the site with appropriate residential densities and intensities through the implementation of the Planned Unit Development (PUD) Overlay Designation and PUD development process. The annexation of this site has been proven to be consistent with the city's newly adopted 2040 Comprehensive Plan, and the applicant has provided evidence that the annexation will assist the city's goals, objectives and policies that will improve the quality of life of its existing and future residents by providing diverse housing opportunities, and new and advantageous social, economic and employment opportunities. Consequently the applicant requests that the City Planning and Zoning Board and City Council approve the request to annex the site and designate the site "Mixed Use" on its Future Land Use Map.

Public Facilities Statement:

Generally, the site lies at a very advantageous location which supports urban development. The site is the benefactor of existing and planned thoroughfare roads, existing water and sewer utilities, and existing SRID drainage facilities, which can support the future urban development of the site.

The site is strategically located where several existing and proposed thoroughfare plan roads will provide a favorable grid network of streets, providing multiple means of access from all directions. The road network will ensure that traffic generated by the site development will not overburden one or two thoroughfares, that residents and employees of the site can conveniently access or depart the area with little risk of delays or hindrances, and most importantly, both city and Indian River County emergency services will have multiple alternative routes to serve the site.

The site will have thoroughfare roads on its entire perimeter:

The FDOT is preparing for the extension of 82nd Ave which bisects the property and will complete the extension from SR60 to CR510; and the FDOT is preparing plans to widen CR510 to 4 lanes from US 1 to Cr512, which pass along and is adjacent to the site's north boundary. The initial extension of 74th Ave along the sites east boundary from CR510, ¾ of a mile south, and the extension of 81st street from 66th Ave to 74th Ave will be completed as a condition of approval by the IRC approved Liberty Park PD TND. This project would ultimately complete the 74th Ave extension along the southern ½ of its east boundary to 69th St. Once the 81st St extension is completed, 69th St on the sites south boundary will connect 82nd Ave to US 1 to the east.

See Exhibit B – Location Map and Thoroughfare Plan Road Network

The site will have several thoroughfare roads extending into and creating thoroughfare intersections internal to the site:

78th, 80th , 82nd , and 84th Ave(s) in the north / south direction, and 73rd, 77th, and 81st streets in the east west direction.

Exhibit C – Site Thoroughfare Plan Network and SRID Canals

The site is located adjacent to the county Urban Services Area

The site is located adjacent to the county Urban Services Area on its north, east and west sides. The official boundary in this vicinity is CR510 (north of and contiguous to the site along CR510), and 90th Ave (west and contiguous to the site / City of Fellsmere / Vero Lake Estates), and 66th Ave (east of 66th Ave), While the east boundary of the site (74th Ave) is not officially contiguous to the mapped urban services area, the county has already effectively moved the boundary from 66th Ave to 74th Ave (and contiguous to the site) with the approval of the Liberty Park PD TND, a mixed use development with over 900 units and 200,000 sf of commercial use. Consequently, the effective county urban service line is at the sites North, West AND East boundaries. However, irrespective of the COUNTY's urban service line location, Article 6 "Operating, Maintenance and Expansion of the Sebastian Utility System" of the "Interlocal Agreement Providing for the Transfer of the City of Sebastian Water and Wastewater System" adopted Sept 20, 1995 between IRC and the City of Sebastian provides that IRC has an affirmative duty to expand the system inside and outside of the city, and to provide service by the county's water and wastewater systems concurrent with the

demands of new growth or the expansion or extension of water or wastewater transmission, distribution, or collection facilities by either the city or the county.

Currently, IRC has existing water distribution mains along the sites west boundary in Vero Lake Estates, water and sewer transmission mains on CR510 on the sites north boundary and will have utilities at the sites' east boundary concurrent with the development of Liberty Park PD TND. Liberty Park PD TND will be connecting and extending utilities south and west from CR510 and 66th Ave, through 81st St, 70th and 74th Ave, ultimately bringing utility services to the site's east property line.

See Exhibit D – Utility Infrastructure

The site lies entirely within the Sebastian River Improvement district (SRID), a chapter 189 and 289 Improvement district which is responsible for the implementation, operation and maintenance of a water control plan and stormwater drainage by gravity within the district boundaries. Consequently, adequate facilities are in place to ensure the site has adequate and legal drainage capabilities.

The site is bisected in the north south direction by both Laterals C and L canals, and adjacent to lateral D on its west boundary. Lateral L canal runs along and through the natural slough and headwaters of the South Prong of the St. Sebastian River. Several sub-laterals bisect the site in the east to west direction, draining a majority of the site east and west to Lateral C. These include sub-laterals C2E&W through C5E&W plus C6&7W.

Exhibit C – Site Thoroughfare Plan Network and SRID Canals

Adequate traffic, utilities, drainage, and other facilities either exist or are planned in the vicinity of the site. The Comprehensive Plan, Infrastructure Element establishes standards for Concurrency management and specifically, standards for **Transportation, Potable Water, Wastewater, Drainage, and Recreation**. Chapter IX of the City's Land Development Code, "Concurrency Management", defines the level of service standards for these facilities, and specifies that adequate provisions for these services are necessary to support new development. Upon submittal of any new development proposals, the city's Comp Plan and its LDC require a complete evaluation of existing infrastructure capacity and need for new facilities concurrent with development.

List of Exhibits

Exhibit A: "Map 1-14: Annexation Reserve Area" COS 2040 Comprehensive Plan".

Exhibit B – Location Map and Thoroughfare Plan Road Network

Exhibit C – Site Thoroughfare Plan Network and SRID Canals

Exhibit D – Utility Infrastructure

Exhibit E – Proposed City FLUM Amendment

Attachments

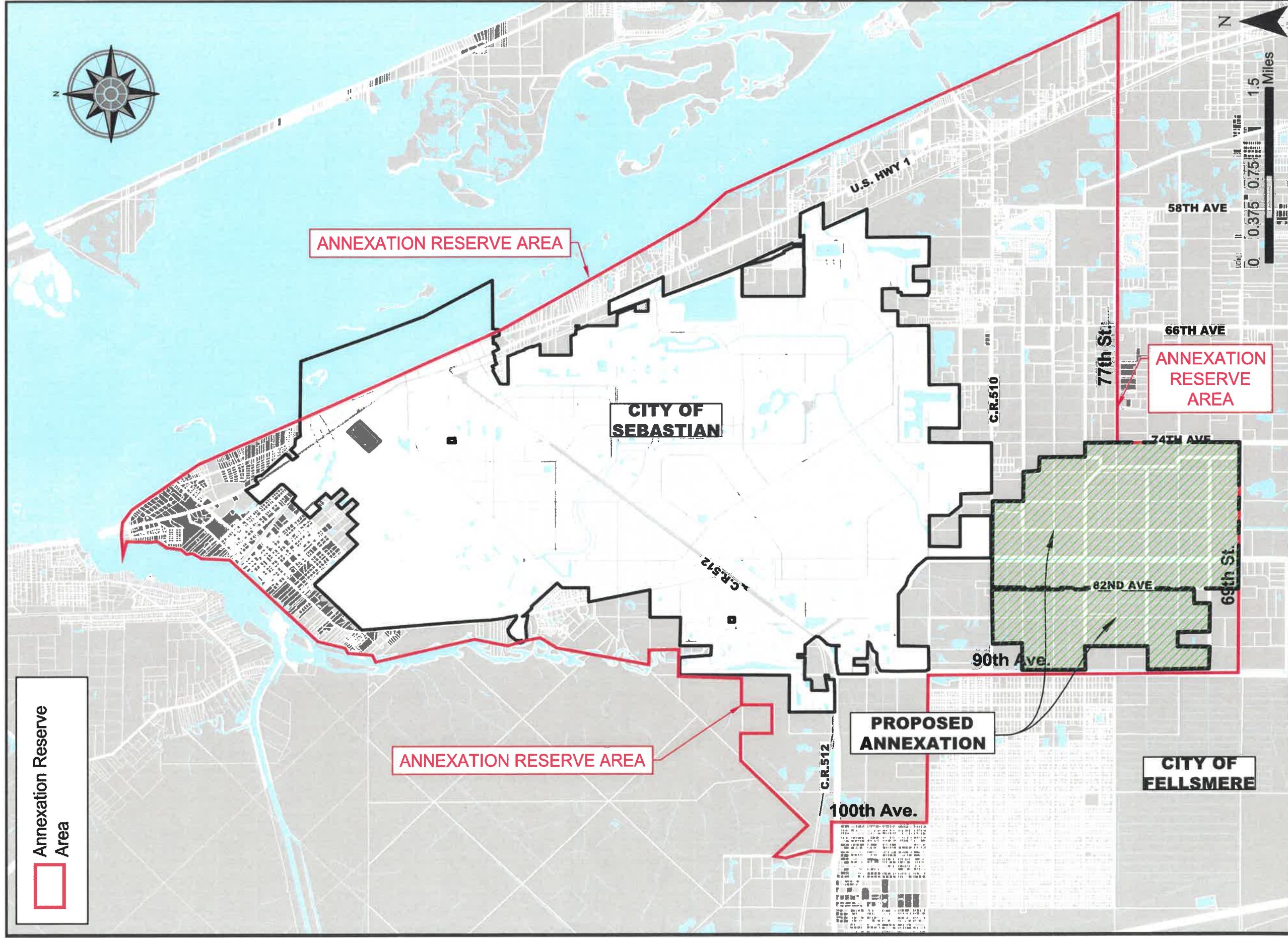
- **Warranty Deed**
- **Title Policy/Certification**
- **Survey of Land**



**Available for review in the Community
Development Department**



Map I-14: Annexation Reserve Area



CITY OF SEBASTIAN

June 2021

ANNEXATION RESERVE AREA

Source: City of Sebastian

Kimley»Horn

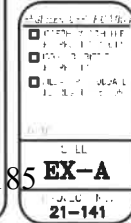


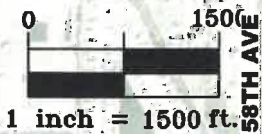
EXHIBIT A
"MAP I-14: ANNEXATION
RESERVE AREA"
COS 2040
COMPREHENSIVE PLAN

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DATE	DESCRIPTION	BY	APP'D
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11/13/21	ISSUE FOR PERMITTING	JLS	
11/13/21	ISSUE FOR PERMITTING	JLS	

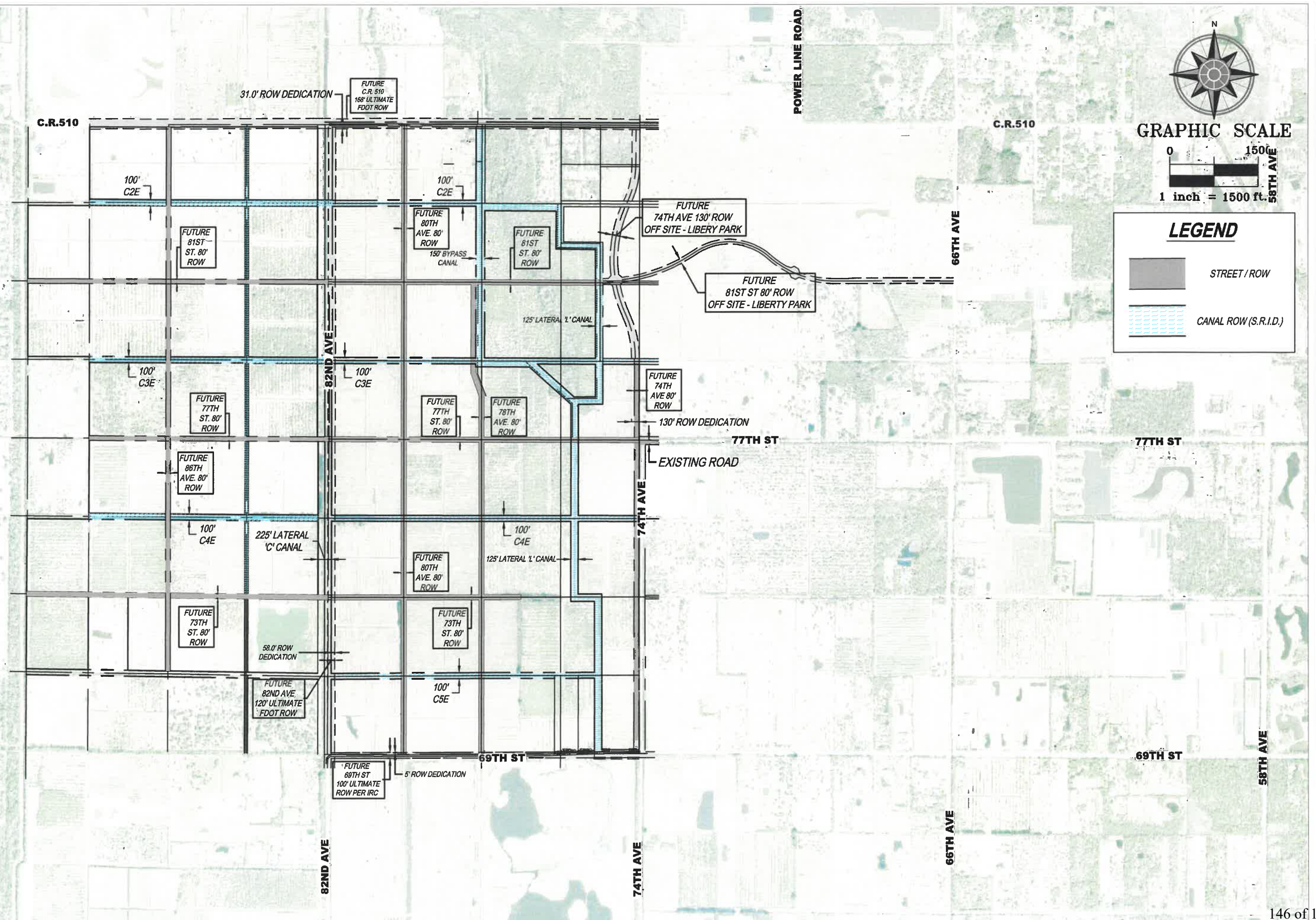


GRAPHIC SCALE



LEGEND

	STREET / ROW
	CANAL ROW (S.R.I.D.)



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EXHIBIT C
 SITE THOROUGHFARE
 PLAN NETWORK AND
 SRID CANALS

GRAVES BROTHERS
 CITY OF SEBASTIAN
 ANNEXATION

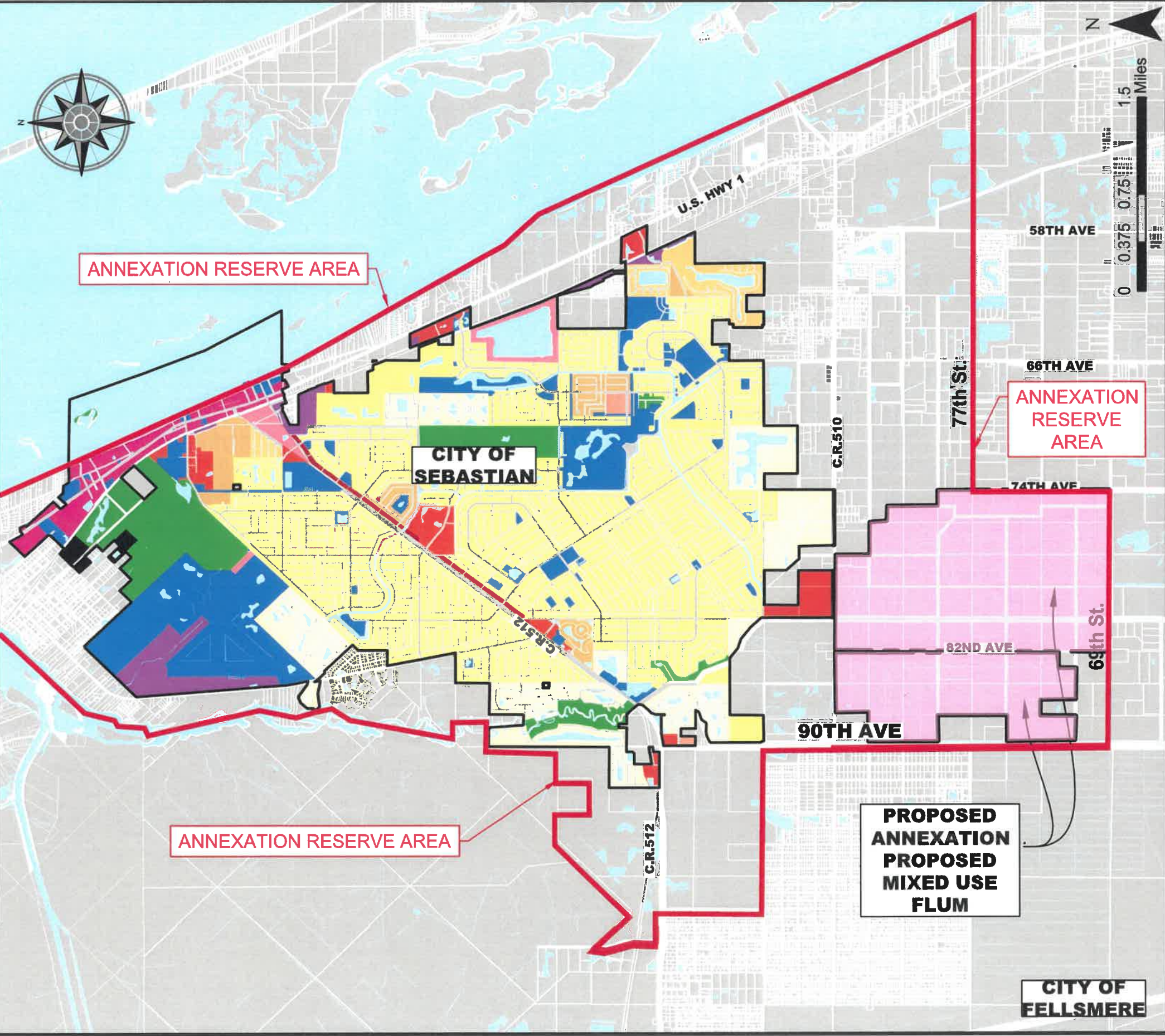


I:\2021\21-141 Graves Bros. Sebastian Annexation CSD\Production Drawings\Exhibits\Exhibit C.dwg, 4/15/2022 1:16:47 PM



Map I-5: 2040 Future Land Use Map

Conservation (0.25 FAR)	Low Density Residential (5 du/ac)	Limited Commercial (0.6 FAR)	Riverfront Mixed Use (0.6 to 1.0 FAR, 8 to 10 du/ac)	Mixed Use (0.6 to 1.0 FAR, 10 to 12 du/ac)
Agriculture (1 du/5 ac)	Mobile Home (5 du/ac)	General Commercial (1.0 FAR)	Industrial (0.5 FAR)	Heavy Industrial (0.5 FAR)
Very Low Density Residential (3 du/ac)	Medium Density Residential (10 to 12 du/ac)	Commercial 512 (0.5 FAR)	Institutional (0.6 FAR)	



DATE	DESCRIPTION

SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
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EXHIBIT E
 PROPOSED CITY FLUM
 MAP AMENDMENT

GRAVES BROTHERS
 CITY OF SEBASTIAN
 ANNEXATION

DATE	DESCRIPTION