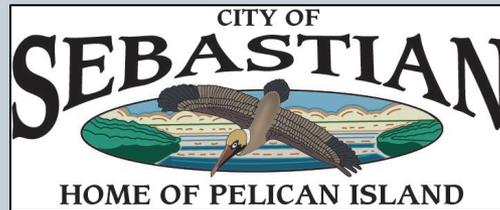


Graves Brothers Annexation Workshop



THURSDAY, JUNE 16TH, 2022
&
THURSDAY, JUNE 30TH, 2022



FS 171 – Voluntary Annexation Process

171.044 Voluntary annexation.—

(1) The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

(2) Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk.

(3) An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.

(4) The method of annexation provided by this section shall be supplemental to any other procedure provided by general or special law, except that this section shall not apply to municipalities in counties with charters which provide for an exclusive method of municipal annexation.

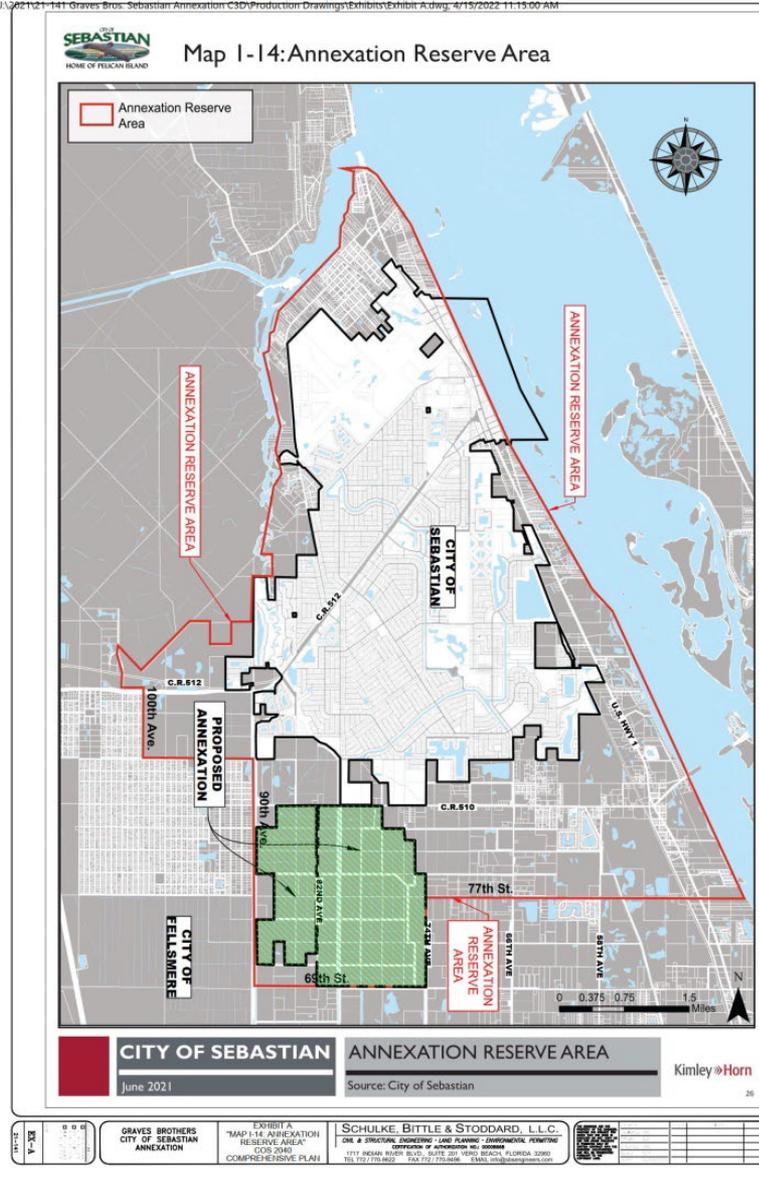
(5) Land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves.

(6) Not fewer than 10 days prior to publishing or posting the ordinance notice required under subsection (2), the governing body of the municipality must provide a copy of the notice, via certified mail, to the board of the county commissioners of the county wherein the municipality is located. The notice provision provided in this subsection may be the basis for a cause of action invalidating the annexation.

History.—s. 1, ch. 74-190; ss. 4, 5, ch. 75-297; s. 3, ch. 76-176; s. 2, ch. 86-113; s. 1, ch. 90-171; s. 16, ch. 90-279; s. 16, ch. 98-176; s. 3, ch. 2006-218.

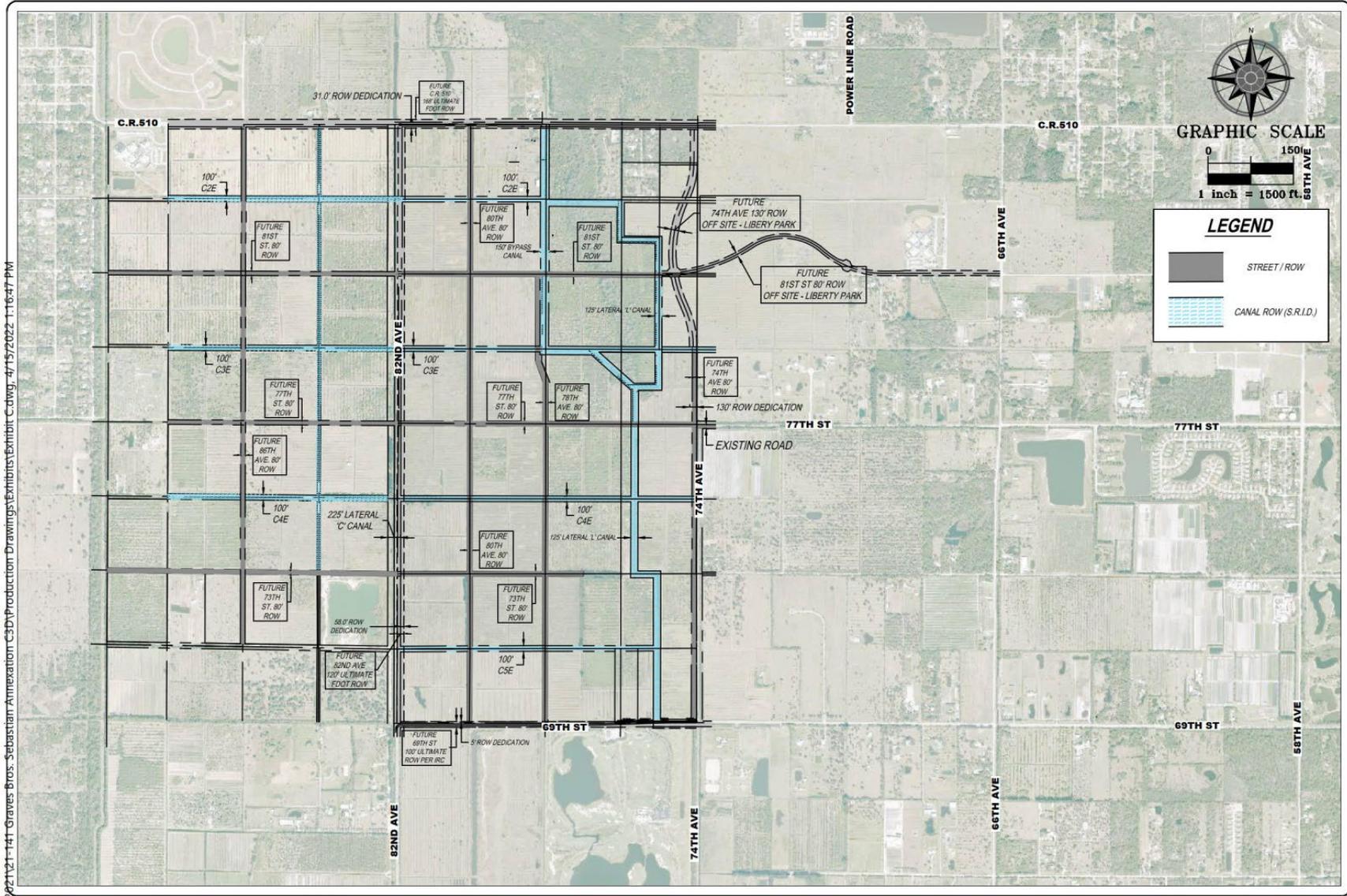
Annexation Reserve Area- Exhibit A

J:\2021\21-141 Graves Bros. Sebastian\Annexation CSD\Production Drawings\Exhibits\Exhibit A.dwg, 4/15/2022 11:15:00 AM

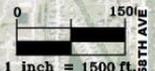


Site Thoroughfare Plan Network and SRID Canals – Exhibit C

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GRAPHIC SCALE



LEGEND

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



SCHULKE BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL ENGINEERING
 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32980
 TEL: 772.770.6622 FAX: 772.770.6588 EMAIL: info@schulkebittle.com

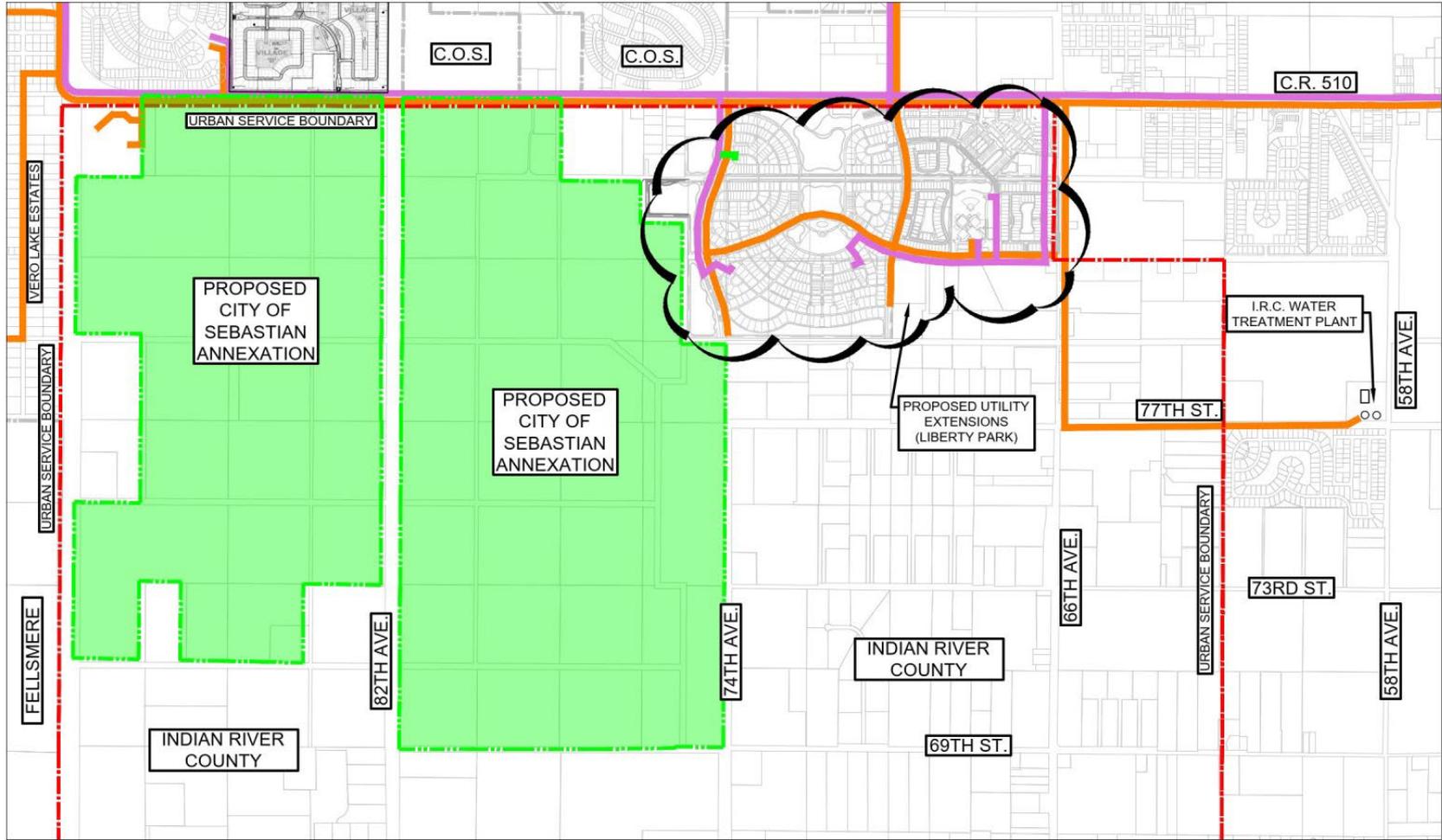
EXHIBIT C - GRAVES BROS. SEBASTIAN ANNEXATION
 SITE THOROUGHFARE PLAN NETWORK AND SRID CANALS

GRAVES BROTHERS
 CITY OF SEBASTIAN
 ANNEXATION

EX-C
 21-141

Utility Infrastructure – Exhibit D

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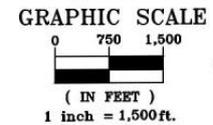


LEGEND

- WATER TRANSMISSION
- FORCE MAIN

*NOTE:
PLAN DEPICTS LARGE DIAMETER TRANSMISSION MAINS. SMALLER DIAMETER DISTRIBUTION MAINS ARE NOT DEPICTED

EXHIBIT D UTILITY INFRASTRUCTURE



SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA, 32960
TEL: 772 770 9652 FAX: 772 770 9656 EMAIL: info@sbstg.com

EXHIBIT D
INFRASTRUCTURE

GRAVES BROTHERS
CITY OF SEBASTIAN
INDIAN RIVER COUNTY



EX-D
21-141

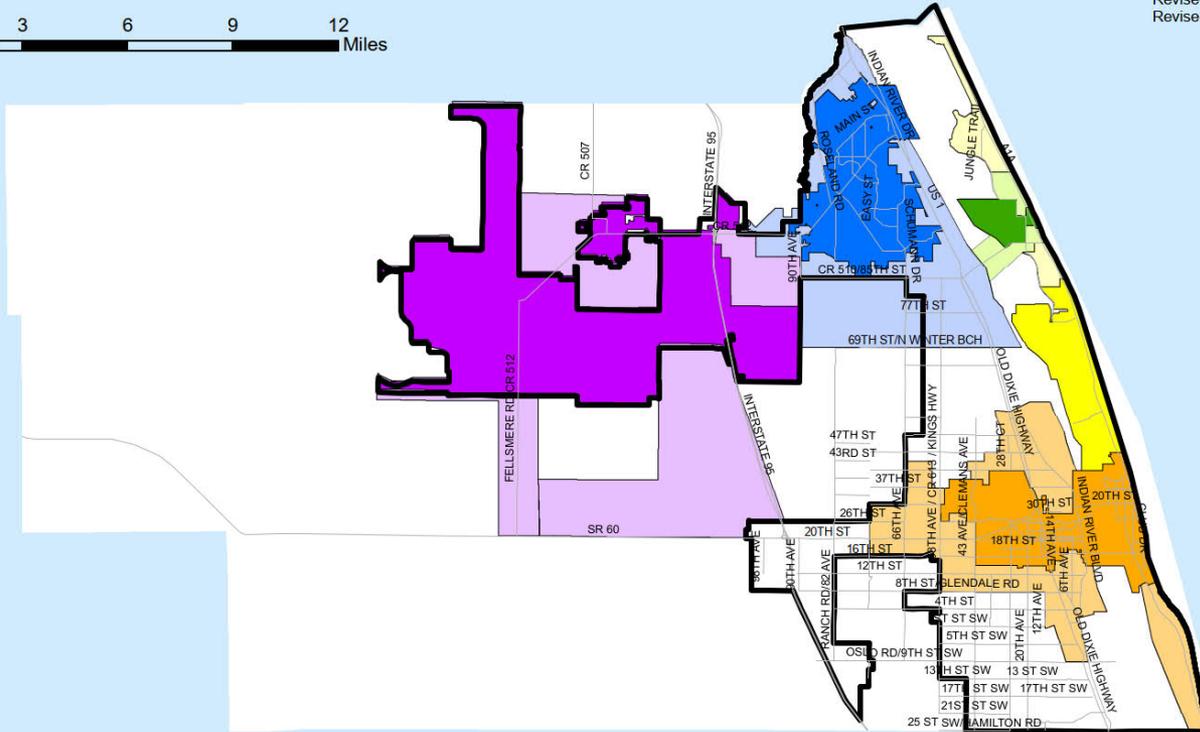
Interlocal Service Boundary Agreement Map

Interlocal Service Boundary Agreement Map



0 1.5 3 6 9 12 Miles

Map Created 6/22/07 MZ
 Revised - 7/5/07 MZ
 Revised - 8/23/07 MZ
 Revised - 9/5/07 MZ
 Revised - 9/13/07 MZ
 Revised - 9/17/07 MZ
 Revised - 10/24/07 MZ
 Revised - 1/30/08 MZ
 Revised - 5/1/08 MZ
 Revised - 6/3/08 MZ
 Revised - 7/15/08 MZ

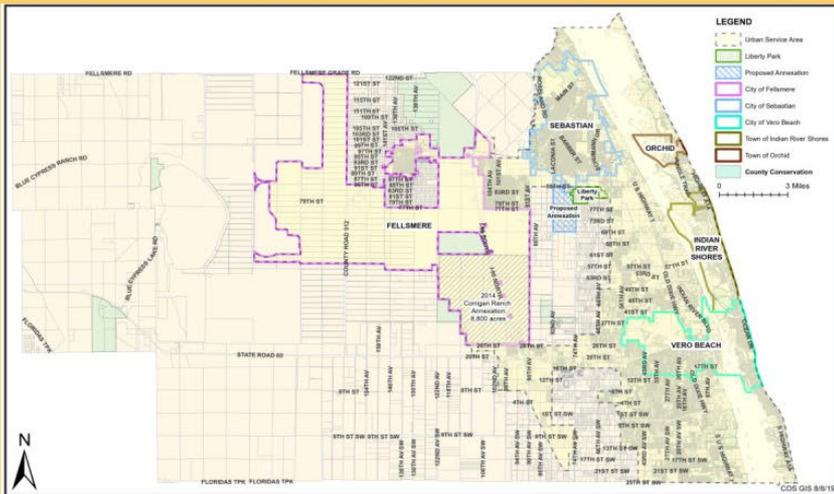
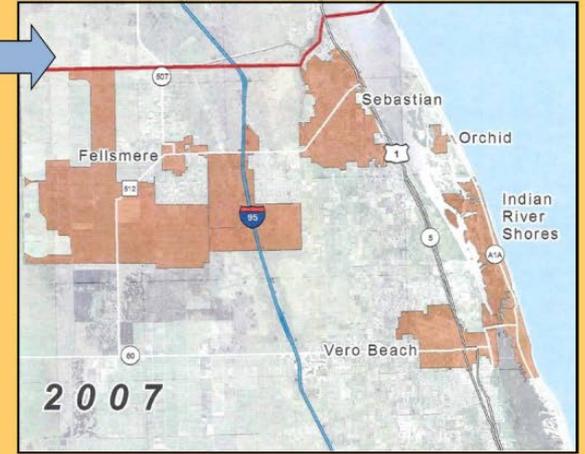
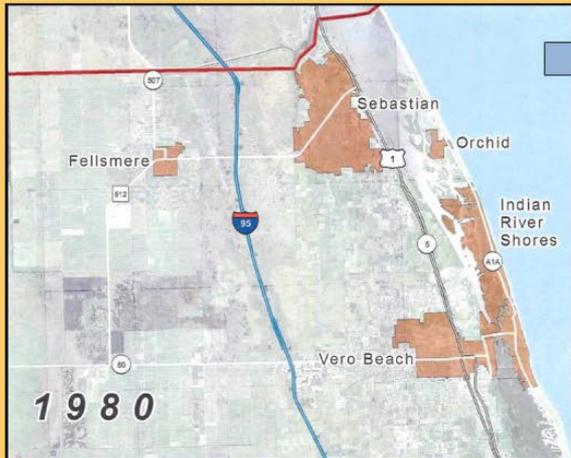


Legend

- IRC Major Roads
- Urban Service Area
- Orchid Current
- Town of Orchid Reserve Area
- Fellsmere Current
- Fellsmere Annexation Reserve Areas
- Indian River Shores Current
- Indian River Shores Annexation Reserve Areas
- Sebastian Current
- Sebastian Annexation Reserve Areas
- Vero Beach Current
- Vero Beach Annexation Reserve Areas
- County

Municipal Annexations | Indian River County

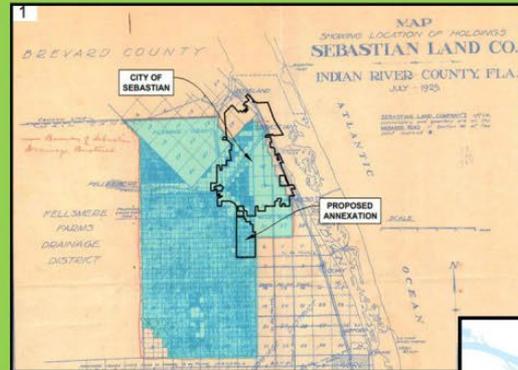
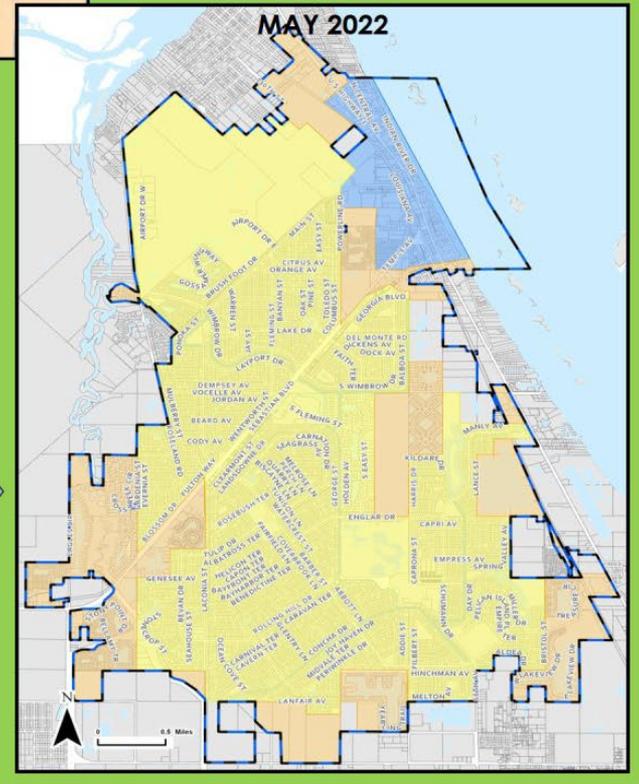
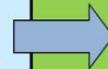
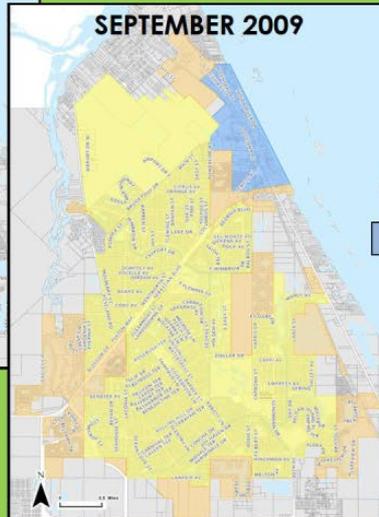
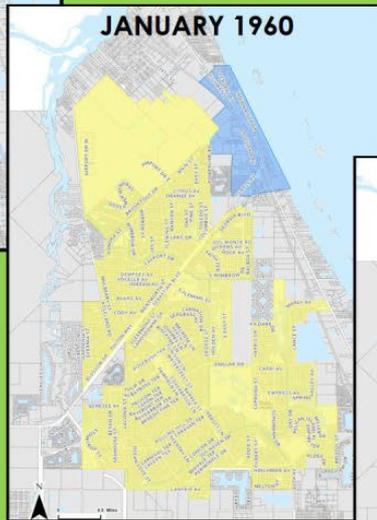
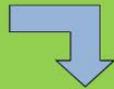
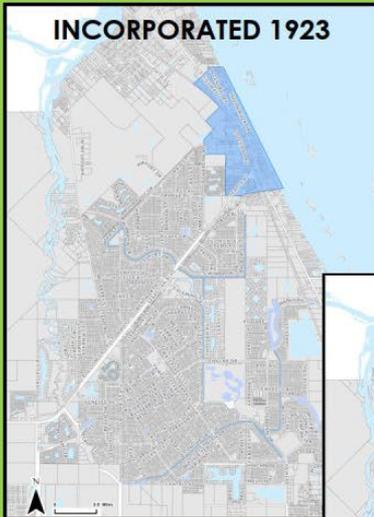
MUNICIPAL ANNEXATIONS INDIAN RIVER COUNTY



**WITH EACH ANNEXATION, THE
COUNTY'S URBAN SERVICE
BOUNDARY HAS BEEN EXPANDED.**

City of Sebastian – Annexation Growth

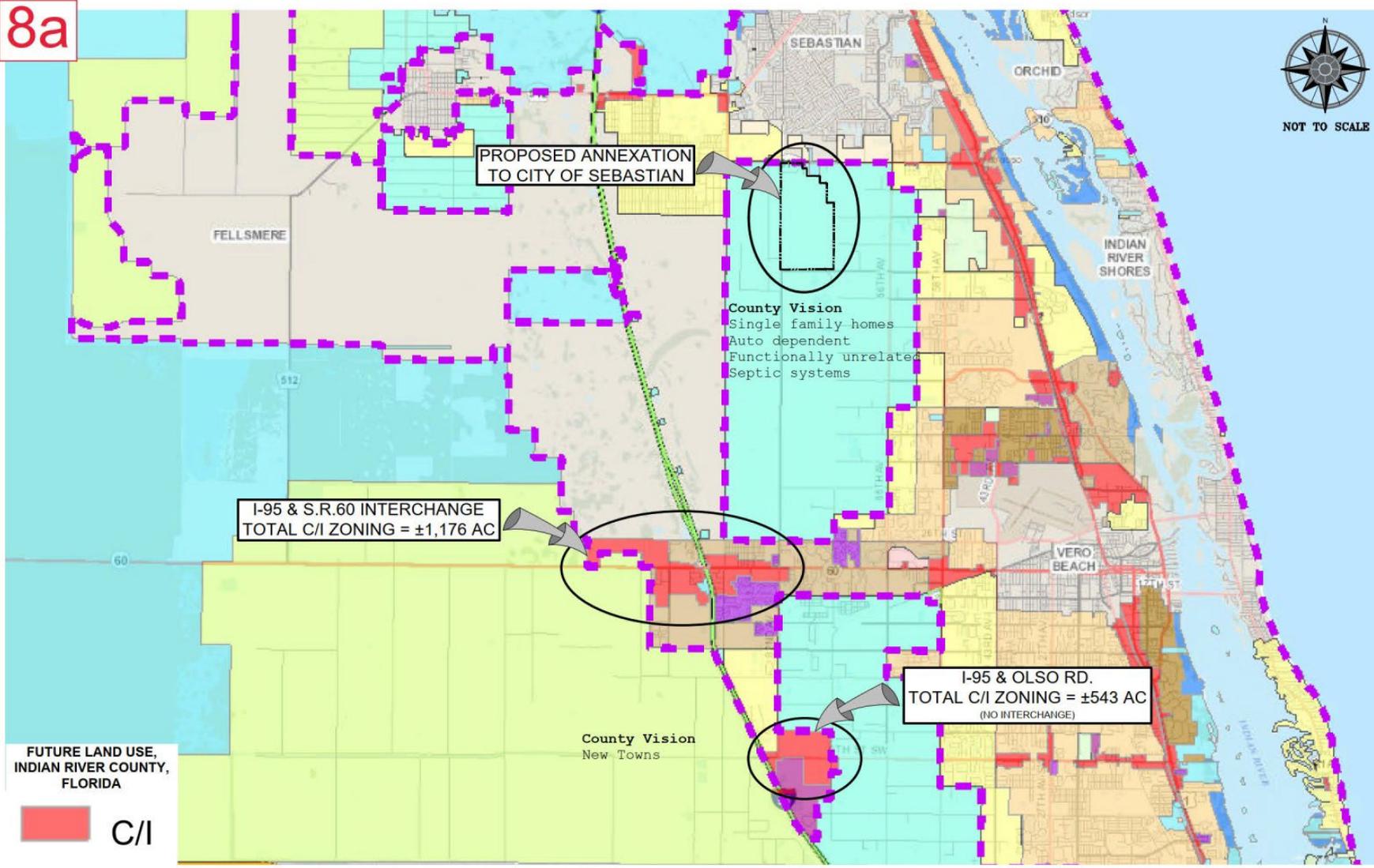
CITY OF SEBASTIAN, FL 100 YEARS OF ANNEXATION GROWTH



**HISTORIC MAP OF ORIGINAL
GRAVES BROTHERS LAND
HOLDINGS**

Commercial Nodes

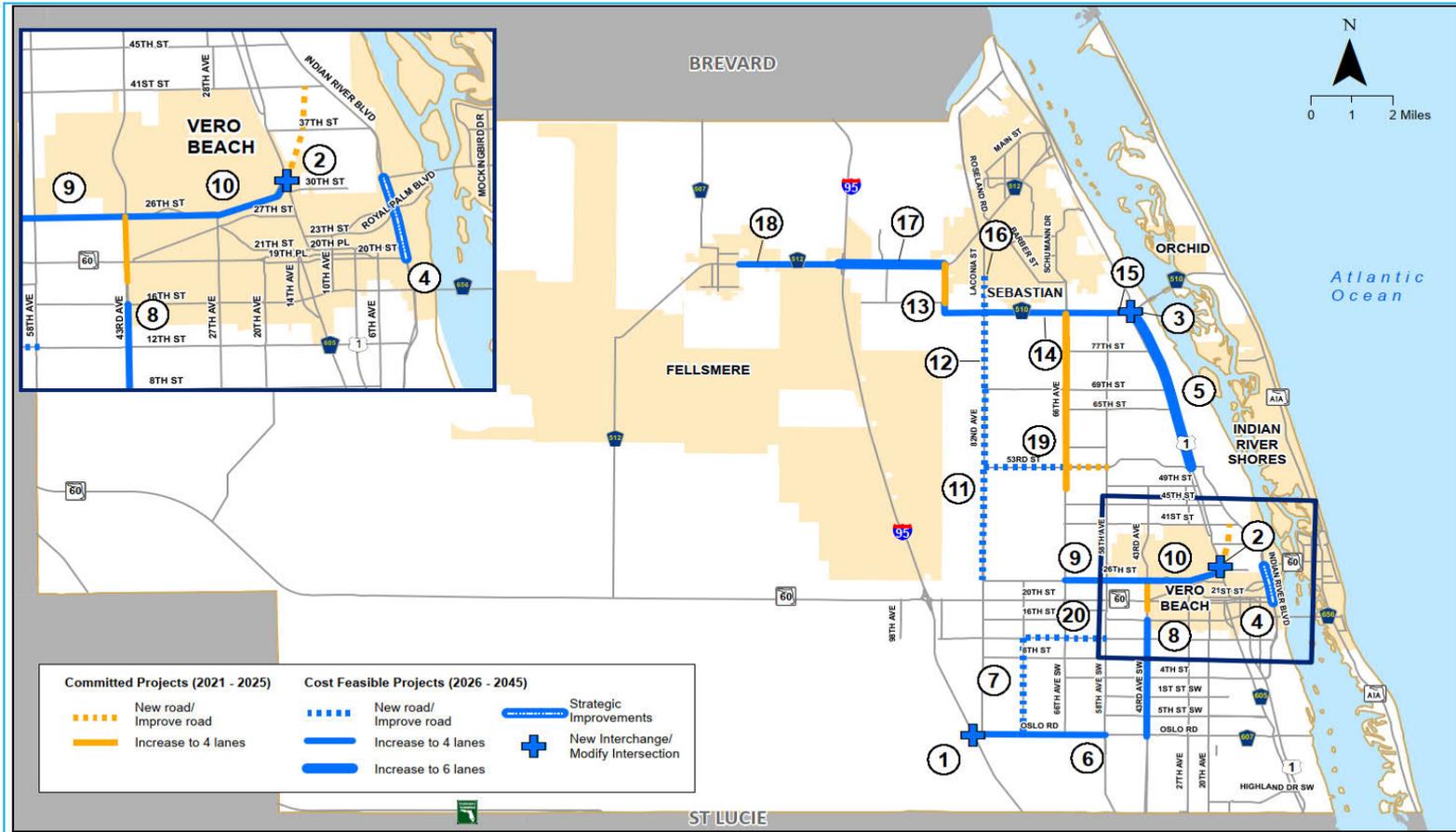
8a



IRC MPO Cost Feasible Plan

CONNECTING IRC

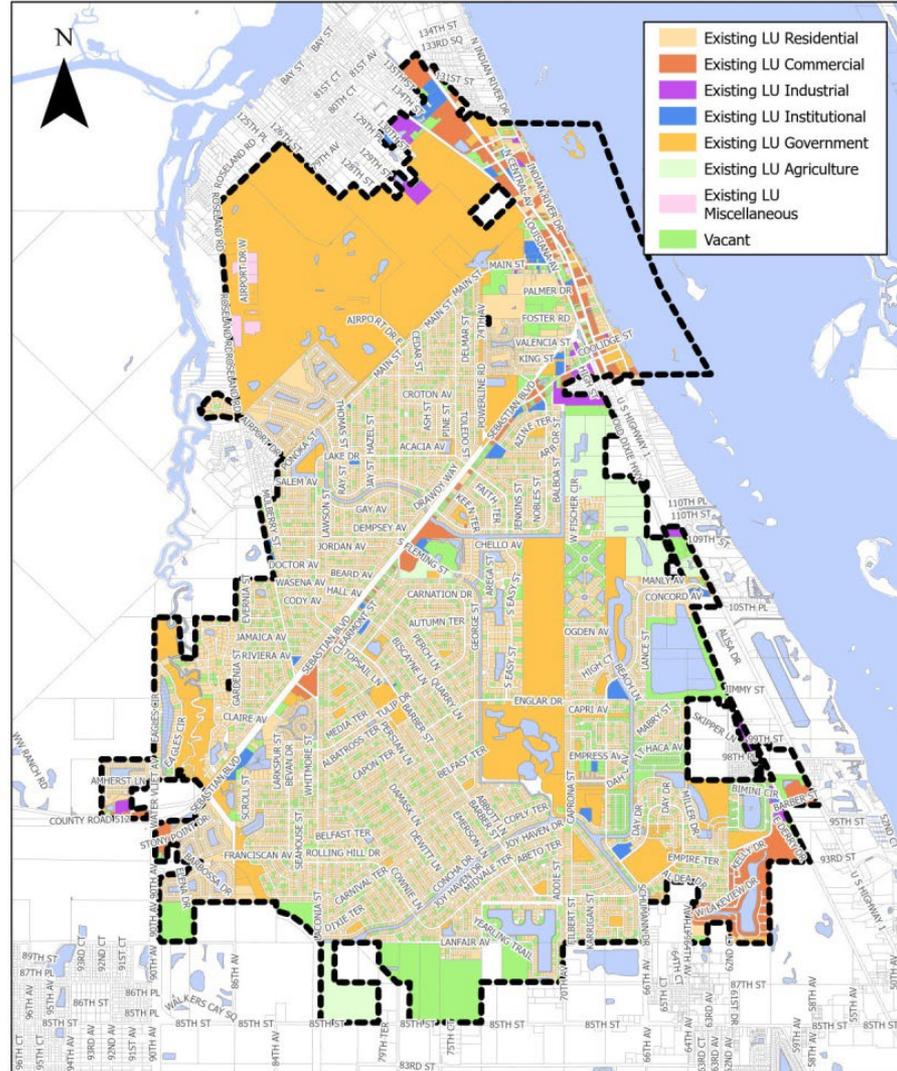
Figure 4-2: 2045 Cost Feasible Plan



*Projects 19 and 20 are only partially funded

Existing Land Use Map

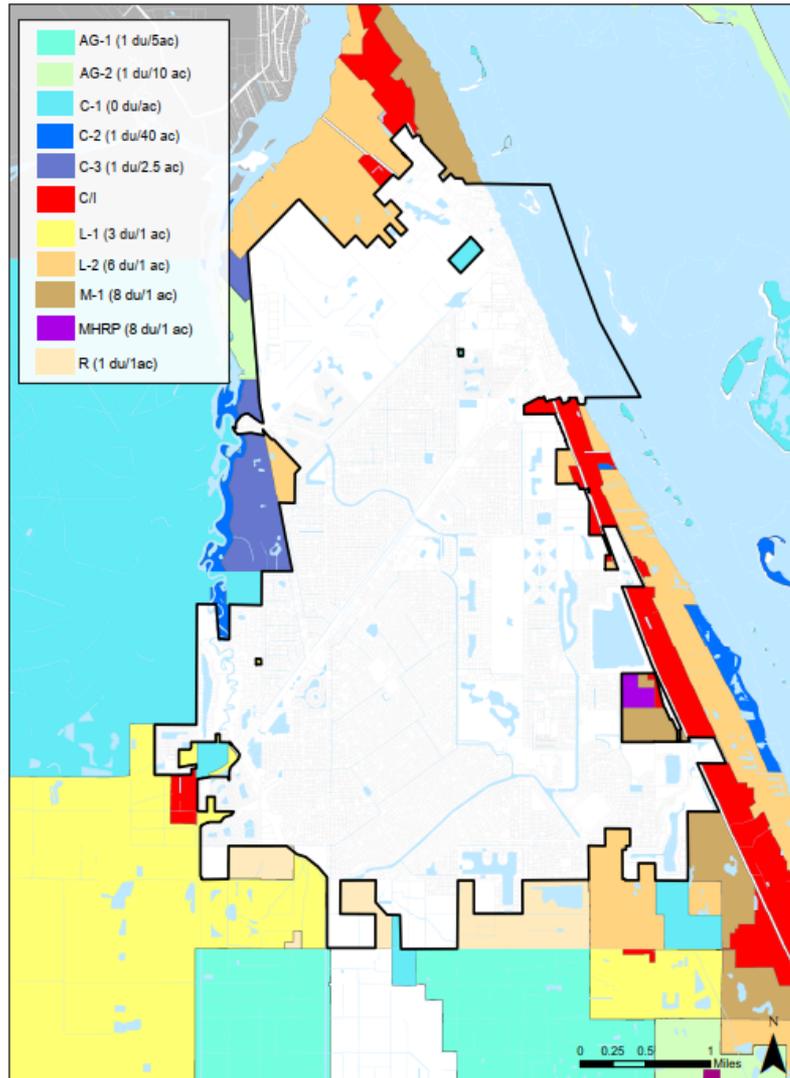
EXISTING LAND USE CITY OF SEBASTIAN, FL



COS Current Adjacent Land Uses



Map I-6: Adjacent Future Land Uses



CITY OF SEBASTIAN

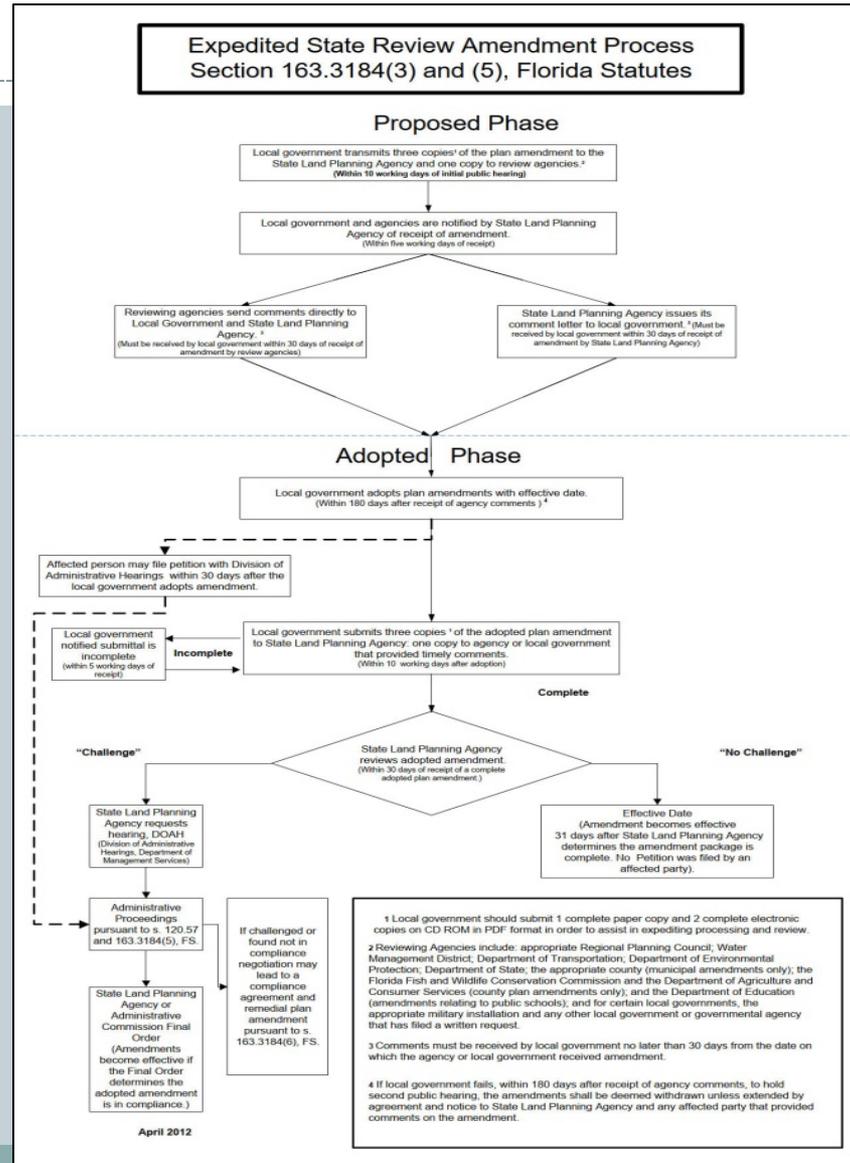
January 2021

ADJACENT FUTURE LAND USES

Source: City of Sebastian

Kimley Horn

Expedited State Review FLUM Amendment Process



Land Use Explained

LAND USE EXPLAINED

- **MIXED USE** ALLOWS FOR INNOVATIVE DEVELOPMENT AND FLEXIBILITY IN DESIGN TO PROTECT NATURAL FEATURES AND PROVIDE AMENITIES TO BENEFIT THE CITY.
- **LAND USE** NEEDS BASED ON POPULATION GROWTH
- **LAND USE** DETERMINES DENSITY.
- DENSITIES/INTENSITIES BASED ON **GROSS AREA**
- **NET ACREAGE** FOR DENSITY DEVELOPMENT CLOSER TO 70%-80% DUE TO REGULATIONS REGARDING OPEN SPACE, STORMWATER, ROADS, SETBACKS, RECREATION ETC.
- **OPEN SPACE** INCLUDES RECREATION LANDS, STORMWATER FACILITIES, NATURAL AREAS
 - PUD = 25%-50%
 - RESIDENTIAL = 50%
 - COMMERCIAL = 30%
 - INDUSTRIAL = 25%
 - INSTITUTIONAL/RECREATION = 70%
 - CONSERVATION = 100%

Mixed Use Land Use, Zoning Classes, and Permitted Uses

MIXED USE LAND USE

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.

Table 54-2-4.2

Future Land Use Map Designations and Compatible Zoning Districts

Comprehensive Plan Future Land Use Map Designation		Corresponding Compatible Zoning Districts	
MU	Mixed Use	MU:	Mixed Use
		CG:	Commercial General
		PUD(C):	Commercial Planned Unit Development
		RM-8:	Medium Density Multiple-Family Residential
		RM-10:	Medium Density Multiple-Family Residential
		PUD(R):	Residential Planned Unit Development
		CL:	Commercial Limited
		IN:	Limited Industrial
		PUD(I):	Industrial Planned Unit Development

General Permitted Uses in Zoning Classes

Cultural or civic facilities Churches Parking garages Clubs and lodges, public and private Business and professional offices, excluding drive-through facilities Medical services Commercial retail ≤ 20,000 sq. ft. Pharmacies Plant nurseries Gasoline sales, retail Restaurants, with or without drive-through facilities Trade and skilled services Hotels and motels Vehicular sales and related services Industrial activities	Administrative services, public and private Single-family dwellings Duplex dwellings Multifamily dwellings Foster care/group homes with 6 ≤ residents Home occupations Townhouse development Parking garages Commercial retail ≤ 5,000 sq. ft. Utilities, public and private Storage facilities Medical marijuana dispensaries Commercial amusements, enclosed Trades and skilled services including marine-related Veterinary services	Schools, public and private Educational institutions, marine related Vehicular sales and related services Medical services Vehicular services and maintenance Marine power sales and service Wet/dry storage of boats Industrial activities Fish markets and packing facilities Farmer's market Crematory
--	---	---

Requirements Addressed During Zoning Amendment & Site Development

REQUIREMENTS ADDRESSED DURING ZONING AMENDMENT & SITE DEVELOPMENT

Recreational Space
Recreational Institutional
Permittable Uses, Per Zoning District
Height Restrictions
Impact Fees
Off-Site Improvements
Buffer Zones
Transportation Corridors
Environmental Protection

EXAMPLES OF CITY POLICIES RELATED TO ENVIRONMENTAL PROTECTION

- At least 50% of development area must be "Open Space" (pervious area)
- New development must set aside a minimum 25% of each native vegetative community, including trees.
- Open Spaces must create/ enhance connectivity with other open space tracts, City Parks, County Conservation Areas, ROW
- Open spaces must also minimize the fragmentation of significant habitat
- New large-scale subdivisions must connect to sewer
- A vegetated littoral zone must be established and maintained on all natural and man-made wetlands



All of the City's development policies & requirements have been previously established within the City's Comprehensive Plan and Land Development Code.

PUD Comparison Table

PUD-R Residential	PUD-C Commercial	PUD-I Industrial
<ul style="list-style-type: none"> * Minimum 25 acres in size * Ratio of Commercial uses allowed as conditional uses * Open space = 50% of PUD total acreage * Open space of each residential lot = 30% * No minimum lot size, negotiated – but no less than 75% of average lot size of adjacent zoning district * Minimum setbacks – negotiated * Minimum living area – negotiated, but not less than 900 sf * Maximum height – same as adjacent residential zoning * Buffer requirements 	<ul style="list-style-type: none"> * Minimum 25 acres in size on a primary arterial roadway * Underlying land use must be CL, CG, or RMU conditional use * Residential development as a conditional use, no more than 25% of PUD size * Light industrial development as a conditional use, no more than 50% of PUD size * No commercial structure within 100 feet of residential development * No minimum lot size * 60% FAR * No required setbacks (usually use the same as underlying <u>land use</u>). Required distances between buildings * Maximum height of 35 feet * Open space = 25% minimum, mixed use = 30% * Buffer requirements 	<ul style="list-style-type: none"> * Minimum 25 acres on a primary arterial roadway * All uses as permitted or conditional in IN zoning district, no residential * No industrial structure within 200 feet of residential development * No minimum lot size * 50% FAR * No required setbacks. Required distances between buildings * Maximum height of 35 feet * Open space = 25% * Buffer requirements

Comparative Land Use: Density & Intensity

COMPARATIVE LAND USE: DENSITY & INTENSITY

City of Sebastian - Land Use Designations

Land Use	Density (units per gross acre) and Intensity (floor area ratio)
Residential Land Use	
Very Low Density	3 du/ac
Low Density	5 du/ac
Medium Density	10 du/ac ¹
Mobile Home Development	5 du/ac
Non-Residential Land Use	
Limited Commercial	0.6 FAR
General Commercial	1.0 FAR
Commercial 512	0.5 FAR
Riverfront Mixed Use	8 du/ac ² & 0.6 FAR ³
Mixed Use	10 du/ac ² & 0.6 FAR ³
Industrial	0.5 FAR
Institutional	0.6 FAR
Other	
Agriculture	1 du/5 ac
Conservation	0.25 FAR

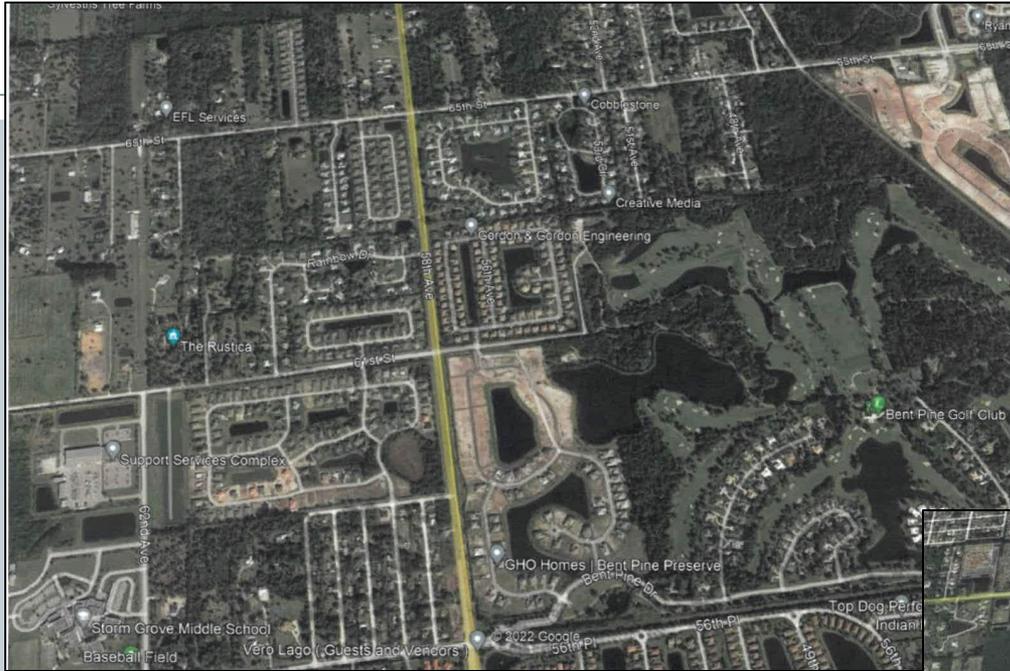
Note:

1. Up to 12 du/ac with incentives
2. Up to 10 du/ac with incentives
3. Up to 1.0 FAR with incentives

Indian River County – Land Use Designations

Land Use	Density (units per gross acre) and Intensity (floor area ratio)
Residential Land Use	
Transitional Residential	1 du/ac (3 du/ac for Planned Development Projects)
Low Density – 1	3 du/ac
Low Density – 2	6 du/ac
Medium Density – 1	8 du/ac
Medium Density – 2	10 du/ac
Mobile Home Rental Park	8 du/ac
Commercial/Industrial	
Retail Trade	0.23 FAR
Offices	0.35 FAR
Business and Personal Services	0.35 FAR
Manufacturing	0.50 FAR
Assembly	0.50 FAR
Materials Processing	0.50 FAR
Storage/Warehousing	0.50 FAR
Public Facilities	0.35 FAR
Recreational	0.35 FAR
Schools	0.35 FAR
Institutional	0.35 FAR
Public or Private Utilities (Limited or Heavy)	0.50 FAR
Other	
Agriculture – 1	1 du/5 ac
Agriculture – 2	1 du/10 ac
Agriculture – 3	1 du/20 ac
Conservation – 1	Zero density
Conservation – 2	1 du/ 40 ac
Conservation – 3	1 du/2.5 ac

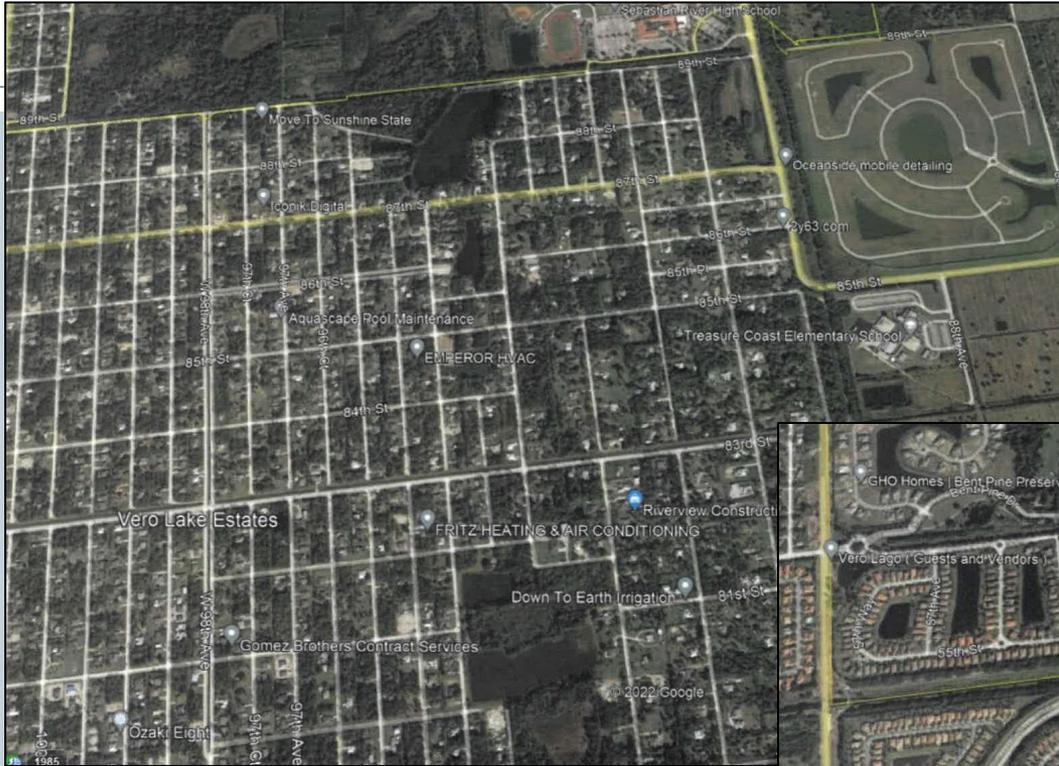
Urban Sprawl - IRC



Urban Sprawl means a development pattern characterized by low density, auto dependent, single use development requiring extension of public facilities and services in an inefficient manner (FS 163)



Urban Sprawl - IRC



Density of Development – Very Low Density

Density of Development

Very Low Density Residential Example (4 du/ac)

- City of Sebastian Very Low Density is 3 du/ac
- (example: South Moon Under, Laurel Reserve, Cross Creek Lake Estates)



Density of Development – Low Density



Density of Development

Low Density Residential Example (6 du/ac)

- City of Sebastian Low Density is 5 du/ac
- (example: Sebastian Highlands)



Density of Development – Medium Density

Density of Development

Medium Density Residential Example (9 du/ac)

- City of Sebastian Medium Density is 8 du/ac
- (example: Pelican Isle Apartments, Sebastian Lakes Townhomes, & Duplex areas within Sebastian Highlands)



Ten Principles of Smart Growth

