

**SPECIAL CALL JOINT MEETING OF INDIAN RIVER COUNTY, CITY OF
VERO BEACH, INDIAN RIVER SHORES, SEBASTIAN, FELLSMERE AND
ORCHID**

THURSDAY, JUNE 19, 2008 10:00 A.M.

**THE RICHARDSON CENTER, 6155 COLLEGE LANE, VERO BEACH,
FLORIDA**

A G E N D A

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING COMMENTS**
- 4. DISCUSSION OF INTERLOCAL SERVICE BOUNDARY
AGREEMENT – Charles Vitunac, City Attorney/City of Vero Beach**
- 5. QUESTIONS & ANSWERS – Elected Officials**
- 6. COMMENTS BY THE PUBLIC**
- 7. CLOSING COMMENTS BY ELECTED OFFICIALS**
- 8. ADJOURNMENT**

This is a Public Meeting. Should any interested party seek to appeal any decision made by Council with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings and that, for such purpose he may need to ensure that a record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. Anyone who needs a special accommodation for this meeting may contact the City's Americans with Disabilities Act (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

**An Interlocal Agreement Among
All Local, General-Purpose Governments in Indian River County
Under the Authority of Chapter 171 Part II Florida Statutes
Relating to Annexations, Land Use Changes, and the Urban Service Boundary.**

This Agreement is made the date last written below by and between Indian River County, the City of Vero Beach, the City of Sebastian, the City of Fellsmere, the Town of Indian River Shores, and the Town of Orchid (the "Parties").

WITNESS:

WHEREAS, the undersigned Parties wish to protect the quality of life in the entire county by restricting future height and density increases for certain property now in the non-urban area, without unduly restricting the rights of municipalities to annex land when consistent with good growth management practices; and

WHEREAS, the Parties also wish to ensure that larger annexations are consistent with good growth management practices relating to the provision of municipal services to the area proposed for annexation, and thus feel that it is appropriate and beneficial to create a committee of appointed representatives from the Parties to review these proposed annexations; and

WHEREAS, the Parties have an interest in ensuring that development in rural areas does not result in urban sprawl, and therefore have an interest in the pattern of development that occurs regardless of whether the land has been annexed or is still part of the unincorporated area of the county; and

WHEREAS, such land use regulations governing multiple local governments may be adopted in Florida by charter, special act of the legislature, or agreement of the local governments; and

WHEREAS, the Parties desire to adopt appropriate good growth management regulations by agreement rather than by charter or special act; and

WHEREAS, the Parties are empowered to enter into cooperative agreements by Section 163.01 Florida Statutes, the "Florida Interlocal Cooperation Act of 1969";

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained the Parties agree as follows:

SECTION 1. Adoption of the Interlocal Service Boundary Area Map.

The "Interlocal Service Boundary Area Map", attached and incorporated herein as Exhibit "A", is hereby adopted as the official guide for future municipal annexations in Indian River County. No municipality may annex property that is outside that municipality's Annexation Reserve Area as shown on the map.

SECTION 2. Adoption of Urban Service Area Boundary.

The "Urban Service Area Boundary", as shown on Exhibit "A", is hereby adopted as the delineation between the area of the unincorporated area of the county which generally is non-urban and that area which is urban.

SECTION 3. Form for Voluntary Annexation

To provide uniformity for reviewing voluntary annexations, each municipality shall use an annexation application in substantially the form provided on Exhibit "B" attached and incorporated herein.

SECTION 4. Urban Services Advisory Committee.

a) There is hereby created the "Urban Services Advisory Committee ("USAC" or "Committee")," which shall be composed of an elected official of each Party and an alternate appointed by the governing body. The chair of the USAC shall be the County representative,

who after consultation with County staff shall be responsible for calling the meetings, providing all notices and the taking of minutes, and ensuring that required reports are written. To constitute a quorum the representatives for the County and the annexing municipality shall be present together with at least two other Parties. The County and the municipalities shall each have one vote. The USAC shall have the powers and duties as described in this agreement. The USAC shall operate under the rules of procedure attached and incorporated herein as Exhibit "C". The USAC may amend the rules of procedure from time to time to accommodate any change in circumstances.

b) When any matter is referred to the USAC, it shall review and comment on all issues relevant to the matter and shall issue a report approved by majority vote of the committee and written by the chair or the chair's designee. There may be one or more minority reports if the minority so chooses.

c) The USAC report(s) shall be submitted to all the Parties pursuant to the procedures contained in this agreement.

d) The cost of USAC report shall be paid by the initiating Party and such cost shall be based on the number of hours spent creating the USAC report at a rate established by the Indian River County Human Resources Department for the median hourly salary of a "Senior Planner" or its equivalent. In no event will such cost exceed \$3,000. The median hourly rate of a "Senior Planner" shall be available upon request.

SECTION 5. Notice of Proposed Annexation to be provided to all Parties

Any municipality which has received a request for voluntary annexation, or which plans to undertake an involuntary annexation pursuant to provisions of Florida Statutes Chapter 171, Part I, must provide notice sent by certified mail, return receipt requested, to all Parties within

ten (10) days of the receipt of a completed application or at least 10 days before the first reading of an Ordinance for involuntary annexation. Any Party wishing to request a meeting in accordance with subsection 6b) shall do so within 30 days after receipt of the notice.

SECTION 6. Annexation of Property within the Urban Service Area

a) Unless the provisions of b) or c) apply, a municipality may proceed, after giving the notice required by Section 5, to use the methods provided by Florida Statutes Chapter 171, Part I, to annex land that is included in that municipality's Annexation Reserve Area when such land is wholly within the Urban Service Area. However, pursuant to Section 171.204 Florida Statutes, the Indian River Shores Annexation Reserve Area lying East of the Indian River Lagoon and North of the Town of Orchid, the Northern boundary of the Town of Orchid and its Annexation Reserve Area shall be considered contiguous to the Town of Indian River Shores for annexation purposes.

b) If the property proposed for annexation is greater than 10 acres, but less than 160 acres, any Party may request in writing and within the 30-day notice period, that, before the annexation occurs, there be a meeting among the County, the property owner, any requesting Party, and the annexing Party to discuss and make recommendations regarding the merits of the proposed annexation. This meeting shall be held within 30 days of receipt of the notice requesting such meeting. The issues and recommendations discussed at this meeting shall be reported to the annexing municipality by the requesting Party, after which the governing body of the annexing municipality may take whatever action it deems proper concerning the annexation request.

c) If the property proposed for annexation is 160 acres or larger, no annexation shall occur until the proposal has been reviewed by the USAC. The USAC shall hold a review

meeting within 30 days from the date notice, as provided in Section 5, is received by the County. The USAC shall issue a written report(s) within 30 days after its review meeting. Prior to scheduling the first reading of an Annexation Ordinance, the annexing municipality shall first hold an advertised public hearing for the sole purpose of addressing the USAC report(s). The governing body of the annexing municipality shall publicly respond to the recommendations of the Committee at such hearing and may then take what action it deems proper concerning the annexation request.

SECTION 7. Annexation of Property Outside the Urban Service Area Boundary.

If the property proposed for annexation is outside the Urban Service Area Boundary and within the municipality's Annexation Reserve Area, no annexation shall occur until the proposal has been reviewed by the USAC in accordance with the procedures in subsection 6c), except that when the property to be annexed does not exceed 10 acres in size, any review shall be in accordance with the procedures in subsection 6b). The above notwithstanding, there is no review at all when the annexed property consists of existing platted lots of record. All annexations shall be in accordance with Florida Statutes Chapter 171, Part I.

SECTION 8. Height and Density Change Restrictions for Annexed Property within a Municipality's Annexation Reserve Area and Outside the Urban Service Area Boundary.

a) If the Property to be annexed is within a municipality's Annexation Reserve Area, but outside the Urban Service Area Boundary, the property, if annexed after the effective date of this agreement, may not thereafter have its height or density limits increased unless otherwise changed as provided in Section 12.

b) Notwithstanding the limitations provided for in subsection a), Fellsmere may increase heights and density for property within its Annexation Reserve Area, but outside the Urban Service Area Boundary, if that increase is in accordance with the County's New Town Policy as those policies exist at the date of annexation. If the County amends its New Town Policy after the date of annexation, Fellsmere may elect to utilize the amended New Town Policies if the amended policy would apply to the annexed property, if that property were still in the unincorporated area. However, no height or density increase shall occur unless the property is developed in full accordance with the County's New Town Policies.

c) Notwithstanding the limitations provided for in subsection a), development of that portion of Sebastian's Annexation Reserve Area outside of the Urban Service Area Boundary shall be in accordance with Exhibit "D" attached and incorporated herein.

SECTION 9. Changes by the County to the Urban Service Area Boundary and Comprehensive Plan Changes for Land Outside the Urban Service Area Boundary.

a) Proposed changes by the County to the County's Urban Service Area Boundary shall first be brought to the USAC for review and comment. The Urban Service Area Boundary shall not be moved unless approved by the procedure in Section 12 of this agreement. Should the Urban Service Area Boundary be moved, the height and/or density for such newly included land shall not thereafter be changed unless approved by the procedure in Section 12 of this agreement.

b) Unincorporated land outside the Urban Service Area Boundary may be designated by the County as a County "New Town", and that designation shall not shift or be construed to shift the Urban Service Area Boundary. Land with a County "New Town" designation shall be entitled to develop as permitted by the County's Comprehensive Land Use Plan, but in no event

shall such development exceed two (2) units per acre or exceed a height of 35 feet for residential structures and 65 feet for non-residential structures, plus 15 feet for architectural embellishments, provided no portion of the 15 feet may be used for human occupancy. See Exhibit "E" attached and incorporated herein, for criteria for such County "New Town" designation.

c) Except as provided in Subsection 9.b) above, the review provisions of this Subsection c) shall apply to all Future Land Use Map (FLUM) or text amendments by the County to the Comprehensive Plan that increase the height or density for land outside the Urban Service Area Boundary after the effective date of this agreement. The FLUM or text amendment to the Comprehensive Plan shall first be brought to the USAC for review and comment prior to the public hearings to be held by each Party in accordance with Section 12. The report(s) by the USAC shall be presented to the County at an advertised public hearing called for that purpose by the County. The Board of County Commissioners shall publicly respond to the recommendations at such hearing. Thereafter, subject to any changes to the FLUMs or text that may be made as a result of the USAC report(s) by the County, the amendment(s) must be approved by the procedure in Section 12. The County shall provide the USAC with the complete amendment package, including supporting data and analysis pursuant to Chapter 9J-5, Florida Administrative Code, that would be considered by the County for action at any transmittal or adoption public hearings.

SECTION 10. Review of Comprehensive Plan Amendments For Annexed Property within the Urban Service Area Boundary.

a) The review provisions of this Section shall apply to amendments to the Comprehensive Plan of any municipality that changes the Future Land Use Maps (FLUMs) for

any area annexed after the effective date of this agreement, within the Urban Service Area Boundary, except as provided for in subsections d) and e) of this Section.

b) The review provisions of this Section shall apply also to text amendments to the Comprehensive Plan of any municipality that increase density or height limitations, for any area annexed after the effective date of this agreement, within the Urban Service Area Boundary, except as provided for in subsections d) and e) of this Section.

c) The amendment of the Comprehensive Plan shall first be brought to the USAC. The municipality amending its Comprehensive Plan FLUMs or text shall not hold a transmittal hearing until a subsequent meeting following the meeting at which the USAC written report(s) were presented. The report(s) by the USAC shall be presented to the municipality amending its Comprehensive Plan at an advertised public hearing called for that purpose by the amending municipality. The governing body of the municipality amending its Comprehensive Plan shall publicly respond to the recommendations at such hearing and may then take what action it deems proper concerning the proposed Comprehensive Plan amendment. The USAC written report(s) and the local governing body's response to the report(s) shall be included in the Comprehensive Plan amendment package to be submitted to DCA and other appropriate reviewing agencies.

d) Any amendment to the Comprehensive Plan that provides for a FLUM designation or text amendment for the annexed property that contains the same residential density or a reduction in residential density when compared to the County FLUM designation or text provision either as of the date of annexation or any future County FLUM designation or text provision that would be applicable to the annexed property, if such property were still in the unincorporated area, whichever is least restrictive, shall be exempt from the review provisions of this Section. Likewise, to be exempt, the maximum building height for residential structures

shall not exceed that allowed by the County's regulations either as of the date of annexation or as allowed by the County for the annexed property at any future date, if the property were still in the unincorporated area, whichever is higher. This exemption does not apply to a Comprehensive Plan FLUM designation or text amendment for annexed property that changes to a nonresidential use.

e) Small scale amendments pursuant to Section 163.3187(1)(c) Florida Statutes that do not increase the height above 35 feet for residential structures and 65 feet for non-residential structures, plus 15 feet for architectural embellishments, provided that no portion of the 15 feet may be used for human occupancy, or increase the density in excess of two (2) units per acre for annexed properties, which properties are within the Urban Service Area Boundary, are exempt from the review provisions of this Section.

f) Changes to the City of Fellsmere's Comprehensive Plan, initiated after the adoption of this agreement that provide for a FLUM designation or text amendment(s) for property annexed between May 22, 2007 and the effective date of this agreement in excess of 100 acres shall be brought to the USAC. Such text amendments to the Future Land Use Element to assign a land use classification for a specific FLUM designation shall be consistent with Exhibit "F" attached hereto and incorporated herein. The City of Fellsmere shall provide the USAC with the complete amendment package, including supporting data and analysis pursuant to Chapter 9J-5, Florida Administrative Code. The USAC shall hold a review meeting and issue its report(s) within 45 days of receiving the proposed Comprehensive Plan FLUM or text amendment and supporting data and analysis. The City of Fellsmere shall not hold a transmittal hearing until a subsequent meeting following the meeting at which the USAC written report(s) were presented. The report(s) by the USAC shall be presented to the City of Fellsmere at an

advertised public hearing called for that purpose. The City Council shall publicly respond to the recommendations at such hearing and may then take what action it deems proper concerning the proposed Comprehensive Plan amendment. The USAC written report(s) and the City of Fellsmere's response to the report(s) shall be included in the Comprehensive Plan amendment package to be submitted to DCA and other appropriate reviewing agencies.

SECTION 11. Review of Comprehensive Plan Amendments for Annexed Property Outside the Urban Service Area Boundary.

a) The review provisions of this Section shall apply to amendments to the Comprehensive Plan of any municipality that changes the FLUM for any area annexed after the effective date of this agreement, outside the Urban Service Area Boundary, except as provided for in subsections d) and e) of this Section.

b) The review provisions of this Section shall apply also to text amendments to the Comprehensive Plan of any municipality that increase density or height limitations for any area annexed after the effective date of this agreement, outside the Urban Service Area Boundary, except as provided for in subsection d) and e) of this Section.

c) The FLUM or text amendment to the Comprehensive Plan shall first be brought to the USAC for review and comment prior to the public hearings to be held by each Party in accordance with Section 12. The report(s) by the USAC shall be presented to the municipality amending the FLUM or text of its Comprehensive Plan at an advertised public hearing called for that purpose by the amending municipality. The governing body of the municipality amending its Comprehensive Plan shall publicly respond to the recommendations at such hearing. Thereafter, subject to any changes to the FLUM or text that may be made as a result of the USAC report(s) by such governing body, the public hearings required by Section 12 shall be

held. The municipality shall provide the USAC with the complete amendment package, including supporting data and analysis pursuant to Chapter 9J-5, Florida Administrative Code, that would be considered by its local governing body for action at any transmittal or adoption public hearings.

d) Any amendment to the Comprehensive Plan that provides for a FLUM designation or text amendment for the annexed property that contains the same residential density or a reduction in residential density when compared to the County FLUM designation or text provision either as of the date of annexation or any future County FLUM designation or text provision that would be applicable to the annexed property, if such property were still in the unincorporated area, whichever is less restrictive, shall be exempt from the review provisions of this Section. Likewise, to be exempt, the maximum building height for residential structures shall not exceed that allowed by the County's regulations either as of the date of annexation or as allowed by the County for the annexed property at any future date, if the property were still in the unincorporated area, whichever is higher. This exemption does not apply to a Comprehensive Plan FLUM designation or text amendment for annexed property that changes to a nonresidential use.

e) Small scale amendments pursuant to Section 163.3187(1)(c) Florida Statutes for annexed properties which are outside the Urban Service Area Boundary that consist of existing platted lots of record shall be exempt from the review provisions of this Section.

SECTION 12. Restrictions May be Changed by Unanimous Agreement.

Amendment of the provisions contained in this agreement, changes to the Interlocal Service Boundary Area Map, increase in height and/or density for annexed land outside the Urban Service Area Boundary (as required by Section 8), changes by the County to the County's

Urban Service Area Boundary (as required by Section 9), increase in height and/or density for land brought by the County into the County's Urban Service Area Boundary (as required by Section 9), increase in height and/or density by the County for land outside the Urban Service Area Boundary (as required by Section 9), changes to the FLUMs or text of the Comprehensive Plan or change to a nonresidential use for annexed land outside the Urban Service Area Boundary (as required by Section 11) and any revisions made pursuant to the periodic review provisions of Section 15 may be made only by unanimous agreement of all the Parties. The governing body of each Party shall hold an advertised public hearing and vote thereafter as to whether to make or approve any such changes or revisions. All actions shall be by resolution. A certified copy of the adopted resolution shall be presented to the chair of USAC who shall thereafter advise every Party as to the vote of all other Parties and whether there was unanimous agreement to make or approve any proposed change or revision.

SECTION 13. Right of Enforcement.

All Parties to this agreement shall have the legal right to enforce the provisions of this agreement as provided in Section 171.212 Florida Statutes (2007). Nothing herein should be construed as a waiver to any other right granted by law.

SECTION 14. Execution of Multiple Copies.

This agreement may be signed in multiple copies, each of which shall be deemed an original.

SECTION 15. Term.

a) This agreement shall be for a term of 20 years and shall be reviewed every five years after its execution date. In addition, as required by Section 171.203(12) Fla. Statutes (2007) this agreement shall be reviewed 18 months before its termination date.

b) This agreement represents a unified effort by Parties to regulate annexations and land uses within Indian River County without resorting to a county home rule charter form of government. To continue with this agreement while an attempt is made to establish a charter form of government, would be inconsistent with the purpose for which this agreement was created. Therefore, notwithstanding the 20-year term provided for in subsection a), this agreement may be terminated by any Party by adopting a resolution calling for such termination upon the occurrence of any one of the following:

- 1) The appointment of a charter commission either following the adoption of a resolution by the Board of County Commissioners or upon the submission of a petition to the county commission signed by at least fifteen percent (15%) of the qualified electors of the county requiring that a charter commission be established, in accordance with the procedures set forth in Section 125.61 Florida Statutes.
- 2) The adoption of an ordinance by the Board of County Commissioners proposing a charter form of government in accordance with Section 125.82 Florida Statutes.
- 3) The passage of a bill by either House of the State of Florida legislature to create a special law relating to a charter form of government for Indian River County.

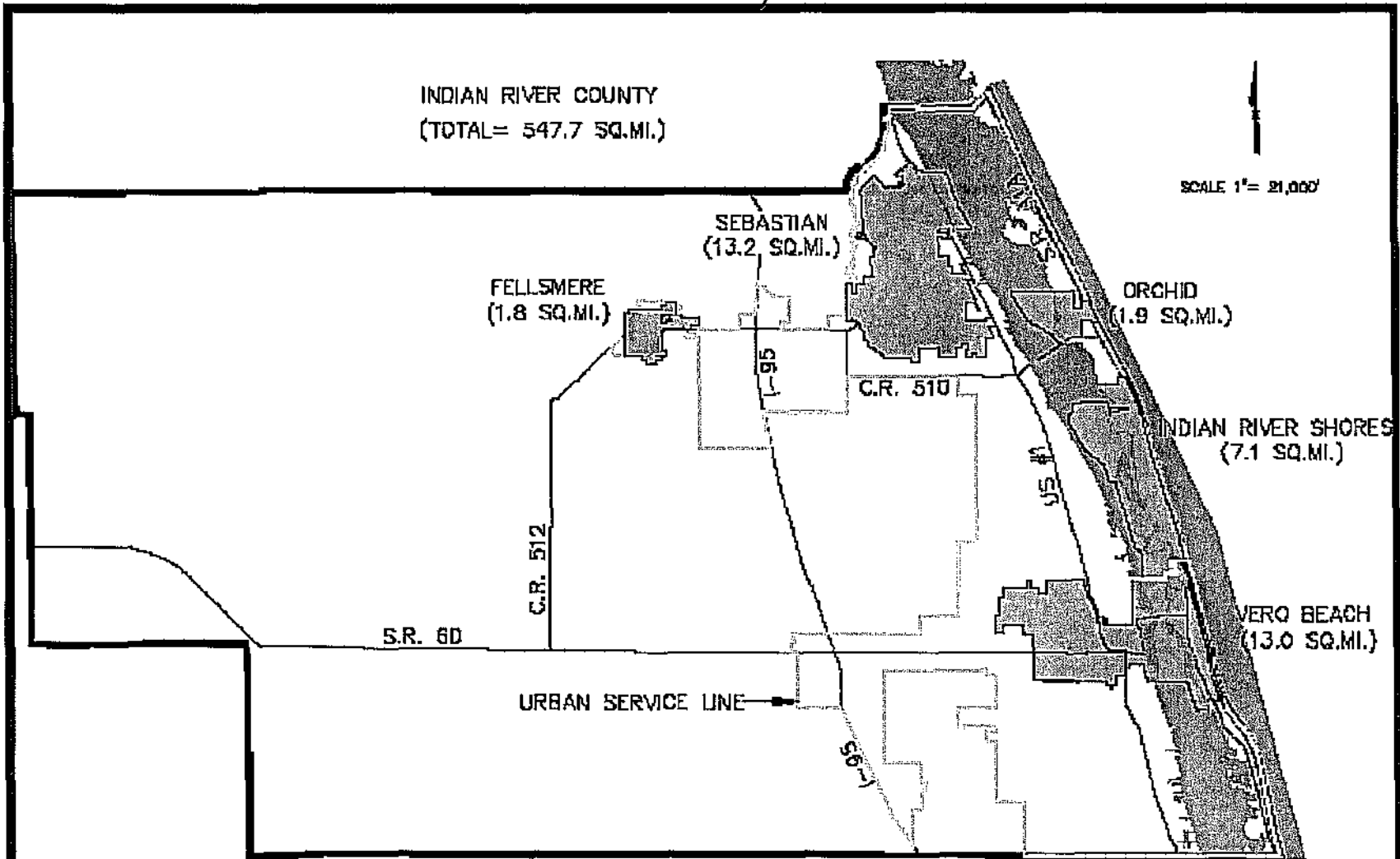
The resolution calling for the termination of this agreement may be adopted at any time. The resolution shall set forth which of the items above has occurred, with documentation attached and the effective date upon which this agreement shall terminate and, thereafter, shall have no further force or effect whatsoever.

SECTION 16. Effective Date.

This agreement shall become effective upon filing with the Clerk of the Circuit Court of Indian River County pursuant to Section 163.01(11) Florida Statutes (2007).

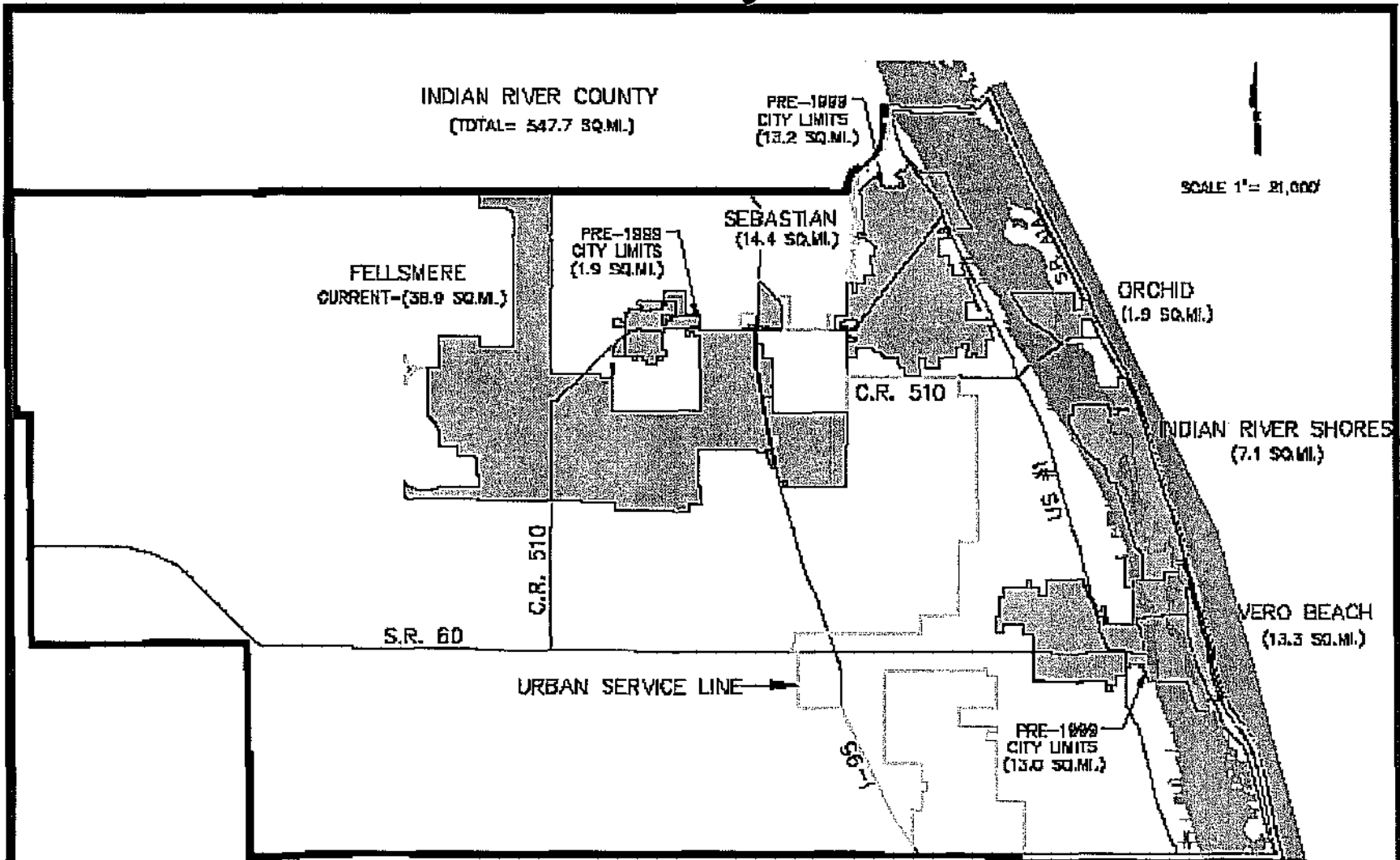
IN WITNESS WHEREOF, the Parties hereto have set their hands and seals as of the date written below.

Pre-1999 City Limits



CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW CITY LIMITS BEFORE 1999	EXHIBIT "A"		DATE REC.	APPROVED
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS		ISSUED	DATE
SURVEY DIVISION		DATE 06/2009	DRAWN BY DG	CHECK BY CV	DESCRIPTION

Current City Limits



CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW CURRENT CITY LIMITS	EXHIBIT "A"		REV. ED.	APPROVED
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS	DESIGNED BY	DATE	
SURVEY DIVISION		DATE 08/2008	DRAWN BY DE	CHECKED BY CV	DESCRIPTION

Three Presentations

- A Short History—**Rich Stringer**, Sebastian
- Overview of New State Law—**Anthony Garganese**, Orchid & Indian River Shores
- Overview of Local Agreement—**Tim McGarry**, Vero Beach

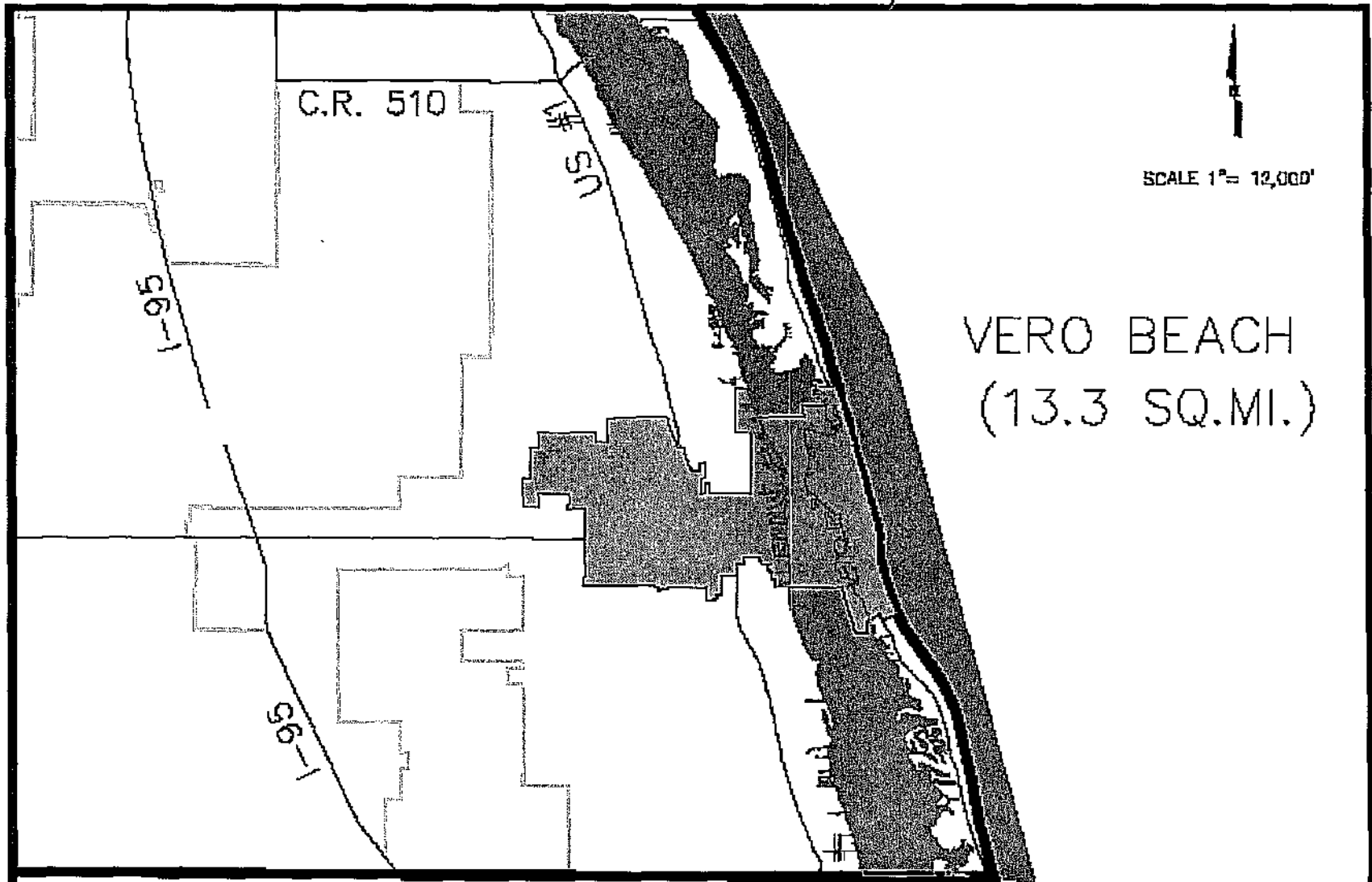
Issues to Be Resolved

- 1 Annexation Reserve Area Boundaries
- 2 LDRs for land recently annexed by Fellsmere.
- 3 LDRs for 4000 acre Sebastian Reserve Area outside Urban Service Line

First Issue to Resolve

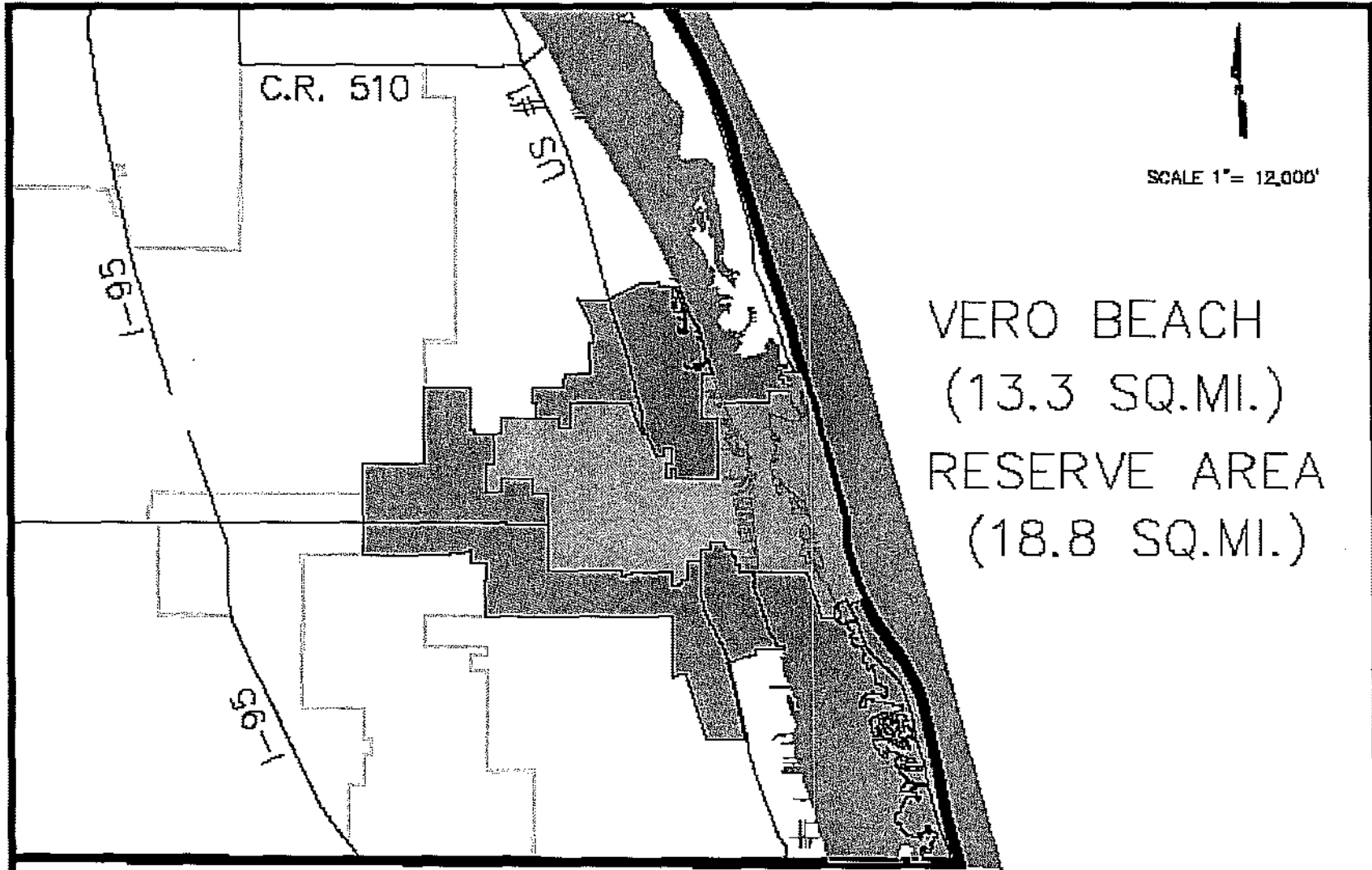
Annexation Reserve Area Boundaries for all
five municipalities

Vero Beach Current City Limits



CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW VERO BEACH CURRENT AREA	EXHIBIT "A"		REV. NO.	AUTHORITY
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS	DRAWN BY	DATE	
SURVEY DIVISION		DATE 08/2008	DRAWN BY DJ	CHECKED BY CV	DESCRIPTION

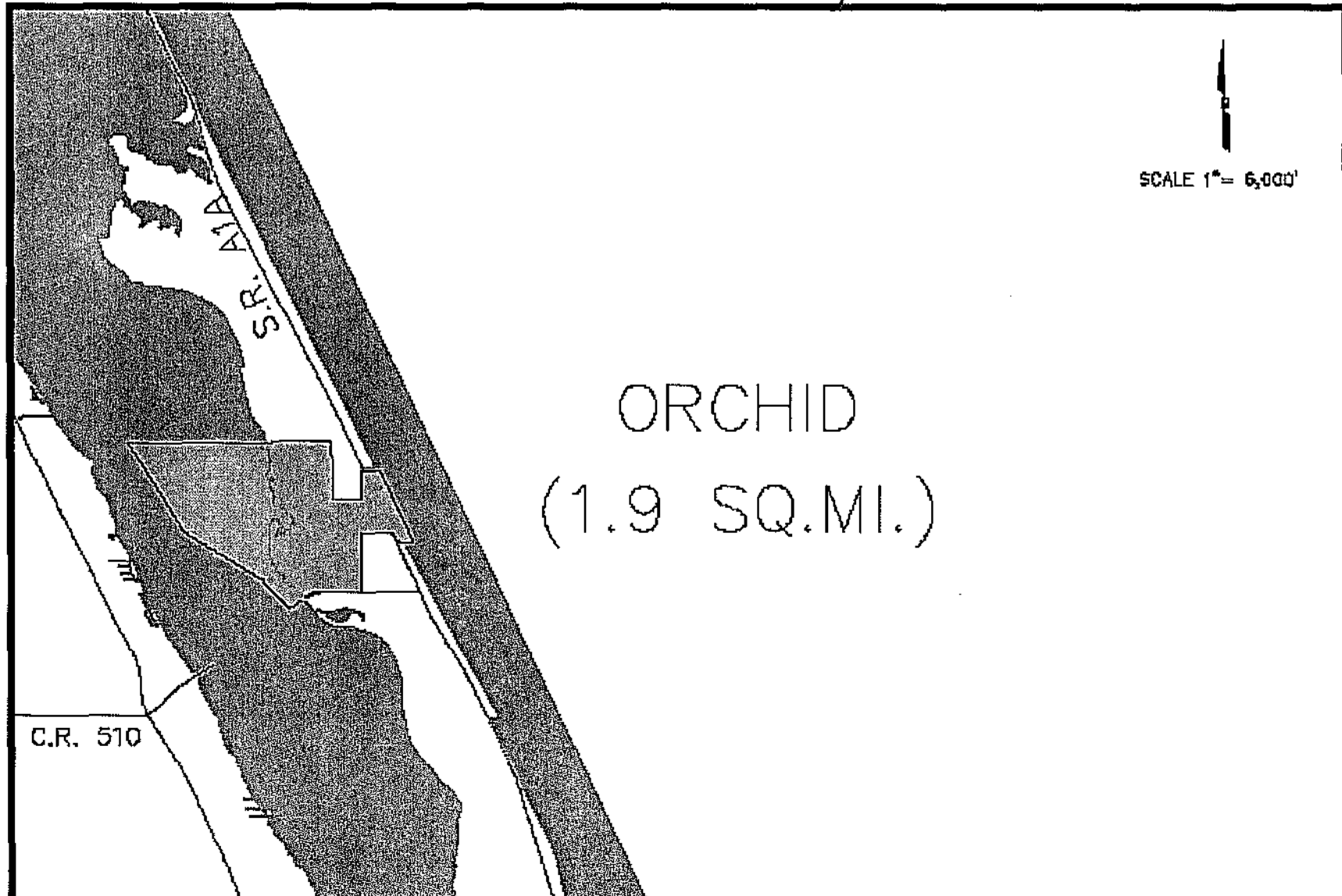
Vero Beach Reserve Areas



VERO BEACH
(13.3 SQ.MI.)
RESERVE AREA
(18.8 SQ.MI.)

CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW VERO BEACH RESERVE AREA	EXHIBIT "A"		REV. NO.	AUTHORITY
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS	DATE	DRAWN BY	DATE
SURVEY DIVISION		DATE 06/2008	DRAWN BY DC	CHECK BY CY	DESCRIPTION

Orchid Current City Limits

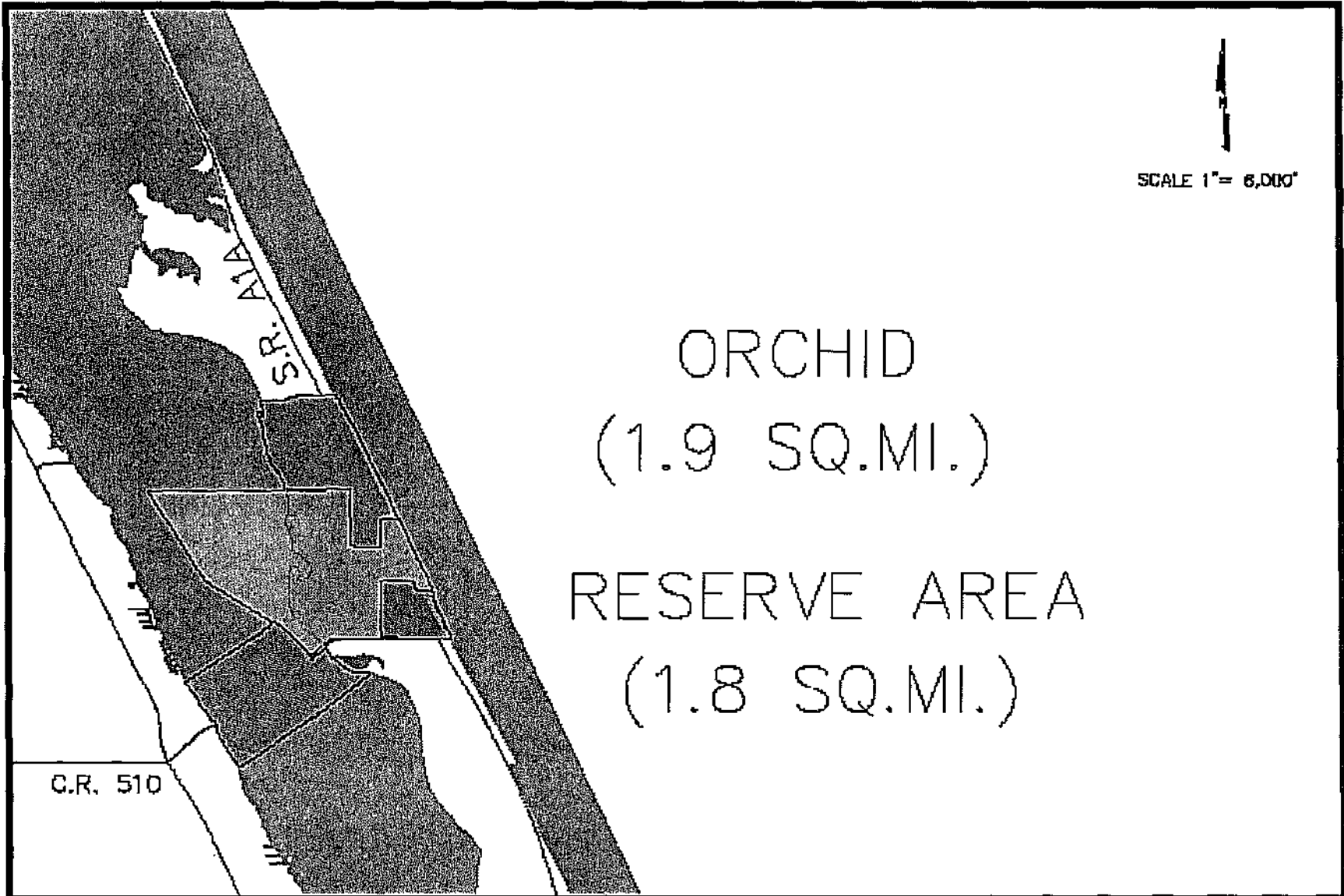


ORCHID
(1.9 SQ.MI.)

SCALE 1" = 6,000'

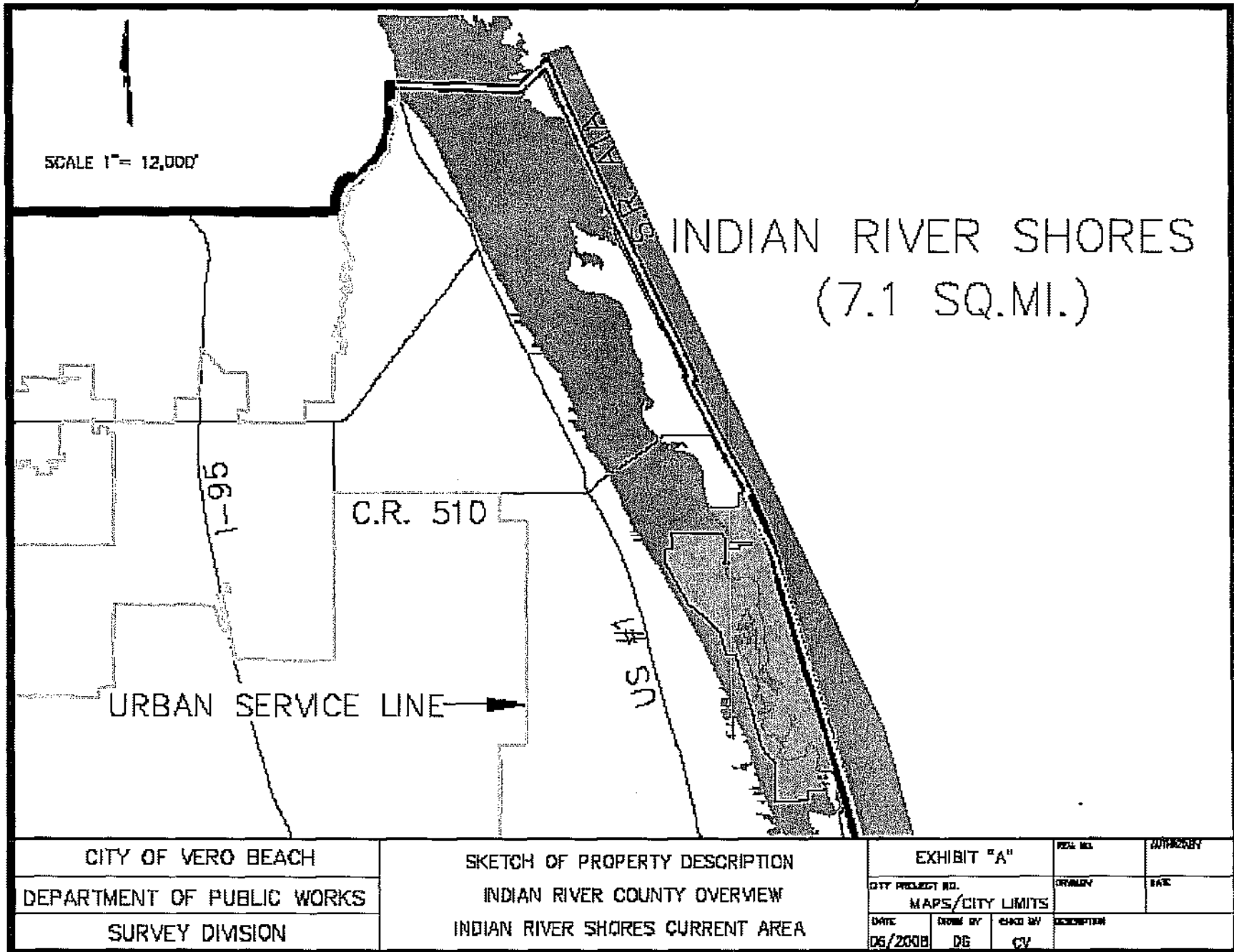
CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION	EXHIBIT "A"		REV. NO.	DATE
DEPARTMENT OF PUBLIC WORKS	INDIAN RIVER COUNTY OVERVIEW	CITY PROJECT NO. MAPS/CITY LIMITS		APPROVED	DATE
SURVEY DIVISION	ORCHID CURRENT AREA	DATE 06/2008	DRAWN BY DC	CHECK BY CV	DESCRIPTION

Orchid Reserve Areas



CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW ORCHID RESERVE AREA	EXHIBIT "A"		REV. NO.	ALTERNATIVE
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS	OWNER/	DATE	
SURVEY DIVISION		DATE 06/2008	DRAWN BY DB	CHECKED BY CV	DESCRIPTION

Indian River Shores Current City Limits

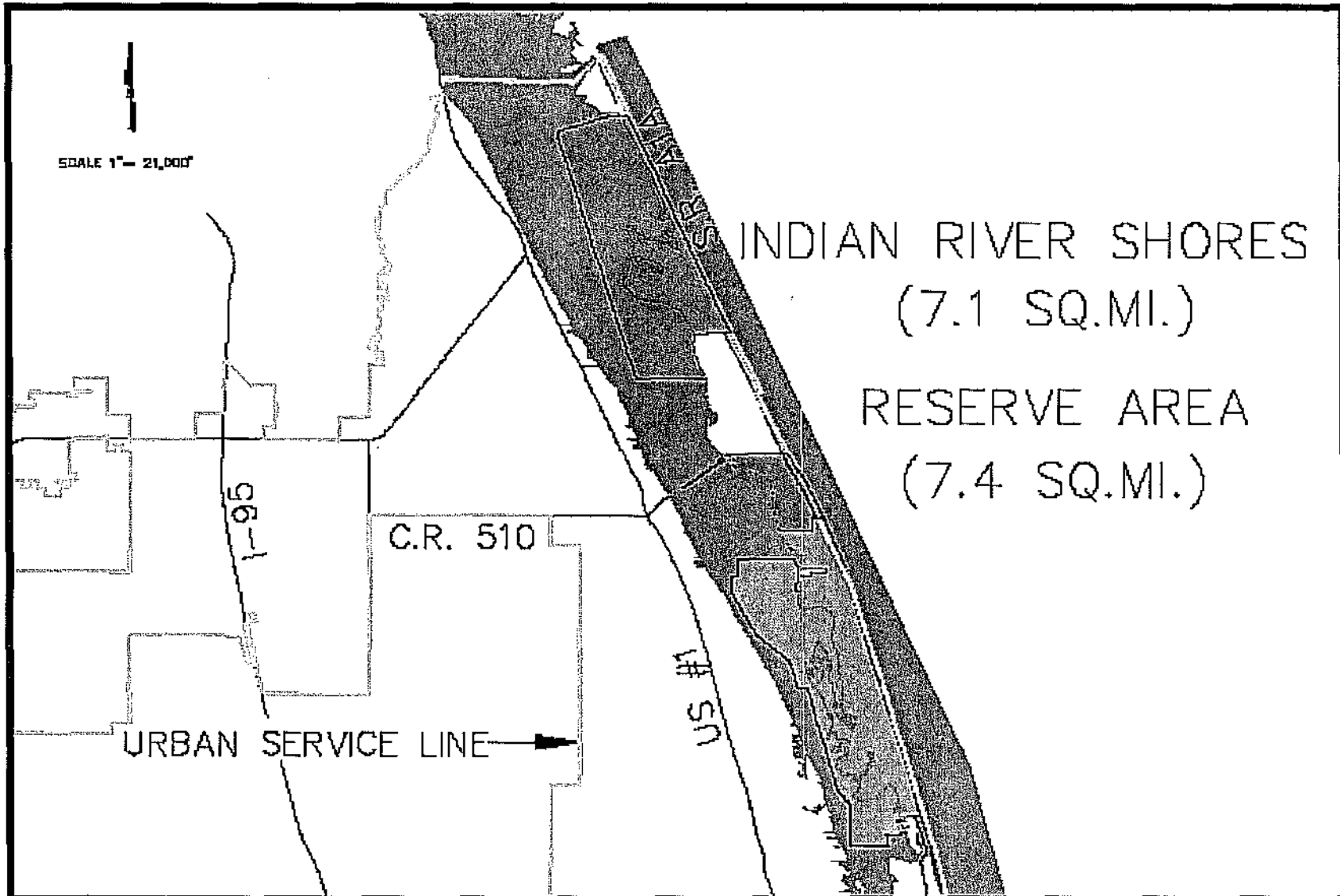


CITY OF VERO BEACH
DEPARTMENT OF PUBLIC WORKS
SURVEY DIVISION

SKETCH OF PROPERTY DESCRIPTION
INDIAN RIVER COUNTY OVERVIEW
INDIAN RIVER SHORES CURRENT AREA

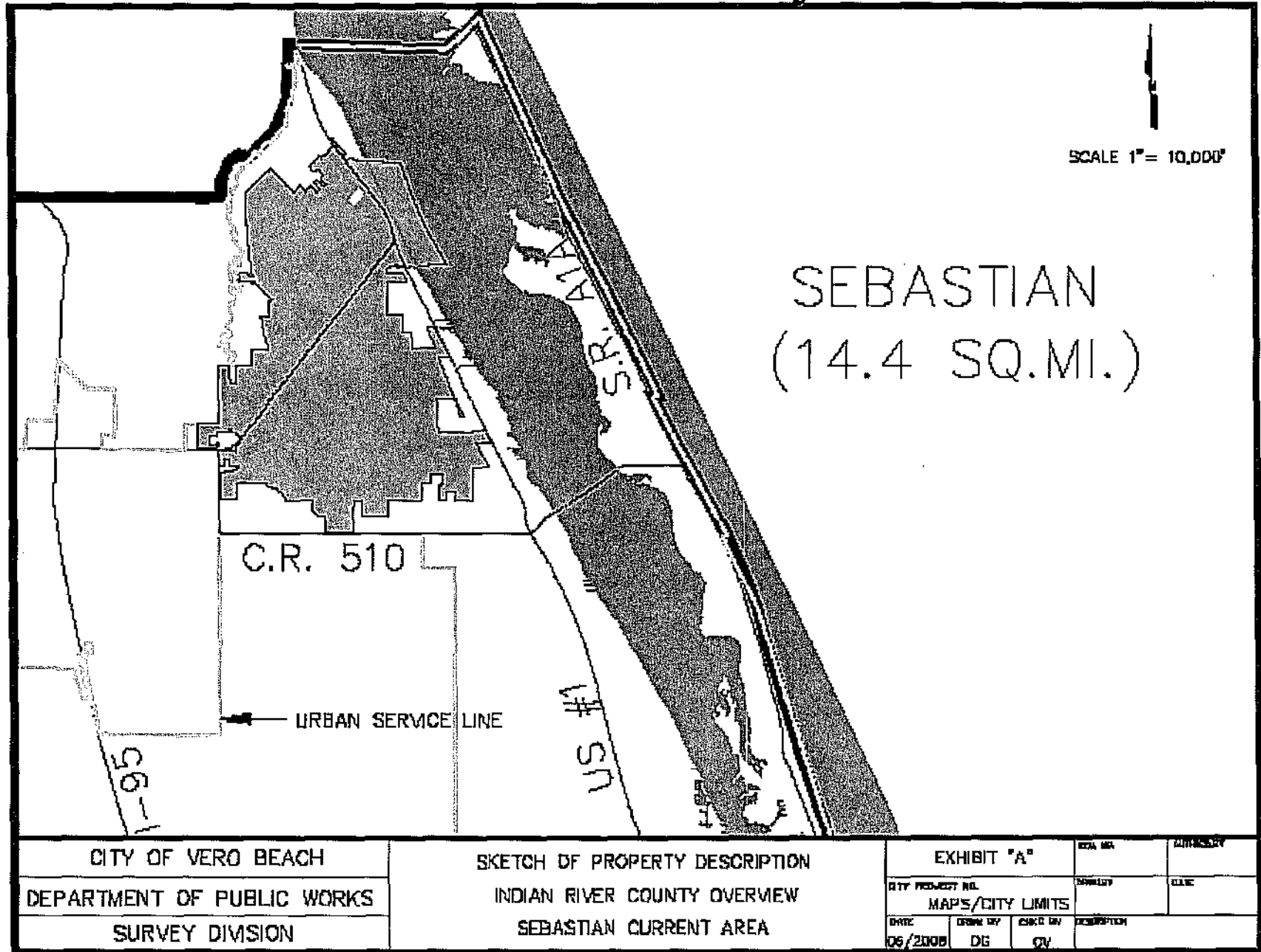
EXHIBIT "A"			FEEL NO.	AUTHORITY
CITY PROJECT NO.			DRAWN BY	DATE
MAPS/CITY LIMITS				
DATE	DRAWN BY	CHECK BY	DESCRIPTION	
06/2008	DG	CV		

Indian River Shores Reserve Areas



CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW INDIAN RIVER SHORES RESERVE AREA	EXHIBIT "A"		SEE SA	DATE
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS	DRAWN BY	DATE	
SURVEY DIVISION		DATE 05/2005	DRAWN BY EG	CHECKED BY CV	DESCRIPTION

Sebastian Current City Limits

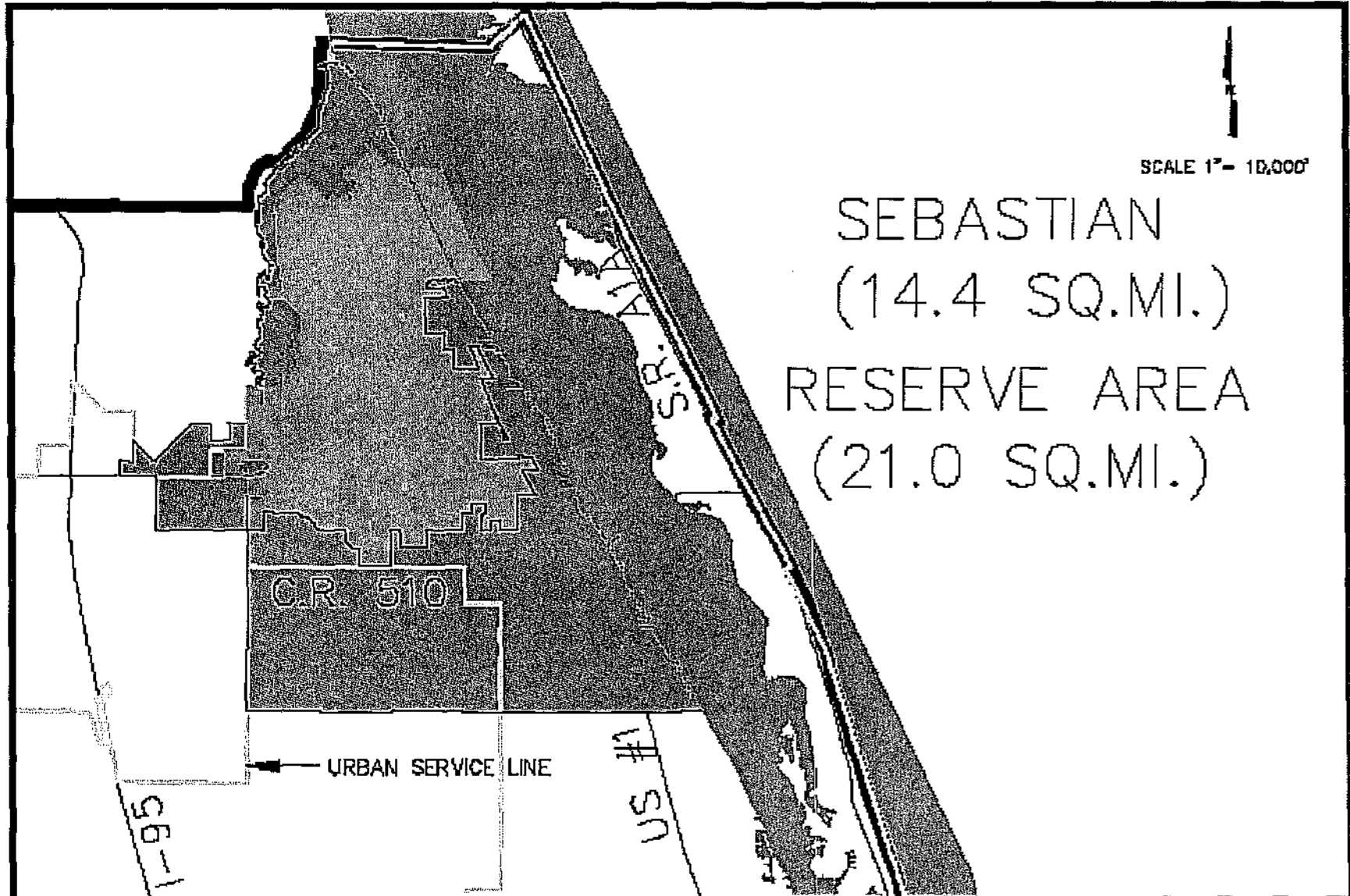


CITY OF VERO BEACH
DEPARTMENT OF PUBLIC WORKS
SURVEY DIVISION

SKETCH OF PROPERTY DESCRIPTION
INDIAN RIVER COUNTY OVERVIEW
SEBASTIAN CURRENT AREA

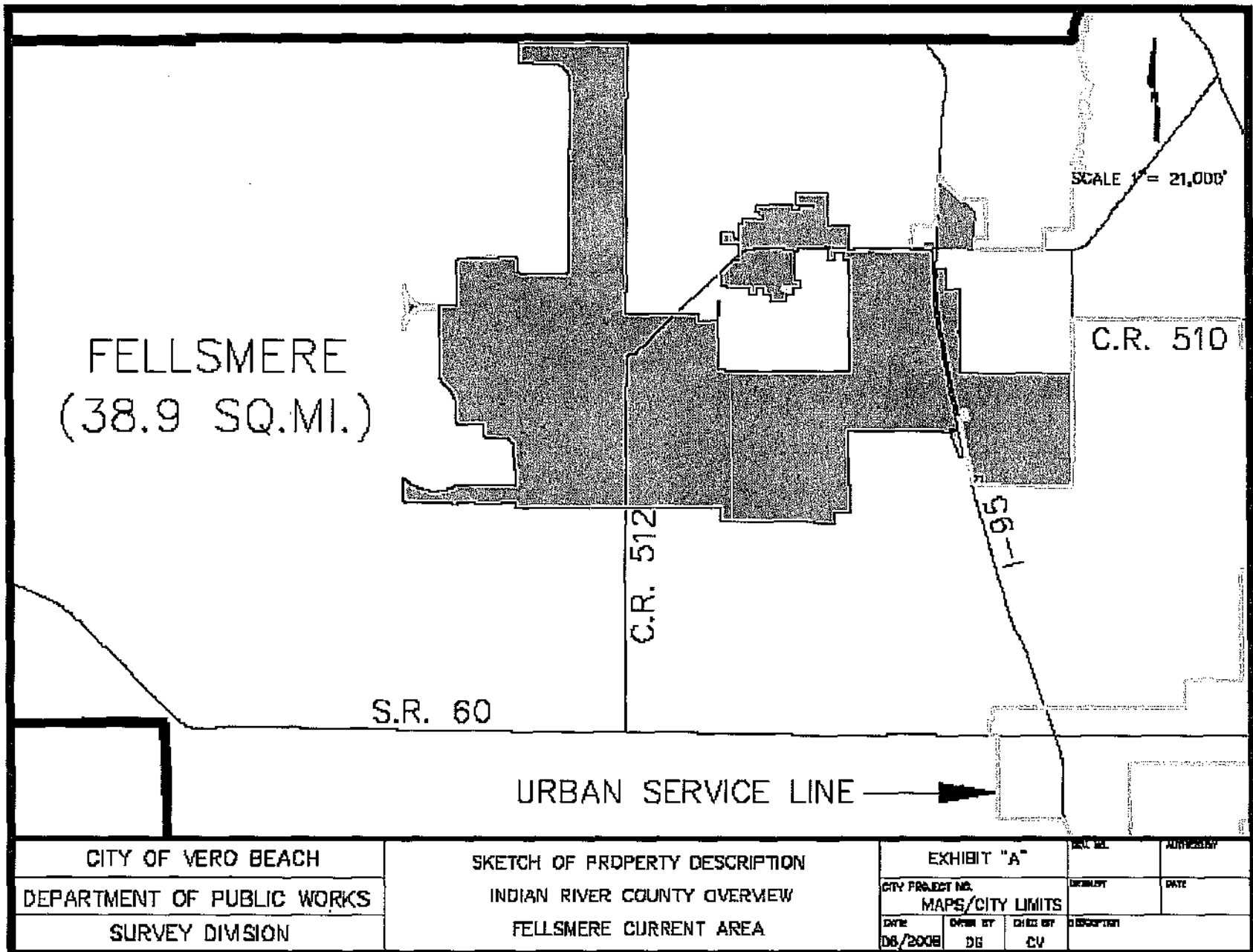
EXHIBIT "A"			DATE	APPROVED
CITY PROJECT NO. MAPS/CITY LIMITS			DATE	DATE
DATE 06/2008	DRAWN BY DG	CHECKED BY CV	DESCRIPTION	

Sebastian Reserve Areas

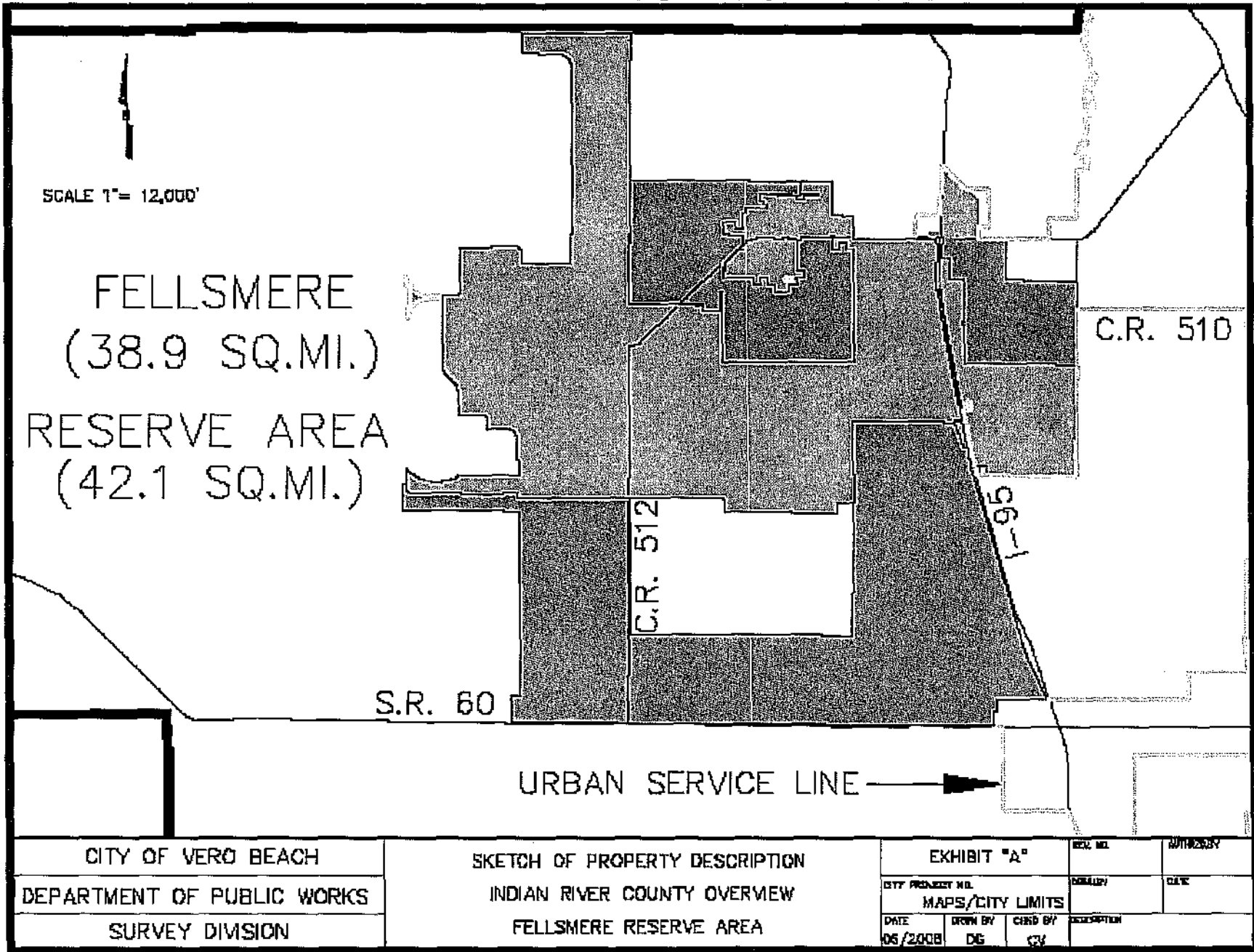


CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION	EXHIBIT "A"	REV. TBL.	NOTICE
DEPARTMENT OF PUBLIC WORKS	INDIAN RIVER COUNTY OVERVIEW	CITY PRECINCT NO. MAPS/CITY LIMITS	PARALLEL	DATE
SURVEY DIVISION	SEBASTIAN RESERVE AREA	DATE 08/2008	DRAWN BY DG	CHECKED BY SV
		DESCRIPTION		

Fellsmere Current City Limits



Fellsmere Reserve Areas

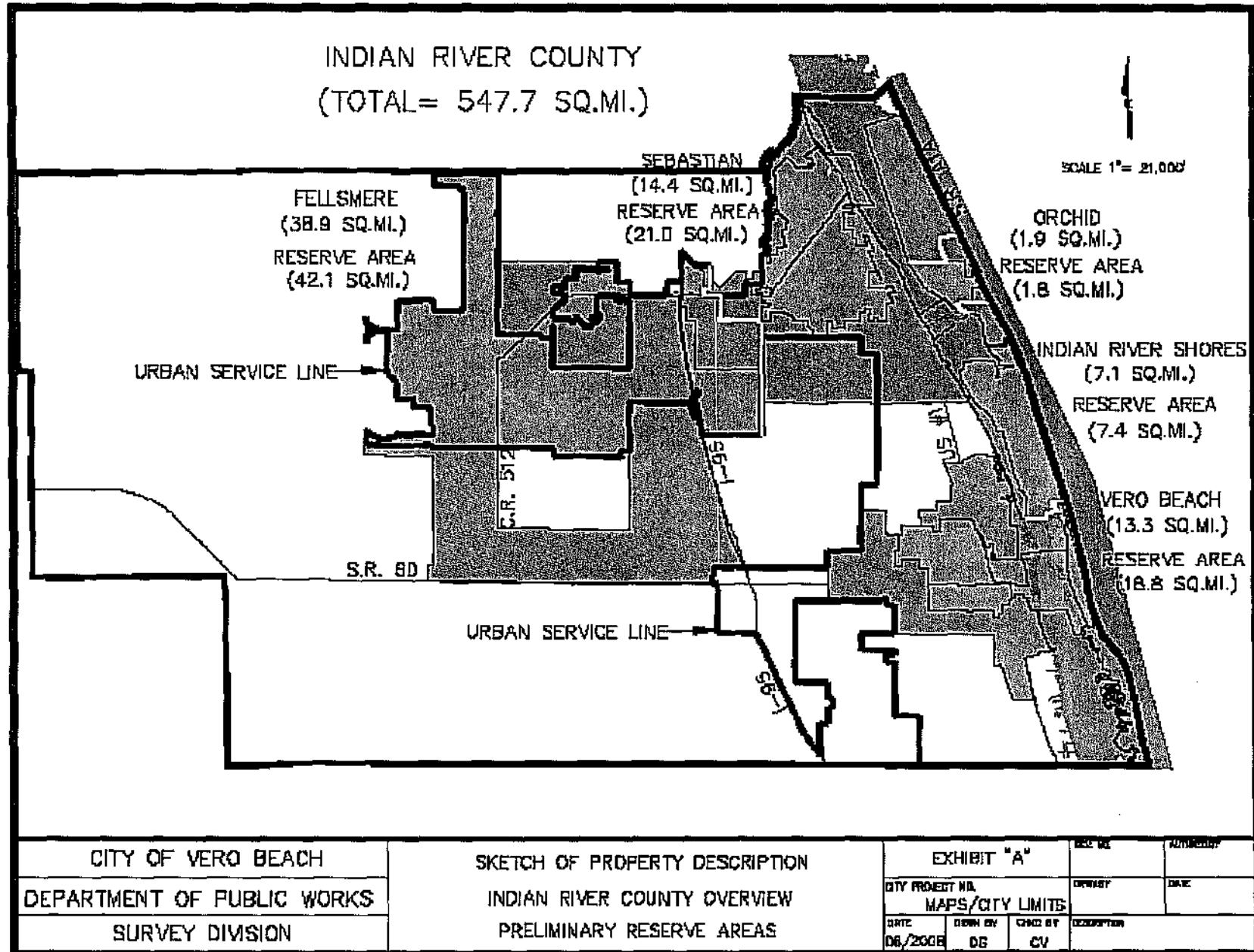


CITY OF VERO BEACH
DEPARTMENT OF PUBLIC WORKS
SURVEY DIVISION

SKETCH OF PROPERTY DESCRIPTION
INDIAN RIVER COUNTY OVERVIEW
FELLSMERE RESERVE AREA

EXHIBIT "A"			REV. NO.	AUTHORITY
CITY PROJECT NO.			DRAWN BY	CHECK
MAPS/CITY LIMITS				
DATE	DRAWN BY	CHECK BY	DESCRIPTION	
05/2008	DG	CV		

Reserve Areas for all Cities

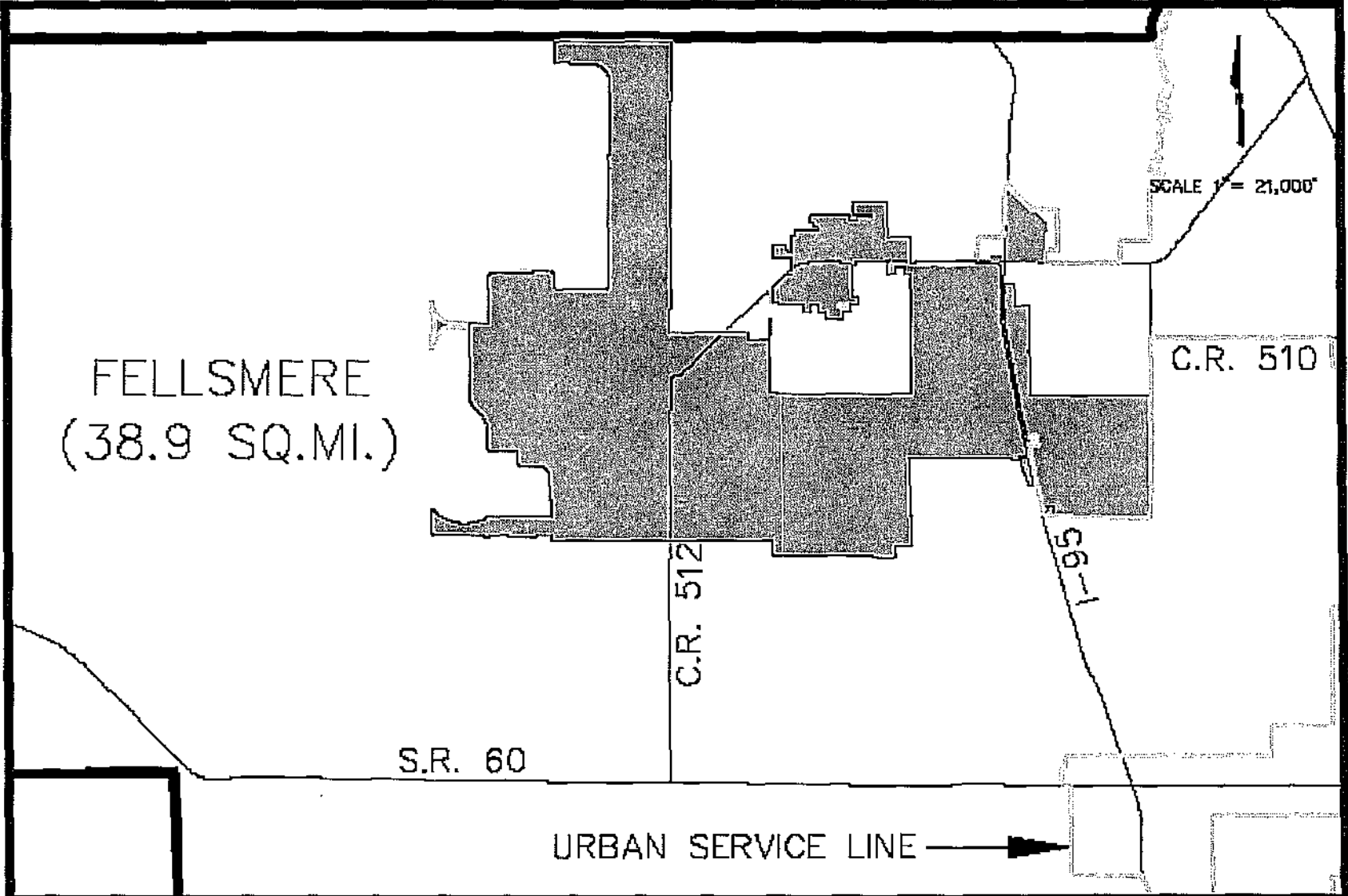


CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW PRELIMINARY RESERVE AREAS	EXHIBIT "A"		SCALE	AUTHORITY
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS	DATE	DATE	
SURVEY DIVISION		DATE 06/2008	DRAWN BY DG	CHECK BY CV	DESCRIPTION

Second Issue to Be Resolved

- **LDRs for land recently annexed by Fellsmere.**

Fellsmere Current City Limits



CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW FELLSMERE CURRENT AREA	EXHIBIT "A"		SHEET NO.	ALTERNATIVE
DEPARTMENT OF PUBLIC WORKS		CITY PROJECT NO. MAPS/CITY LIMITS	DRAWN BY	DATE	
SURVEY DIVISION		DATE 08/2008	CHECK BY DE	DATE CV	

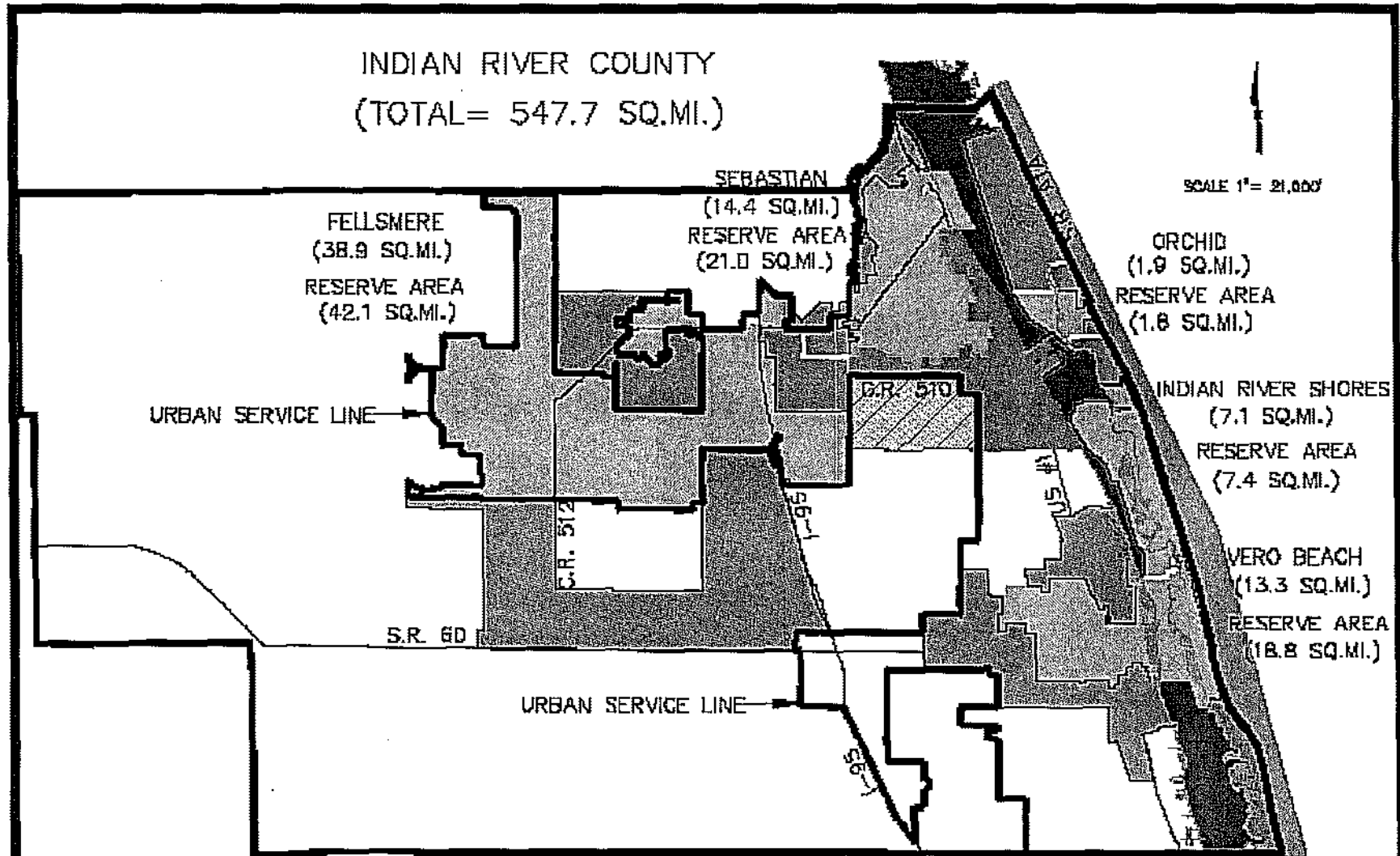
Third Issue to Be Resolved

- **LDRs for Sebastian Reserve Area
Outside Urban Service Area Boundary—
4000 acres**

Urban Service Line

- Discussion by **Robert Keating**—Indian River County

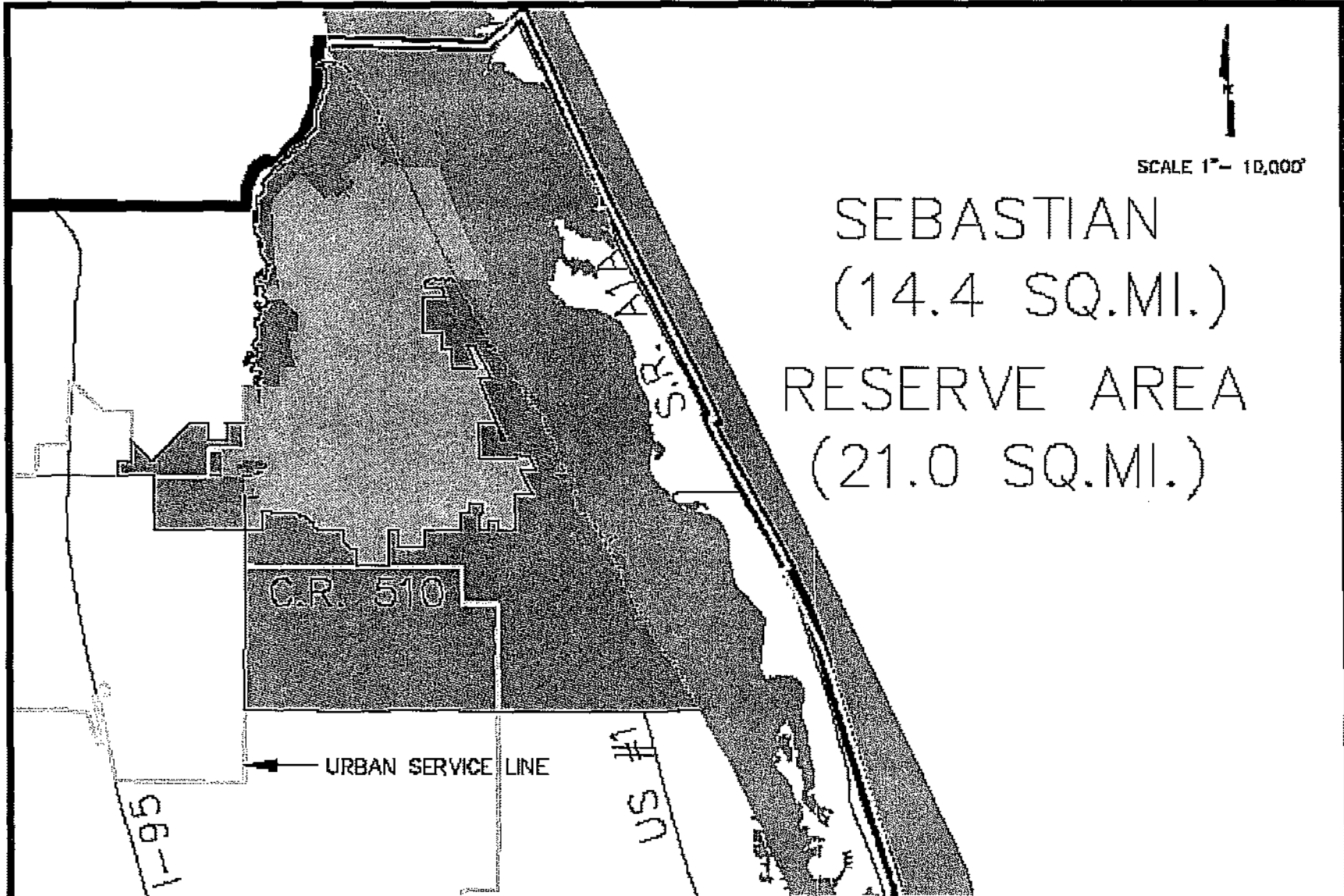
Sebastian Reserve Area Outside of Urban Service Area



Shown in Magenta Hatch Pattern

CITY OF VERO BEACH DEPARTMENT OF PUBLIC WORKS SURVEY DIVISION	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW PRELIMINARY RESERVE AREAS	EXHIBIT "A"		REV. 111	APPROVAL
		CITY PROJECT NO. MAPS/CITY LIMITS		DATE	DATE
		DATE 08/2008	DRAWN BY DG	CHECKED BY EV	DESCRIPTION

Sebastian Reserve Areas



CITY OF VERO BEACH	SKETCH OF PROPERTY DESCRIPTION INDIAN RIVER COUNTY OVERVIEW SEBASTIAN RESERVE AREA	EXHIBIT "A"		REF. NO.	DATE
DEPARTMENT OF PUBLIC WORKS		CITY PROPERTY NO. MAPS/CITY LIMITS	DRAWN BY	DATE	
SURVEY DIVISION		DATE 06/2008	DRAWN BY DG	DATE 07/08	