PLANNING & ZONING COMMISSION/LOCAL PLANNING AGENCY MEETING
MAY 1, 2019 – 5:05 P.M.
AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE TO THE FLAG

4. PRESENTATIONS: None

5. APPROVAL OF MINUTES: April 3, 2019

6. PUBLIC HEARING:

<table>
<thead>
<tr>
<th>Resolution No. 2019-03: A Resolution of the Planning and Zoning Commission/Local Planning Agency For the City of Fellsmere, Indian River County, Florida, Recommending the Adoption of Ordinance No. 2019-04 Amending the Future Land Use Maps Series of the Comprehensive Plan 2035 to Designate a Land Use Classification of General Commercial (GC) for a Tractor Sales and Supply Facility.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resolution No. 2019-04: A Resolution of the Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, Indian River County, Florida, recommending the City Council adopt Ordinance No. 2019-05 amending the City of Fellsmere Official Zoning Map to add a Zoning Classification of PDD-Planned Development District for 4.876 Acres, more or less owned by Ro-Ed Corp.</td>
</tr>
<tr>
<td>Resolution No. 2019-05: A Resolution of the Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, Indian River County, Florida, recommending the City Council adopt Development Plan and Final Development Plan for a Tractor Sales and Supply Facility.</td>
</tr>
</tbody>
</table>

7. OLD BUSINESS: None

8. DIRECTOR’S MATTERS: None

9. NEW BUSINESS: None

10. DISCUSSION ITEMS: None

11. PUBLIC COMMENTS:

12. NEXT MEETING: June 5, 2019

13. ADJOURNMENT:

Pursuant to Section 286.105, Florida Statutes, the City hereby advises the public that: If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the American with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk at least 24 hours prior to the meeting at 772.646.6301 or the TDD line at 772.783.6109.
End of agenda item.

Return to agenda.
PLANNING & ZONING April 3, 2019 AT 5:05 P.M.
MINUTES

CALL TO ORDER: Chair Akers called the meeting to order at 5:07 p.m.

ROLL CALL: Present: Buddy Akers, Chair; Michael Barone, Vice-Chair; not here, and Commissioner and Jose Cardozo. Absent (Excused): Commissioner Dale Beaman; Commissioner Michael Ruehman and Terri Barenborg, School Board Member.

ALSO PRESENT: City Attorney, Warren Dill, Mark Mathes, Community Development Director and Maria Vasquez, Recording Secretary.

PLEDGE OF ALLEGIANCE TO THE FLAG

The pledge of allegiance to the flag was said by all.

PRESENTATIONS: Swearing of Claudia Luna and Gerald Renick as Alternate Members

Attorney Dill swore in both Alternate Members. Attorney Dill then welcomed the Alternate Members and explained their role as members of this Board.

APPROVAL OF MINUTES: February 6, 2019

Commissioner motioned to approve the Minutes Buddy Akers; Commissioner Michael Barone seconded. Motion passed 3-0.

PUBLIC HEARING(S): None

OLD BUSINESS: None

DIRECTOR’S MATTERS: None

NEW BUSINESS: None

DISCUSSION ITEMS: Tractor Supply Development Plans

Mark Mathes presented: Tractor Supply will be to the east of the RaceTrac that is east of the interstate although not in the City limits, they are working on the annexation. Focus of this meeting was on the site plan. Tractor Supply is hoping to be up and running by the holiday season. Access to the property will be at 108th Ave., which is McDonalds and RaceTrac entrance. Tractor Supply parking rate not compliant with our building code, room to accommodate additional parking if needed. Tractor Supply has asked for some relief in landscaping by rearranging to some degree, Mr. Mathes stated that is ok because it still meets the current code. They've also asked for relief from the 25 foot plan development perimeter buffer requirement. Mr. Mathes stated that's just standard when you have plan development, it's a setback for any plan development. Trees will have to be mitigated and there will be funds for this going to the Arbor Fund. Mr. Steve Moller went on to present more information on the plans. Annexation will go all the way to 106th Ave. Chair Akers questioned if Tractor Supply has done their research if it will be successful in this area. Mr. Moller went on to explain that Tractor Supply did not share that information, but they have explored the area. Mark reminded all members not looking for a vote, looking for any recommendations.
PUBLIC COMMENTS: None

NEXT MEETING: May 1, 2019

ADJOURNMENT:

Commissioner motioned to adjourn; Commissioner seconded. Motion passed -0.

The meeting adjourned at 5:56 p.m.

These Minutes were approved by the Planning and Zoning Commission/Local Planning Agency at their meeting held on the _______ day of ____________________, 2019.

Lisa Corte, Recording Secretary
End of agenda item.

Return to agenda.
REQUEST: Future Land Use Amendment, PDD Rezoning and PDP/FDP for Tractor Supply.

REASON FOR REQUEST: To allow for the development of Tractor Supply.

DESCRIPTION: The land in which Tractor Supply desires to develop was annexed into the City on April 18, 2019. The series of public hearings for this matter addresses the following:

- Future Land Use Amendment from Indian River County Commercial/Industrial to City of Fellsmere General Commercial.
- Rezoning from Indian River County commercial district to City of Fellsmere Planned Development District.
- Approval of a Preliminary Development Plan/Final Development Plan for Tractor Supply.

The PDD zoning district was requested to allow for specific design relief. The specific design relief sought is contained in Section 3 of the City Council approval resolution 2019-02 attached to this agenda item.

CONCURRENCY ISSUES:
Water – Water will be provided by Indian River County. Adequate capacity exists within the water plant and service lines to accommodate the added demand.
Sewer – Sewer will be provided by Indian River County. Adequate capacity exists within the sewer system and service lines to accommodate the added demand.
Transportation – Adequate capacity exists on the adjacent roadways to accommodate the proposed uses.
Stormwater – A permit from the St. Johns Water Management District will be required.
Solid Waste – Mandatory solid waste service for nonresidential uses. Adequate capacity exists within the Indian River County landfill.
Recreation – Not applicable for nonresidential uses.
Public Schools – Not applicable for nonresidential uses.

CONSISTENCY WITH COMPREHENSIVE PLAN: The proposed plan is consistent with the proposed future land use category.

CONDITIONS OF APPROVAL: Please refer to City Council Resolution 2019-02 containing the recommended conditions of approval.

STAFF RECOMMENDATION: Recommend the City Council approve the Future Land Use amendment, Rezoning and PDP/FDP.

RECOMMENDED PZ/LPA MOTION/ACTION: Via Resolution 2019-03 recommend to City Council to approve Ordinance 2019-04 related to the Future Land Use amendment. Via Resolution 2019-04 recommend to City Council to approve Ordinance 2019-05 related to the PDD rezoning. Via Resolution 2019-05 recommend to City Council to approve Resolution 2019-02 related to the PDP/FDP.

THE SITE PLAN, BUILDING ELEVATIONS, AND SIGN ELEVATIONS WERE PROVIDED AT THE APRIL 3, 2019 PZ/LPA MEETING. PLEASE BRING THESE PLANS TO THE MEETING FOR YOUR USE.
RESOLUTION NO. 2019-03


WHEREAS, the Planning and Zoning Commission/Local Planning Agency held an advertised public meeting to consider the adoption of an amendment to the Comprehensive Plan 2035 to designate a Land Use Classification of General Commercial (GC) for a tractor sales and supply facility; and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency has determined that the proposed Land Use Classification of General Commercial (GC) for the property as set forth in Ordinance No. 2019-04 is necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, as follows:

SECTION 1. The Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, Florida, in accordance with Section 163.3174 Florida Statutes 2018, as amended, held a Public Hearing and heard comments from the public on ____________, 2019.

SECTION 2. The Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, Florida, recommends to the City Council that they adopt Ordinance No. 2019-04 amending the Future Land Use Maps Series of the Comprehensive Plan 2035 designating a land use classification of General Commercial (GC).

SECTION 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was moved for adoption by Commission Member _______________________________. The motion was seconded by Commission Member _______________________________ and, upon being put to a vote, the vote was as follows:

Chair, Revis “Buddy” Akers
Commission Member Michael Barone
Commission Member Michael T. Rhueman
Commission Member Dale Beaman
Commission Member Jose Cardozo
Alternate Commission Member Claudia Luna
The Chairman thereupon declared this Resolution fully passed and adopted this ______ day of ______________________, 2019.

PLANNING & ZONING COMMISSION/
LOCAL PLANNING AGENCY
CITY OF FELLSMERE, FLORIDA

Revis "Buddy" Akers, Chairman

ATTEST:

Lisa Corte, Commission/Agency Secretary
AN ORDINANCE OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING THE CITY OF FELLSMERE COMPREHENSIVE FUTURE LAND USE MAPS; DESIGNATING A LAND USE CLASSIFICATION OF GENERAL COMMERCIAL (GC) FOR LAND CONTAINING 4.876 ACRES, MORE OR LESS, LOCATED ON COUNTY ROAD 512 JUST EAST OF INTERSTATE HIGHWAY NO. 95 AND EAST OF THE RACETRAC SERVICE STATION ON THE SOUTH SIDE OF COUNTY ROAD 512; PROVIDING FOR RATIFICATION; DESIGNATION; CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ro-Ed Corp., a Florida corporation, as Successor by merger with American Mutual Corp., a Florida corporation recorded in Official Records Book 467, Page 462, Public Records of Indian River County, Florida (hereinafter "Ro-Ed Corp."), the Owner of land described herein, has petitioned the City of Fellsmere to annex a parcel of land lying substantially contiguous to the City limits, consisting of 12.655 acres more or less; and

WHEREAS, Ro-Ed Corp. has petitioned the City to amend the City’s Comprehensive Plan Future Land Use Maps to incorporate thereon a portion of the 12.655 acres more or less, which portion consists of 4.876 acres more or less of said annexed land described on Exhibit “A” attached hereto and by this reference made a part hereof (hereinafter the “Land”); and

WHEREAS, the City Council has considered the application of Ro-Ed Corp. for a small scale amendment to designate a land use classification for 4.876 acres more or less of the property considered for annexation from its existing County Future Land Map designation of C/I (Commercial/Industrial) to a City designation of General Commercial (GC); and

WHEREAS, the City Council has considered the applicable provisions of the existing Comprehensive Plan 2035, the Florida Statutes and the recommendations of its staff and Planning and Zoning Commission sitting as the Local Planning Agency; and

WHEREAS, duly advertised noticed public hearings were held before the Planning and Zoning Commission sitting as the Local Planning Agency and City Council concerning this small scale amendment, wherein it was determined that these actions are consistent with the existing Comprehensive Plan 2035, the Florida Statutes and the future development goals of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AS FOLLOWS:
SECTION 1. RATIFICATION. The above recitals are hereby ratified, adopted and incorporated herein as legislative findings of the City Council.

SECTION 2. DESIGNATION. Subject to the conditions set forth in Section 3 of this Ordinance the Comprehensive Plan Future Land Use Maps shall be amended to include the following described Land and designate the same as General Commercial (GC) in accordance with the requirements of Florida Law:

See Exhibit “A” attached hereto and by this reference made a part thereof.

SECTION 3. CONDITIONS OF APPROVAL. The amendment to the Comprehensive Plan Future Land Use Maps as requested by Ro-Ed Corp. is subject to compliance with the following conditions and requirements, which shall run with the land.

1. The owner/developer shall demonstrate prior to Preliminary Development Plan and Final Development Plan approval that all concurrency provisions have been addressed or met including but not limited to: sanitary sewer, solid waste, drainage, potable water, parks and recreation, and transportation facilities, including mass transit, where applicable.
2. The provisions of the Annexation Agreement shall apply.
3. The owner/developer are responsible to pay for all costs associated with any new or expanded public facilities and services required to make their project meet concurrency regulations or to provide their proportionate or fair share contributions therefore.

SECTION 4. SEVERABILITY. If any section, part of a sentence, phrase or word of this Ordinance is for any reason held to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portions hereof and it shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional, invalid or inoperative part.

SECTION 5. CONFLICT. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of conflict.

SECTION 6. EFFECTIVE DATE. The effective date of this Comprehensive Plan Future Land Use Maps amendment shall be thirty-one (31) days after this Ordinance is adopted as provided in Section 163.3187(5)(c) Florida Statutes 2018, as amended.
The foregoing Ordinance was moved for adoption by Council Member __________________. The motion was seconded by Council Member __________________ and, upon being put to a vote, the vote was as follows:

Mayor, Joel Tyson
Council Member Fernando Herrera
Council Member Inocensia Hernandez
Council Member Sara J. Savage
Council Member Jessica Salgado

The Mayor thereupon declared this Ordinance fully passed and adopted this ______ day of ______________________, 2019.

CITY OF FELLSMERE, FLORIDA

ATTEST:    Joel Tyson, Mayor

Deborah C. Krages, City Clerk

I HEREBY CERTIFY that Notice of the public hearing on this Ordinance was published in the Press Journal, as required by State Statute, that the foregoing Ordinance was duly passed and adopted on the ______ day of ______________________, 2019, and the first reading was held on the ______ day of ______________________, 2019, and the public hearing was held on the ______ day of ______________________, 2019.

Deborah C. Krages, City Clerk
LEGAL DESCRIPTION
FELLSMERE TRACTOR SUPPLY

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°15'40" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 108.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #512 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 88081-2403; THENCE NORTH 88°16'13" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD #512, A DISTANCE OF 390.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 88°16'13" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 285.18 FEET TO A POINT, SAID POINT BEING 15 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE PLATTED CENTER LINE OF 107TH AVENUE (NOW ABANDONED) AS SHOWN ON THE PLAT OF VERO LAKE ESTATES UNIT H-4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE SOUTH 00°15'40" WEST AND PARALLEL WITH THE SAID CENTER LINE OF 107TH AVENUE A DISTANCE OF 526.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 94TH STREET AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4; THENCE NORTH 89°46'57" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 599.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'37", FOR AN ARC LENGTH OF 39.29 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 108TH AVENUE AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 AND A POINT OF TANGENCY; THENCE NORTH 00°15'40" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 162.63 FEET; THENCE SOUTH 89°51'26" EAST A DISTANCE OF 339.99 FEET; THENCE NORTH 00°15'40" EAST A DISTANCE OF 328.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 212,399.4 SQUARE FEET OR 4.876 ACRES MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PARCEL ABOVE, AS CREATED IN THAT CERTAIN SHARED ACCESS EASEMENT AGREEMENT BY AND BETWEEN RO-ED CORP., A FLORIDA CORPORATION AND RACETRAC PETROLEUM, INC. A GEORGIA CORPORATION, RECORDED IN O.R. BOOK 2313, PAGE 1827, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

EXHIBIT "A"
TO
ORDINANCE NO. 2019-04
End of agenda item.

Return to agenda.
RESOLUTION NO. 2019-04

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY FOR THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, RECOMMENDING THE CITY COUNCIL ADOPT ORDINANCE NO. 2019-05 AMENDING THE CITY OF FELLSMERE OFFICIAL ZONING MAP TO ADD A ZONING CLASSIFICATION OF PDD-PLANNED DEVELOPMENT DISTRICT FOR 4.876 ACRES, MORE OR LESS OWNED BY RO-ED CORP.

WHEREAS, Ro-Ed Corp., a Florida corporation owns 4.876 acres, more or less with a Future Land Use Map designation of General Commercial (GC) as described in Ordinance No. 2019-04 (the “Land”); and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency held an advertised public hearing on ____________, 2019 to consider the adoption of an amendment to the City of Fellsmere Official Zoning Map to zone the Land as PDD- Planned Development District; and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency has determined that the proposed amendment to the Official Zoning Map as set forth in Ordinance No.2019-05 is consistent with the Comprehensive Plan and applicable provisions of the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, as follows:

SECTION 1. The Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, Florida, in accordance with Section 163.3174 Florida Statutes 2018, as amended, and Section 17.17 Land Development Code, as amended, held a Public Hearing and heard comments from the public on ____________, 2019 regarding the proposed amendment to the City’s Official Zoning Map for PDD-Planned Development District zoning.

SECTION 2. The requested amendment to the City’s Official Zoning Map for PDD-Planned Development District zoning is consistent with the Comprehensive Plan and applicable provisions of the Land Development Code of the City of Fellsmere. The following findings of fact are made:

1. The amendment is not in conflict with any applicable portions of the Land Development Code;
2. The amendment is consistent with all elements of the City of Fellsmere Comprehensive Plan;
3. The amendment is consistent with existing and proposed land uses within the area;
4. The surrounding land uses in the area of the amendment support the amendment;
5. The amendment would not result in excessive demands on public facilities, and the amendment would not exceed the capacity of such public facilities, including but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, mass transit and emergency medical facilities;

6. The amendment would not result in significant adverse impacts on the natural environment;

7. The amendment would result in an orderly and logical development pattern;

8. The amendment would not be in conflict with the public interest, and is in harmony with the purpose and interest of the Land Development Code.

SECTION 3. The Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, Florida, recommends to the City Council that they adopt Ordinance No. 2019-05 amending the Official Zoning Map to PDD-Planned Development District for the Land.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was moved for adoption by Commission Member ____________________________ . The motion was seconded by Commission Member ____________________________ and, upon being put to a vote, the vote was as follows:

Chair, Revis “Buddy” Akers
Commission Member Michael Barone
Commission Member Dale Beaman
Commission Member Michael T. Ruehman
Commission Member Jose Cardozo
Alternate Commission Member Claudia Luna

The Chairman thereupon declared this Resolution fully passed and adopted this ______ day of _________________________, 2019.

PLANNING & ZONING COMMISSION
CITY OF FELLSMERE, FLORIDA

ATTEST:

Lisa Corte, Commission/Agency Secretary
ORDINANCE NO. 2019-05

AN ORDINANCE OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AMENDING THE CITY OF FELLSMERE OFFICIAL ZONING MAP TO ADD A ZONING CLASSIFICATION OF PDD PLANNED DEVELOPMENT DISTRICT FOR ANNEXED LAND CONSISTING OF 4.876 ACRES, MORE OR LESS LOCATED ON COUNTY ROAD 512 JUST EAST OF INTERSTATE HIGHWAY NO. 95 AND EAST OF THE RACETRAC SERVICE STATION ON THE SOUTH SIDE OF COUNTY ROAD 512; PROVIDING FOR RATIFICATION; PROVIDING FOR CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; PROVIDING FOR ZONING; PROVIDING FOR ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ro-Ed Corp., a Florida corporation, as Successor by merger with American Mutual Corp., a Florida corporation recorded in Official Records Book 467, Page 462, Public Records of Indian River County, Florida (hereinafter "Ro-Ed Corp."), the Owner of land described herein, has petitioned the City of Fellsmere to annex a parcel of land lying substantially contiguous to the City limits, consisting of 12.655 acres more or less; and

WHEREAS, Ro-Ed Corp. has petitioned the City to amend the City’s Comprehensive Plan Future Land Use Maps to incorporate thereon a portion of the 12.655 acres more or less as PDD Planned Development District, which portion consists of 4.876 acres more or less of said annexed land and is described on Exhibit “A” attached hereto and by this reference made a part hereof (hereinafter the “Land”); and

WHEREAS, the Land requested to be rezoned consists of 4.876 acres more or less and is currently zoned Indian River County General Commercial (CG); and

WHEREAS, Ro-Ed Corp. has petitioned the City to amend the City’s Official Zoning Map to incorporate said lands thereon; and

WHEREAS, duly advertised noticed public hearings were held before the Planning and Zoning Commission and City Council concerning this amendment to the Official Zoning Map; and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency held a duly noticed public hearing on ________________, 2019, made a finding that the zoning change was consistent with the Comprehensive Plan 2035 and the standards in Section 17.17 of the Land Development Code and recommended that the City Council approve the rezoning request; and

WHEREAS, the City Council held a duly advertised public hearing, made a finding that the zoning change was consistent with the Comprehensive Plan 2035 and the standards of Section 17.17 of the Land Development Code; and

WHEREAS, the City Council has determined that the PDD zoning is in the best interest of the public health, safety, environmental and general welfare and that it is appropriate to adopt this
amendment to the Official Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. RATIFICATION. The above recitals are hereby ratified, adopted and incorporated herein as legislation findings of the City Council.

SECTION 2. CONSISTENCY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE. The Application to amend the City's Official Zoning Map is consistent with the Comprehensive Plan and applicable provisions of the Land Development Code of the City of Fellsmere. The following findings of facts are made:

1. The amendment is not in conflict with any applicable portions of the Land Development Code;

2. The amendment is consistent with all elements of the City of Fellsmere Comprehensive Plan;

3. The amendment is consistent with existing and proposed land uses within the area;

4. The surrounding land uses in the area of the amendment support the amendment;

5. The amendment would not result in excessive demands on public facilities, and the amendment would not exceed the capacity of such public facilities, including but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, mass transit and emergency medical facilities;

6. The amendment would not result in significant adverse impacts on the natural environment;

7. The amendment would result in an orderly and logical development pattern;

8. The amendment would not be in conflict with the public interest, and is in harmony with the purpose and interest of the Land Development Code.

SECTION 3. ZONING. The following described Land is hereby given a City Zoning Classification of PDD Planned Development District:

LEGAL DESCRIPTION

See Exhibit “A” attached hereto.

SECTION 4. ZONING MAP. The Official Zoning Map of the City shall be amended to include the subject Land and reflect the designated zoning district of PDD Planned Development
SECTION 5. SEVERABILITY. If any section, part of a sentence, phrase or word of this Ordinance is for any reason held to be unconstitutional, inoperative or void, such holdings shall not affect the remaining portions hereof and is shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional, invalid or inoperative part.

SECTION 6. CONFLICT. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of conflict.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect concurrently with the effective date of Ordinance No. 2019-04. If Ordinance No. 2019-04 does not become effective, this Ordinance shall automatically become null and void and of no further force or effect.

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

Mayor, Joel Tyson
Council Member Fernando Herrera
Council Member Inocensia Hernandez
Council Member Sara J. Savage
Council Member Jessica Salgado

The Mayor thereupon declared this Ordinance fully passed and adopted this ______ day of ________________________, 2019.

CITY OF FELLSMERE, FLORIDA

ATTEST:

Joel Tyson, Mayor

Deborah C. Krages, CMC, City Clerk

I HEREBY CERTIFY that Notice of the public hearing on this Ordinance was published in the Press Journal, as required by State Statute, that the foregoing Ordinance was duly passed and adopted on the _______ day of ________________________, 2019, and the first reading was held on the _______ day of ________________________, 2019, and the public hearing was held on the _______ day of ________________________, 2019, and the second and final reading was held on the _______ day of ________________________, 2019.

Deborah C. Krages, CMC, City Clerk
LEGAL DESCRIPTION
FELLSMERE TRACTOR SUPPLY

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°15'40" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 108.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #512 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 88081-2403; THENCE NORTH 88°16'13" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD #512, A DISTANCE OF 390.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 88°16'13" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 285.18 FEET TO A POINT, SAID POINT BEING 15 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE PLATTED CENTER LINE OF 107TH AVENUE (NOW ABANDONED) AS SHOWN ON THE PLAT OF VERO LAKE ESTATES UNIT H-4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE SOUTH 00°15'40" WEST AND PARALLEL WITH THE SAID CENTER LINE OF 107TH AVENUE A DISTANCE OF 526.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 94TH STREET AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4; THENCE NORTH 89°46'57" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 599.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'37", FOR AN ARC LENGTH OF 39.29 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 108TH AVENUE AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 AND A POINT OF TANGENCY; THENCE NORTH 00°15'40" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 162.63 FEET; THENCE SOUTH 89°51'26" EAST A DISTANCE OF 339.99 FEET; THENCE NORTH 00°15'40" EAST A DISTANCE OF 328.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 212,399.4 SQUARE FEET OR 4.876 ACRES MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PARCEL ABOVE, AS CREATED IN THAT CERTAIN SHARED ACCESS EASEMENT AGREEMENT BY AND BETWEEN RO-ED CORP., A FLORIDA CORPORATION AND RACETRAC PETROLEUM, INC. A GEORGIA CORPORATION, RECORDED IN O.R. BOOK 2313, PAGE 1827, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

EXHIBIT “A”
TO
ORDINANCE NO. 2019-05
End of agenda item.

Return to agenda.
RESOLUTION NO. 2019-05

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION/LOCAL PLANNING AGENCY FOR THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, RECOMMENDING THE CITY COUNCIL ADOPT RESOLUTION NO. 2019-02 APPROVING THE PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN FOR A TRACTOR SALES AND SUPPLY FACILITY.

WHEREAS, the Planning and Zoning Commission/Local Planning Agency held a meeting on _____________, 2019 to consider the Preliminary Development Plan and Final Development Plan for a tractor sales and supply facility located on land as described in Resolution No. 2019-02 ("the Land"); and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency has reviewed the Preliminary Development Plan and Final Development Plan and determined them to be in conformity with the Comprehensive Plan and applicable provisions of the Land Development Code.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, as follows:

SECTION 1. The Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere in accordance with Section 17.15 A.3.g and F.2 of the Land Development Code held a Public Hearing and heard comments from the public on _____________, 2019 regarding the Preliminary Development Plan and Final Development Plan for a tractor sales and supply facility.

SECTION 2. The Final Development Plan is in conformity with the official plans and policies of the City and the requirements of Section 17.15 of the Land Development Code. The following additional findings of fact are made:

a. There are adequate public facilities to serve the proposed use and complies with Section 17.24 Concurrency Management of the Code.

b. There is adequate fire protection to serve the proposed use.

c. Ingress and egress to property and proposed structures are adequate with reference to automotive and pedestrian safety, traffic flow and control, provision of services, and access in case of fire or catastrophe.

d. Off-street parking areas are adequate with conditions imposed, with attention to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, convenience to the units it is designed to serve, and landscaping for the buffering of abutting property where applicable.

e. Recreation and open spaces are adequate, with attention to the location, size and development of the areas in regard to their adequacy, their effect on privacy of
adjacent living areas, and their relationship to community wide open spaces and recreation facilities.

f. Density of development is adequate, within the framework of the permitted density/intensity of the neighborhood.

g. General character and compatibility are adequate, with reference to ensuring the proposed development will be designed so as not to cause substantial degrading, depreciation of property values or reduce the safety, light and general convenience of neighboring developments.

h. The environmental impact of the development is acceptable on the total land area of the property including how development will affect protected species, wetlands, surficial aquifer recharge areas, physical features, and natural resources and erosion or surrounding areas.

i. Rendering, architectural elevation, or photograph of the proposed development are adequate.

j. Water and sewer improvements are in accordance with standards and specifications of the city.

k. The site plan provides for dedication of any necessary rights-of-way.

l. The degree of departure of the proposed development from the surrounding areas in terms of character and density/intensity is minimal.

SECTION 3. The Planning and Zoning Commission/Local Planning Agency for the City of Fellsmere, Florida, recommends to the City Council that they adopt Resolution No. 2019-02 approving the Preliminary Development Plan and Final Development Plan for a tractor sales and supply facility.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was moved for adoption by Commission Member ______________________________ and, upon being put to a vote, the vote was as follows:

Chair, Revis “Buddy” Akers
Commission Member Michael Barone
Commission Member Michael T. Rhueman
Commission Member Dale Beaman
Commission Member Jose Cardozo
Alternate Commission Member Claudia Luna
The Chairman thereupon declared this Resolution fully passed and adopted this _____ day of __________________________, 2019.

PLANNING & ZONING COMMISSION/
LOCAL PLANNING AGENCY
CITY OF FELLSMERE, FLORIDA

______________________________
Revis "Buddy" Akers, Chairman

ATTEST:

______________________________
Lisa Corte, Commission/Agency Secretary
RESOLUTION NO. 2019-02

A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, APPROVING THE PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN FOR A TRACTOR SALES AND SUPPLY FACILITY IN THE PLANNED DEVELOPMENT DISTRICT (PPD) ZONING DISTRICT; PROVIDING FOR RATIFICATION; PROVIDING FOR CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; PROVIDING FOR PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN APPROVAL WITH CONDITIONS; AND FURTHER PROVIDING FOR SEVERABILITY, REPEAL OF CONFLICTING PROVISIONS AND AN EFFECTIVE DATE.

WHEREAS, Ro-Ed Corp., A Florida corporation as Successor by merger with American Mutual Corp., a Florida corporation recorded in Official Records Book 467, Page 462 of the Public Records of Indian River county, Florida, through its agent (the "Applicant", which includes all grantees, successors or assigns in interest), filed an Application with the City of Fellsmere for a Preliminary Development Plan and Final Development Plan for a tractor sales and supply facility in the PDD zoning district; and

WHEREAS, the Applicant owns the land consisting of 4.876 acres more or less as described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"); and

WHEREAS, the Planning and Zoning Commission/Local Planning Agency held a duly noticed Public Hearing on ________________, 2019 to review the Preliminary Development Plan and Final Development Plan for the tractor sales and supply facility and determined that they are in conformance with the official plans and policies of the City and the requirements of the Land Development Code and recommended that the City Council approve the Preliminary Development Plan and Final Development Plan; and

WHEREAS, the City Council has determined at a duly advertised public hearing that the Preliminary Development Plan and Final Development Plan are in the best interest of the public health, safety, environmental and general welfare and that it is appropriate to approve the Preliminary Development Plan and Final Development Plan subject to the conditions contained herein.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fellsmere, Indian River County, Florida, as follows:

SECTION 1. RATIFICATION. The above recitals are hereby ratified, confirmed and adopted as legislative findings by the City Council.

SECTION 2. CONSISTENT WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE. The Preliminary Development Plan and Final Development Plan for a tractor sales and supply facility meet the provisions of the Comprehensive Plan 2035 and Land Development Code. The following findings of fact are made:

a. There are adequate public facilities to service the proposed use and complies with Section 17.24 of the Code.
b. There is adequate fire protection to service the proposed use.

c. Ingress and egress to property and proposed structures are adequate with reference to automotive and pedestrian safety, traffic flow and control, provision of services, and access in case of fire or catastrophe.

d. Off-street parking areas are adequate with conditions imposed, with attention to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, convenience to the units it is designed to serve, and landscaping for the buffering of abutting property where applicable.

e. Recreation and open spaces are adequate, with attention to the location, size and development of the areas in regard to their adequacy, their effect on privacy of adjacent living areas, and their relationship to community wide open spaces and recreation facilities.

f. Density of development is adequate, within the framework of the permitted density.

g. General character and compatibility are adequate, with reference to ensuring the proposed development will be designed so as not to cause substantial depreciation of property values or reduce the safety, light and general convenience of neighboring developments.

h. The environmental impact of the development is acceptable on the total land area of the property including how development will affect protected species, wetlands, surficial aquifer recharge areas, physical features, and natural resources.

i. Rendering, architectural elevation, or photograph of the proposed development are adequate.

j. Water and sewer improvements are in accordance with standards and specifications of the city.

k. The site plan provides for dedication of any necessary rights-of-way.

SECTION 3. PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN APPROVAL WITH CONDITIONS.

The Preliminary Development Plan dated ______________, 2019 prepared by ______________________________, as signed by the Mayor on ______________, 2019 and maintained on file in the Community Development Department and City Clerk's office is approved. The Final Development Plan dated ______________, 2019 prepared by ______________________________ as signed by the Mayor on ______________, 2019 and maintained on file in the Community Development Department and City Clerk's office is approved. The following conditions shall apply:

a. The Applicant shall obtain all required Federal, State, County and Local permits as may be applicable to any new development, redevelopment or use of the Property and to continuously keep such permits current and in good standing.
b. After the first year following the adoption of this Resolution, the City Council shall have the authority to hold hearings at any time to review the business activity for compliance with all conditions and requirements of approval and all applicable ordinances and resolutions of the City. If the use of the Property is not in compliance, the City Council may revoke or suspend the Local Business Tax Receipt (occupational license), terminate the Conditional Use Permit or refer the matter to the Code Enforcement Special Master as a code violation for other sanctions as deemed appropriate.

c. The use, occupancy, development or redevelopment of the Property shall be in accordance with the Final Development Plan, Landscape Plan, and Building Elevations attached hereto as Composite Exhibit “B” and by this reference made a part hereof. Where specific provisions in this Resolution or in the Land Development Code are not addressed on the Final Development Plan, Landscape Plan, or Building Elevations, the specific provisions of this Resolution or in the Land Development Code shall apply to the development on the Property.

d. All public or private improvements required under the terms of this Resolution shall be constructed at the expense of and by the Applicant as approved by the City.

e. The Applicant shall connect to the Indian River County central water and sewer system.

f. The Applicant shall contract with the City’s solid waste provider for year round pick up at the Property.

g. Prior to issuance of the Certificate of Occupancy, the Applicant shall record in the public records of Indian River County a Unity of Title approved by the City Attorney to run with the property in perpetuity for the benefit of present and all future owners of the Property prohibiting the partition or division by any means of the Property. The Unity of Title shall require City Council approval to amend or terminate.

h. Prior to issuance of the Certificate of Occupancy, the Applicant shall enter into a Non-Exclusive Cross Access Easement with the City agreeing to cross access at such time in the future as the City determines that such cross access is beneficial in relation to the development or redevelopment of adjacent properties.

i. Noncompliance with the following sections of the Land Development Code is approved as set forth herein:

1. Section 3-21.H.1.i, Sizes of Buffer Types – exempt from the 25’ wide Type B buffer along the perimeter of the site subject to the provision of required parking perimeter buffers along the north, east and west, building foundation landscaping along the north east, and west and the provision of the 15’ wide Type ‘A’ buffer along the south.
2. Section 7.9.A.2, Sidewalks, bicycle facilities and multi-use paths – exempt from the provision of sidewalks, bicycle facilities and multi-use path along 94th Street subject to payment of $5,220.00 into the City's Sidewalk Fund.

3. Section 7-2.G, Required off-street parking - exempt the initial Tractor Sales and Supply operator from the total number of required parking spaces, provided a minimum of at least 66 parking spaces are provided. This relief shall not be available for any other tenants or occupants of the Property. All future tenants or occupants will be required to demonstrate compliance with the parking requirements of the Code or obtain approval of the City Manager for a reduced parking rate.

4. Section 11.4.D.1, Required buffer tier landscaping – exempt the Tractor Sales and Supply facility from the required additional two tier landscape along the south buffer in exchange for the use of higher quality grass in front of the building and because the Applicant has landscaped the building foundation in excess of code. Applicant shall make a $23,850.00 payment to the City’s Arbor Fund.

j. The Preliminary and/or Final Development Plan granted by this Resolution or the Development Permit may be revoked for:

1. Violation of any condition imposed in this Resolution.
2. Upon complaint and proof of adverse effect on adjacent properties. The Preliminary and/or Final Development Plan or Development Permit may be revoked only after the City Council holds a public hearing, unless the permittee consents to a revocation of the Preliminary and/or Final Development Plan or Development Permit. If the permittee provides written consent to the revocation to the City Manager or designee, he shall revoke the Preliminary and/or Final Development Plan or Development Permit and notify the City Council of the revocation.

k. A violation of any of the conditions or requirements of approval shall constitute a code violation subject to enforcement through the Code Enforcement Special Master, unless a different remedy is specifically provided in any such condition or requirement, in which case such different remedy shall supersede this provision.

SECTION 4. SEVERABILITY. If any section, part of a sentence, paragraph, phrase or word of this Resolution is for any reason held to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions hereof and it shall be construed to have been the legislative intent to pass this Resolution without such unconstitutional, invalid or inoperative part.
SECTION 5. REPEAL OF CONFLICTING PROVISIONS. All previous resolutions or parts thereof, which conflict with the provisions of this Resolution, to the extent of such conflict, are superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect concurrently with the effective date of Resolution No. 2019-05. If Resolution No. 2019-05 does not become effective, this Resolution shall automatically become void and of no further force or effect.

The foregoing Resolution was moved for adoption by Council Member _____________. The motion was seconded by Council Member _____________. and, upon being put to a vote, the vote was as follows:

Mayor, Joel Tyson
Council Member Sara J. Savage
Council Member Fernando Herrera
Council Member Jessica Salgado
Council Member Gerald J. Piper

The Mayor thereupon declared this Resolution duly passed and adopted this _______ day of __________________, 2017.

CITY OF FELLSMERE, FLORIDA

ATTEST: Joel Tyson, Mayor

Deborah C. Krages, CMC, City Clerk
LEGAL DESCRIPTION
FELLSMERE TRACTOR SUPPLY

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°15'40" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 108.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #512 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 88081-2403; THENCE NORTH 88°16'13" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD #512, A DISTANCE OF 390.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 88°16'13" EAST ALONG SAID SOUHERLY RIGHT OF WAY LINE A DISTANCE OF 285.18 FEET TO A POINT, SAID POINT BEING 15 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE PLATTED CENTER LINE OF 107TH AVENUE (NOW ABANDONED) AS SHOWN ON THE PLAT OF VERO LAKE ESTATES UNIT H-4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE SOUTH 00°15'40" WEST AND PARALLEL WITH THE SAID CENTER LINE OF 107TH AVENUE A DISTANCE OF 526.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 94TH STREET AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4; THENCE NORTH 89°46'57" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 599.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'37", FOR AN ARC LENGTH OF 39.29 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 108TH AVENUE AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 AND A POINT OF TANGENCY; THENCE NORTH 00°15'40" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 162.63 FEET; THENCE SOUTH 89°51'26" EAST A DISTANCE OF 339.99 FEET; THENCE NORTH 00°15'40" EAST A DISTANCE OF 328.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 212,399.4 SQUARE FEET OR 4.876 ACRES MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PARCEL ABOVE, AS CREATED IN THAT CERTAIN SHARED ACCESS EASEMENT AGREEMENT BY AND BETWEEN RO-ED CORP., A FLORIDA CORPORATION AND RACETRAC PETROLEUM, INC. A GEORGIA CORPORATION, RECORDED IN O.R. BOOK 2313, PAGE 1827, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

EXHIBIT "A"
TO
RESOLUTION NO. 2019-02
End of agenda item.

Return to agenda.