



22 S Orange St Fellsmere, Florida 32948
Telephone: (772) 646-6309 Fax: (772) 646-6359
<https://meet.goto.com/227922301>

AGENDA

PLANNING AND ZONING COMMISSION / LOCAL PLANNING AGENCY MEETING WEDNESDAY MAY 1, 2024 – 5:05 P.M.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **ROLL CALL:**
4. **NEW BUSINESS:**
 - a) Discussion on the 2024 Community Redevelopment Area Plan update.
5. **PUBLIC COMMENTS:**
6. **NEXT MEETING:**
7. **ADJOURNMENT:**

Courtesy Access to Meeting

As a courtesy to the public, the city will attempt to provide coverage of the meeting by internet or telephonic means. Due to unforeseen technical or other difficulties access to the meeting may be interrupted or may not be possible at all via internet or by telephonic means, which will result in your inability to participate in the meeting. Should such technical difficulties occur, the meeting will continue without interruption and without your participation. To be assured of participation in the proceedings you must attend the meeting in person. For your information participation by internet or telephone does not constitute "presence" at the meeting under Florida law.

Please join my meeting from your computer, tablet, or smartphone.

<https://meet.goto.com/227922301>

You can also dial in using your phone.

United States: 1-224-501-3412 **Access Code:** 227-922-301

Pursuant to Section 286.0105, 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 Americans with Disabilities Act and Section 286.26 Florida Statutes, any person who may need special accommodations or translators for this meeting must contact the City Clerk's Office at (772) 646-6301 or the TDD Line 772-783-6109 at least 48 hours in advance of the meeting.

Copies of the proposed Ordinance and Resolution are available for review in the Office of the City Clerk, 22 S. Orange Street, Fellsmere FL between the hours of 8:30 a.m. and 12 noon and 1:00 p.m. and 5:00 p.m., Monday through Friday. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance and Resolution. The City Clerk must receive written comments at least 3 days prior to the Council meetings.

De conformidad con la Sección 286.0105 de los Estatutos de la Florida, la Ciudad informa al público de que: Si una persona decide apelar una decisión tomada por la junta, agencia o comisión con respecto a cualquier asunto considerado en dicha reunión o audiencia, necesitará un registro de los procedimientos, y que, para tal fin, él o ella puede necesitar asegurarse de que se realice un registro literal de los procedimientos, registro que incluya el testimonio y la evidencia sobre la cual se basará la apelación.

De acuerdo con la Ley de Estadounidenses con Discapacidades y la Sección 286.26 de los Estatutos de la Florida, las personas con discapacidades que necesiten adaptaciones especiales para participar en esta reunión deben comunicarse con la secretaria municipal al (772) 646-6301 o comunicarse con la Línea TDD 772-783-6109, al menos 48 Horas antes de la reunión.

Copias de las propuestas Ordenanzas y / o Resoluciones están disponibles para su revisión en la Oficina de la secretaria municipal de la ciudad, 22 S. Orange Street, Fellsmere FL entre las 8:30 a.m. y 12 mediodía y 1:00 p.m. y 5:00 p.m. de lunes a viernes. Las personas interesadas pueden asistir a la reunión y ser escuchadas con respecto a las propuestas de las Ordenanzas y Resoluciones. La secretaria municipal debe recibir comentarios por escrito al menos tres (3) días antes de las reuniones del Consejo.

P&Z20240501AGENDA.DOC

**PLANNING COMMISSION/LOCAL PLANNING AGENCY
REGULAR MEETING
CITY COUNCIL CHAMBERS**

MEETING DATES PZ: May 1, 2024

CITY COUNCIL: May 2, 2024

REQUEST: The City Manager has prepared an update to the Community Redevelopment Agency's Redevelopment Plan. The LPA/PZC will formally consider the plan on June 19th to determine and find the Plan consistent and compliant with the City's Comprehensive Plan. It will come to the Community Redevelopment Agency on June 20th with a recommendation for adoption by the City Council.

The 2024 CRA Plan update incorporates and proposes the following focal points:

1. Extends the time frame per the statutory enabling of 40 years from the time the initial plan was adopted, in this case, to 2046.
2. Acknowledges the accomplishments of the plan to date and underscores incomplete or desired new projects that will enhance the economic development, infrastructure, housing, and community support services desired in the redevelopment areas.
3. Creates a capital projects program with costs, funding sources, and time frames for completion to give the City's Redevelopment Agency guidance and earmarks for successful project completion.
4. Sets forth the desire to expand the district, incorporate enclaves, annex needed adjacent properties, and support public and private development projects.

DESCRIPTION: See the proposed plan. A presentation will be provided by the City Manager and Planning Consultant.

CONCURRENCY ISSUES: Portions of the plan are intended to both address or enhance infrastructure and public facility issues as needed.

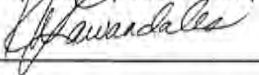
CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN: The CRA 2024 Modified Plan is consistent and compatible with the desired goals, objectives and policies of the Comprehensive Plan and will enable the City to implement the CRA Plan and Comprehensive Plan across the redevelopment areas of the City.

CONDITIONS OF APPROVAL: NONE

STAFF RECOMMENDATION: Staff requests and recommends that the LPA/PZ provide input on the proposed plan amendment if desired.

RECOMMENDED PZ/LPA MOTION/ACTION: Discussion item

Respectfully submitted,



Rochelle W. Lawandales, FAICP

REVISED/Substitution

SECTION 4 - FELLSMERE COMMUNITY REDEVELOPMENT AREA PLAN

REDEVELOPMENT OPPORTUNITIES, STRATEGIES AND PLANS

The Fellsmere Community Redevelopment Agency (CRA) is responsible for planning, designing and approving public improvements, and administrative, marketing, or other operational activities to be undertaken within the Fellsmere Community Redevelopment Area (FCRA). Implementation will include prioritizing, planning, and budgeting various programs and engineering and constructing capital projects during any program year. This Plan amendment will serve as an update and pathway for the CRA to make public and private investment decisions.

The 2009 FCRA Plan modified the 2005 Redevelopment Plan to address accomplishments and set forth sound strategies for redevelopment and economic development efforts and expand the district. In 2022, the Community Redevelopment Agency/City Council recognized the need to update the plan, programs, and strategies. By adopting this modified Plan, Fellsmere takes appropriate steps to arrest the decline, with the result being renewed interest in investing in Fellsmere and increasing the marketability of the City.

Many of the reasons that Fellsmere was ready in 2005 and 2009 for carefully planned, quality development and redevelopment are still relevant today. Many of these factors will aid the City in attracting new development and redevelopment. Some of the key factors are:

- Large scale annexations of surrounding farmland provide a root source to meet the demand for 'rural' lifestyles, agri-business, small farms, and small businesses to serve those

farms, and aid the community address problems arising from import/export and supply chain issues as well as other geo-political issues.

- Increased demand to use and convert existing land uses to meet market trends and population demands.
- Increased public transportation through the "GO LINE" transit system gives better access to the city.
- Water Treatment Plant expansion to 1.6 MGD; the existing infrastructure base of water, roadway, and sewer capacity.
- Extension of and designation of CR 512 and Broadway Street, as part of the Indian River Lagoon Scenic By-Way.
- Annexation of large tracts that now link the City directly to Blue Cypress Lake, Lake Egan, C-54 canal, Stick Marsh, Headwaters Lake, and 20,000 plus acres of state-owned St. Sebastian River Preserve State Park enabling eco-tourism, outdoor recreation focused businesses and services, and other entrepreneurship.
- Purchase and creation by the City of Fellsmere of the 86-acre Fellsmere Trailhead Preserve at County Road 512 and I-95.
- Development of the historic railroad linear greenway crossing I-95 at the Fellsmere Trailhead Preserve for use as public recreation and access to the preserves and trails.
- Obtaining the rights-of-way for over 5 miles of former Trans-Florida Railroad, for inclusion in the County's Greenways and Trails, and Rails to Trails program and for use as a multi-modal route.
- The proximity to I-95 and SR 60.
- The proximity to and location of historic resources and areas.

The location of the Stick Marsh, Headwaters Lake, Blue Cypress Lake, the old historic railroad, 20,000+ acres of St. Sebastian River Preserve State Park, the North County Park, St. Sebastian River, and Indian River Lagoon are enormous assets that can become the building blocks of a new economic development, marketing, and promotional effort. They will become the major links in the City's Economic Development Strategies of eco-tourism and community events which brings in new people to the city. New people create a need for commerce, which creates jobs for potential hotel/motel/RV campgrounds, restaurants, banks, retail, and entrepreneurship businesses. These wonderful sources of eco-tourism, paired with the rural nature of the external community, and the enormous amount of public lands, can be a source of revenue generation for the City and CRA.

It takes a certain mix of uses, with the right massing of people and buildings, to create the great mesh of activities, places, and people necessary for success. Emphasis should be placed on enabling, encouraging, and promoting:

1. Small business development, retention, and expansion from within the local community.
2. Eco-tourism places and opportunities to bring in people to the community
3. Special events to focus attention on the City's strengths and things it's known for, such as eco-tourism, fishing, frog legs, etc.

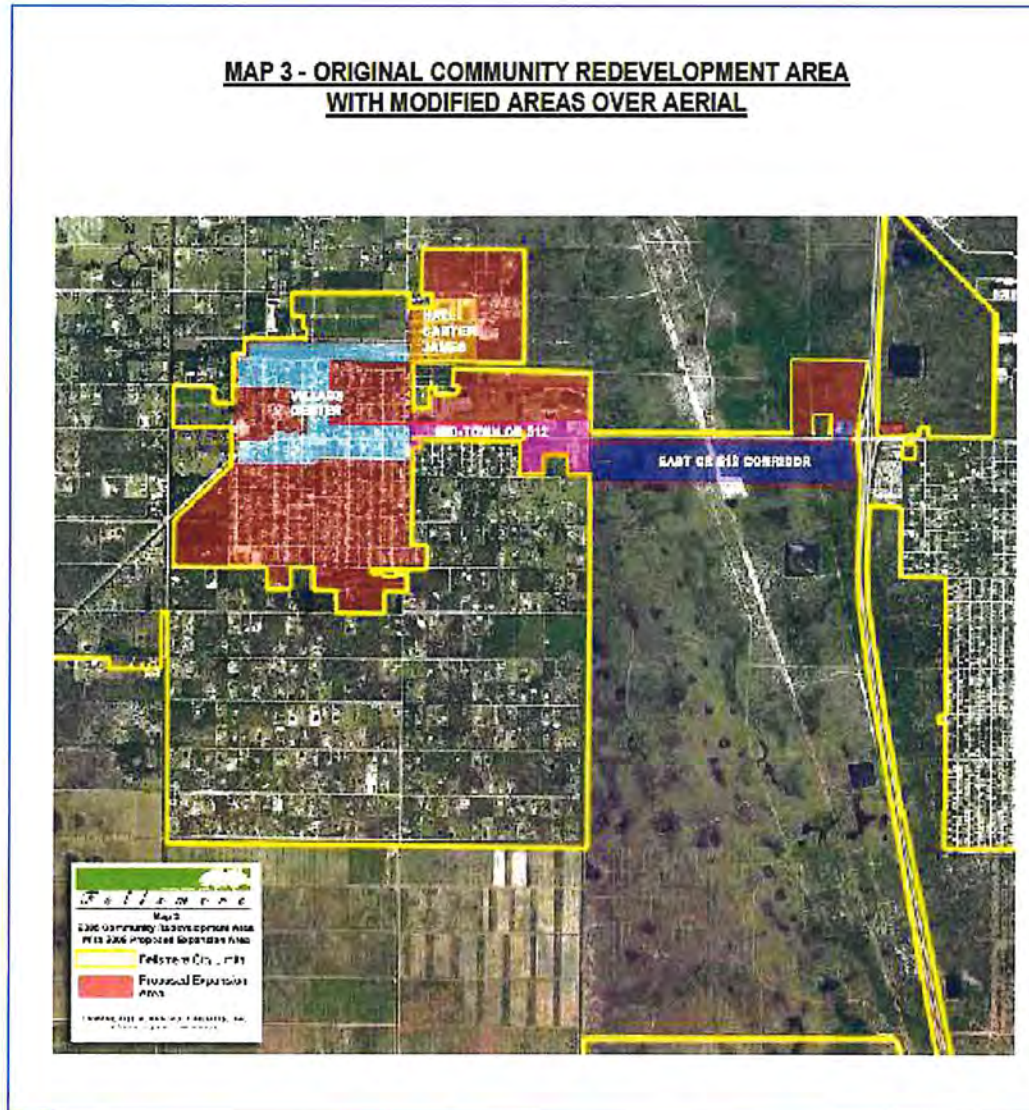
All of these actions specifically seek to bring people and attention back to Broadway Street and the City. As the economic conditions improve, promoting residential projects near the Old Town/Village

Center will create the "mix, mass and mesh" needed to stimulate commercial location and revitalization.

This section of the plan is "THE PLAN." It identifies a series of public improvements, regulatory, promotional, and other implementation strategies to attract people, encourage local investment, beautify the area, provide better infrastructure, and stimulate broader private sector return and reinvestment into the FCRA. Many of the improvements meet aesthetic, functional or practical needs, such as streetscape, lighting, signage, access, signalization, monumentation or identity features. Other major actions include altering street system patterns, expanding recreational opportunities and stormwater management, as well as regulatory and administrative efforts necessary to facilitate public and private activities and implement a redevelopment program.

PLACEMAKING

The City adopted 4 sub-districts within the CRA as shown on Figure 1, which was formerly Map 3 from the 2009 CRA expansion. To demonstrate a planning history, the maps in the 2009 plan Section 1-3 remain unchanged. Several maps are updated in this new replacement Section 4, along with other maps or exhibits on the following pages. The 2009 CRA expansion boundary sketches and legal descriptions are shown as Figures 2 and 3.



Rochelle W. Lawandales, FAICP

Figure 1 2009 Expanded Area Map adopted in Ordinance 09-19

FELLSMERE COMMUNITY REDEVELOPMENT AGENCY SKETCH AND LEGAL DESCRIPTIONS

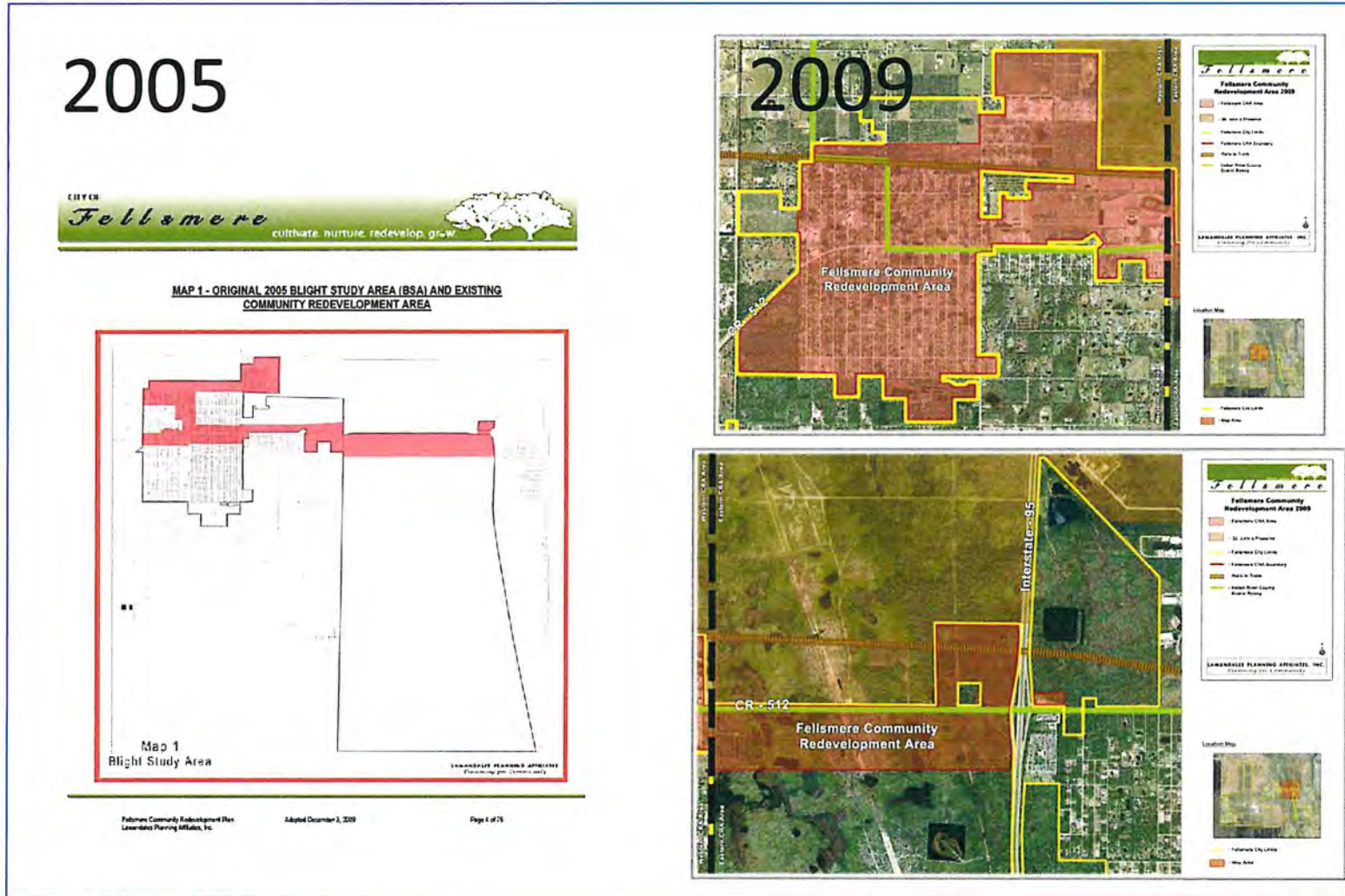
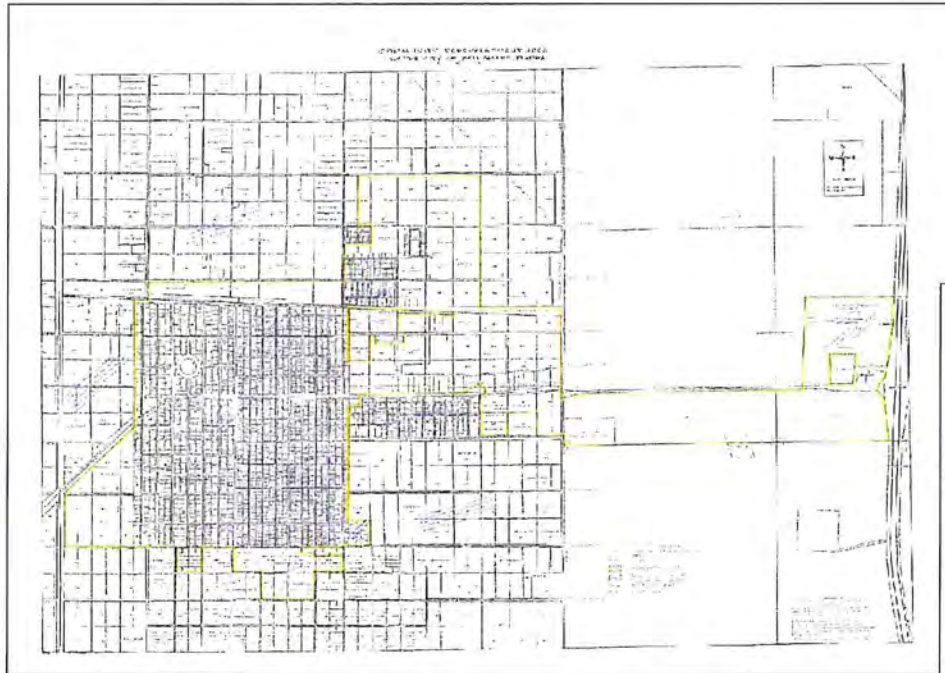


Figure 2 2005 and 2009 CRA BOUNDARIES

2009 CRA EXPANSION AREA SKETCH AND LEGAL



The complete legal description of the 2009 CRA boundary is provided in the Appendix.

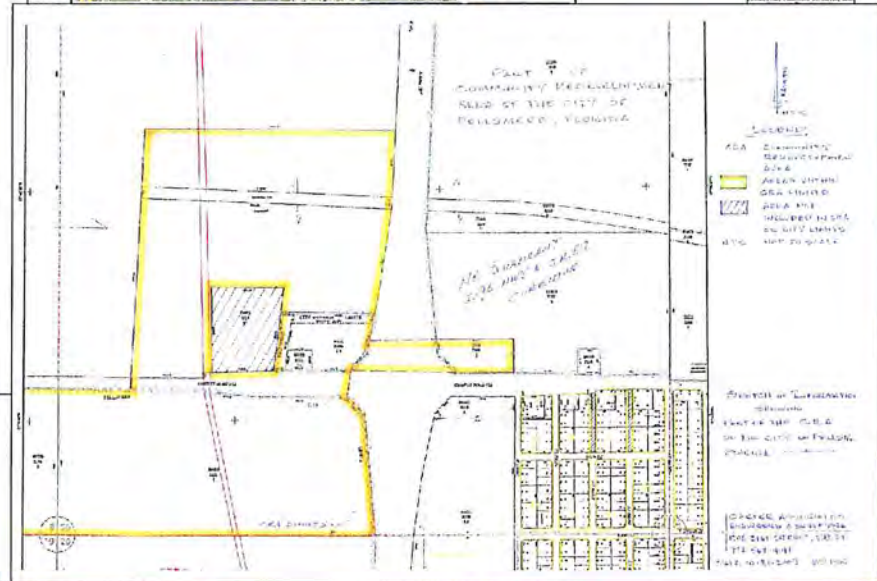
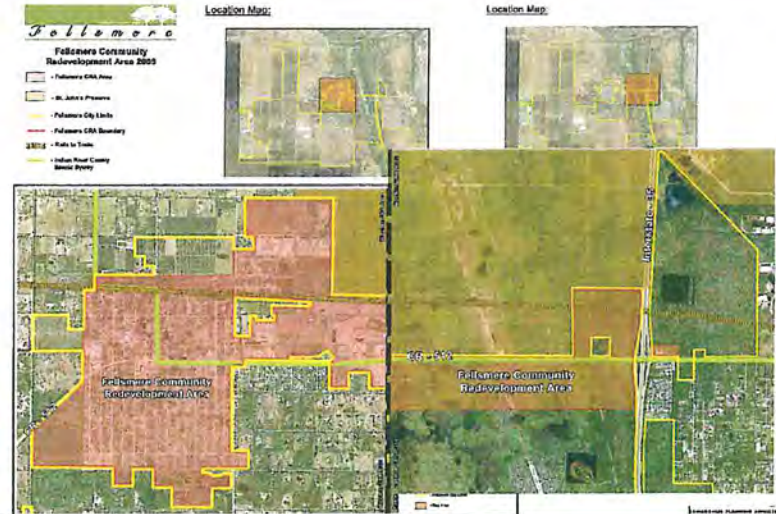
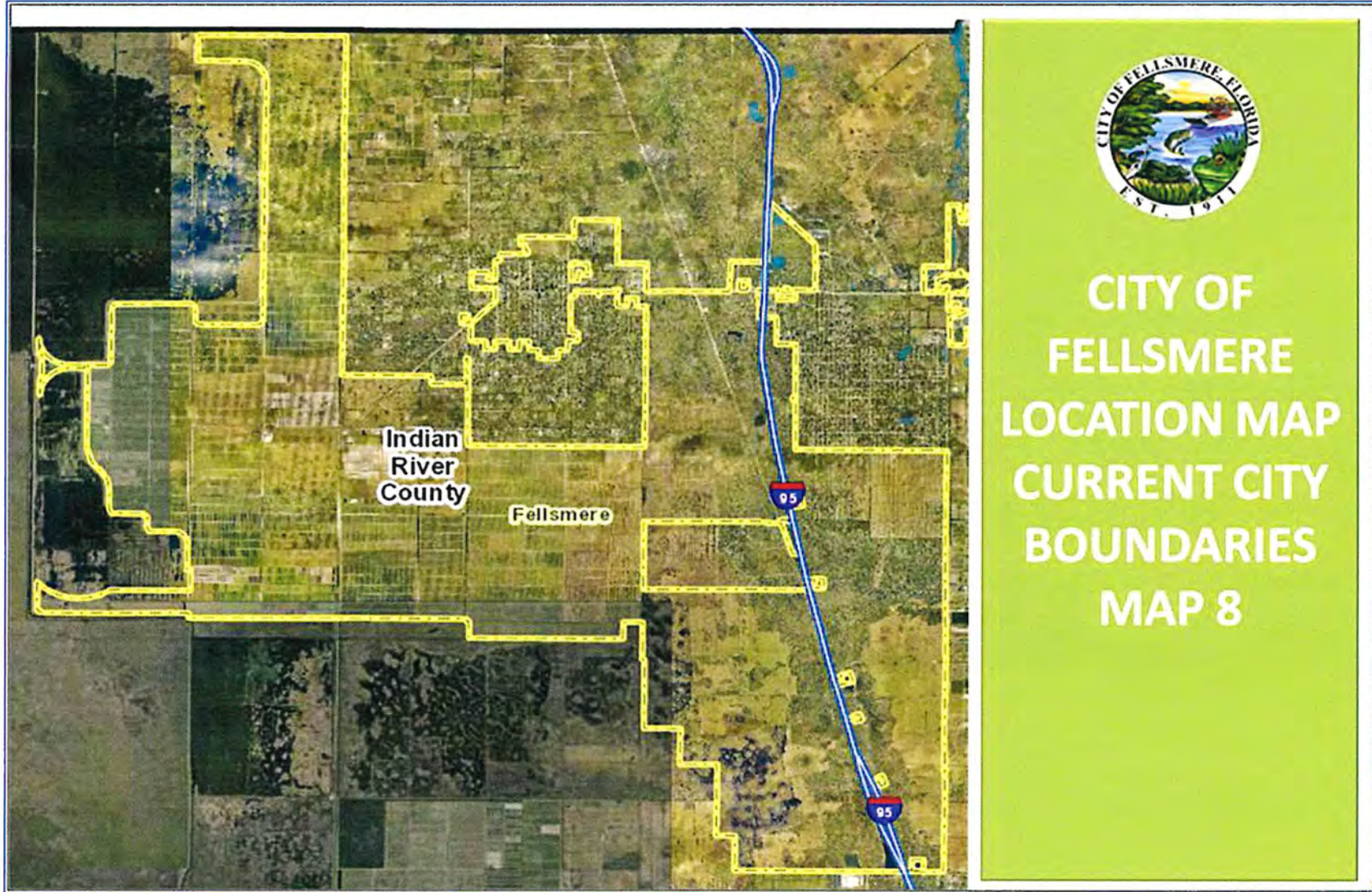


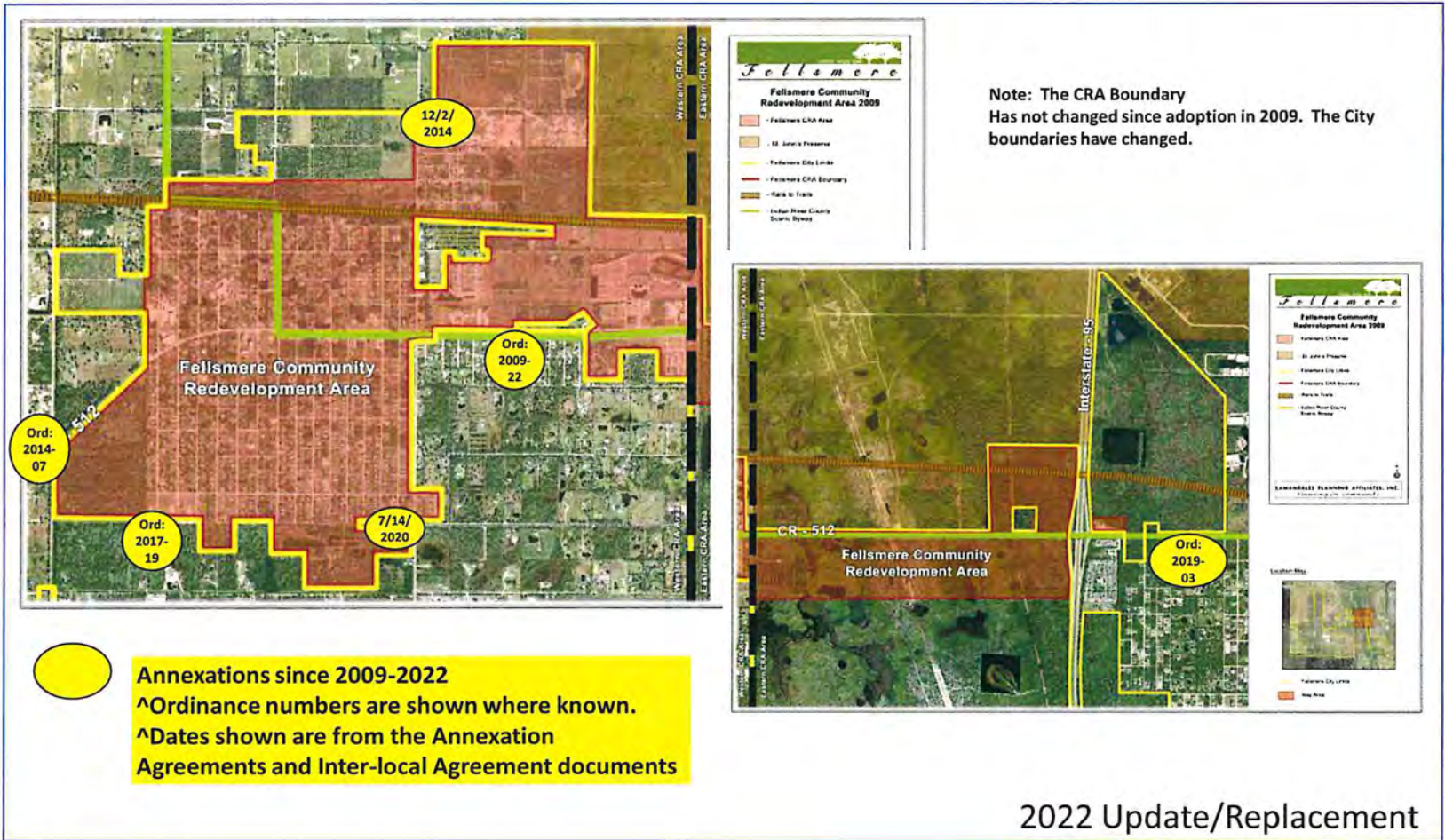
Figure 3 2009 BOUNDARY SKETCH

MAP 8 – 2022 CITY BOUNDARIES

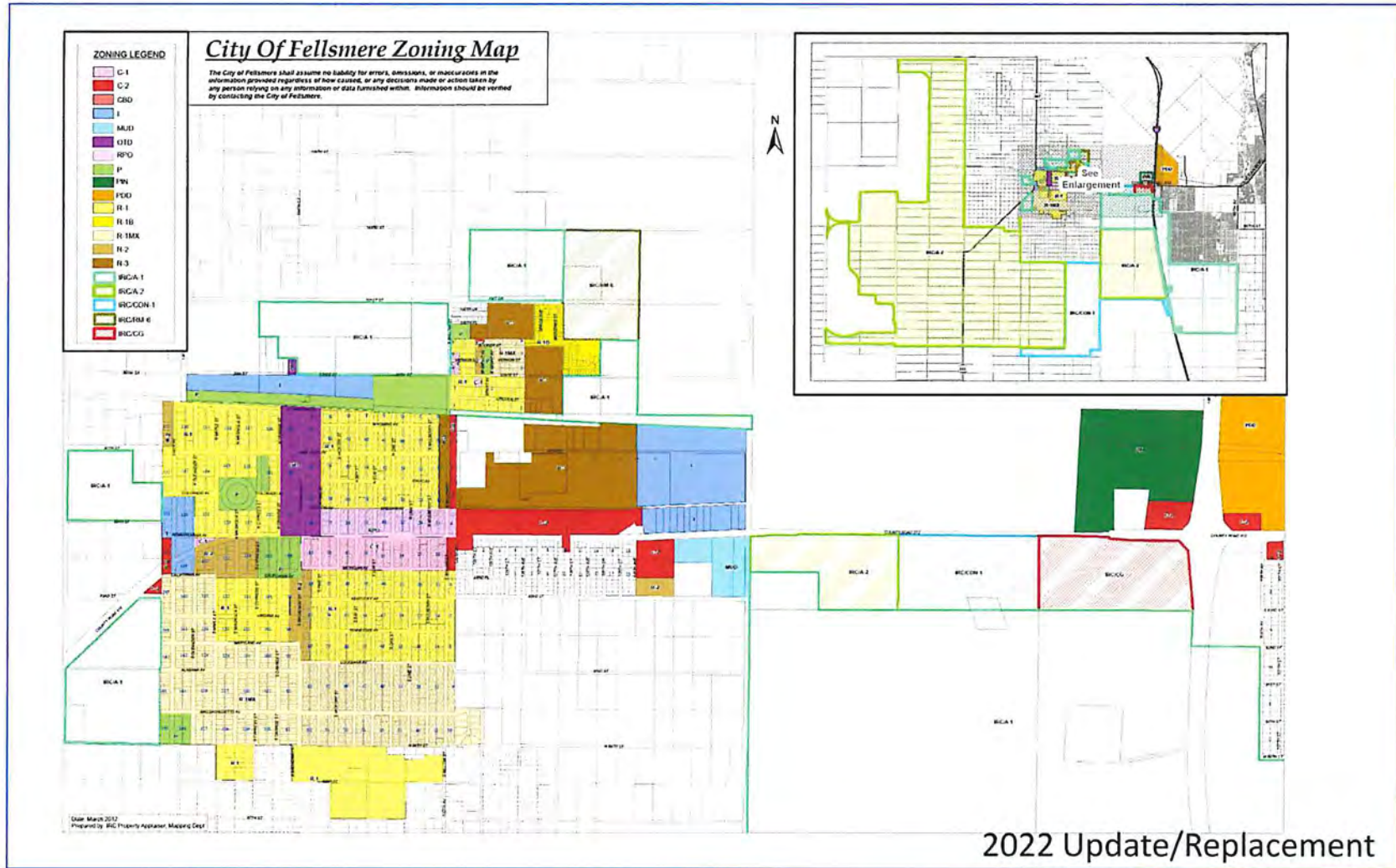


MAP 8A THE ENTIRE REDEVELOPMENT BOUNDARIES PLUS ANNEXATIONS

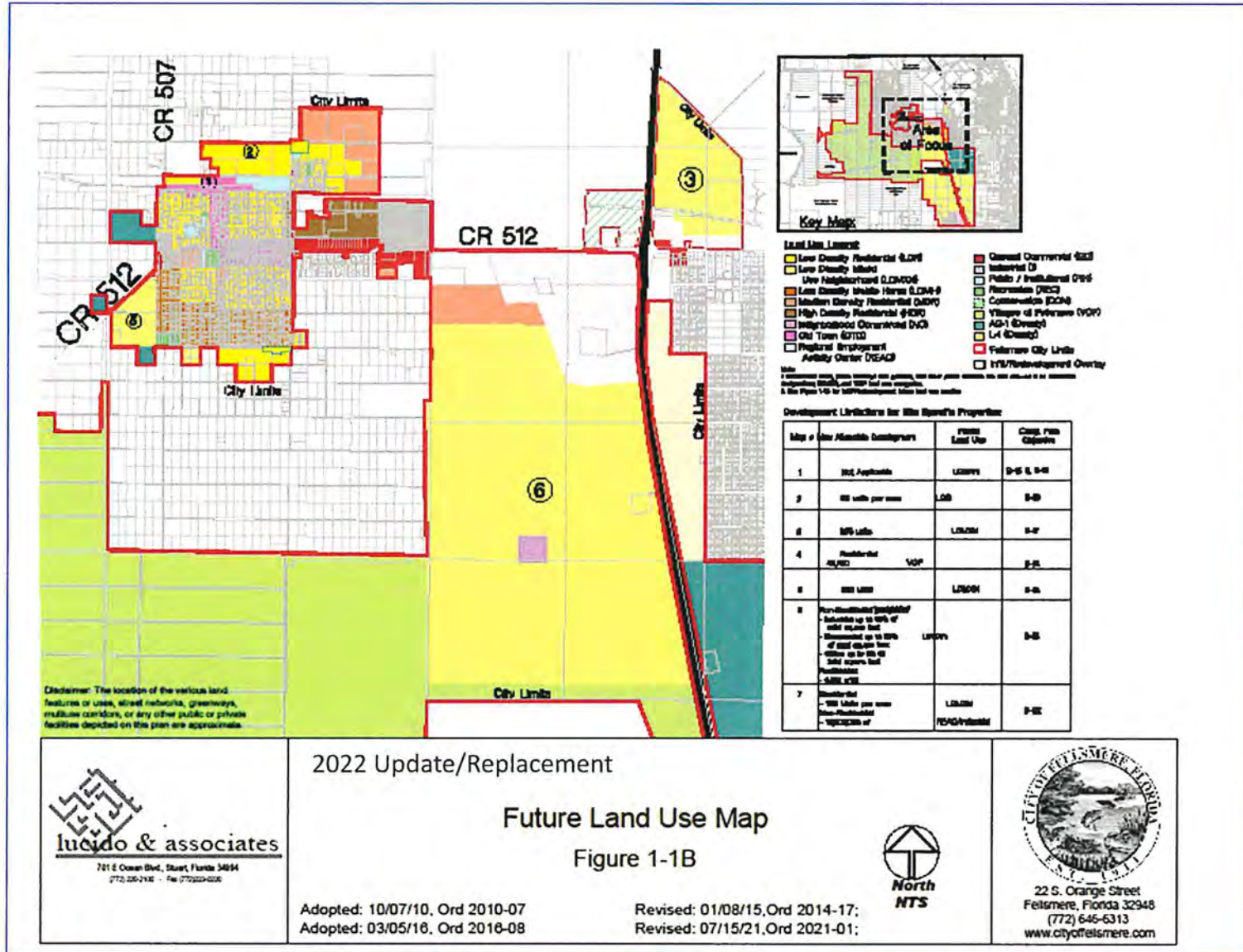
The City has annexed lands in all parts of the City and the new boundaries are shown on Map 8. The 4 Districts with the annexed areas are noted on Map 8A. Some of those new areas may be eligible for inclusion into the CRA once evaluated in a Blight Study. Maps 8B-D show the current Zoning and Future Land Use.



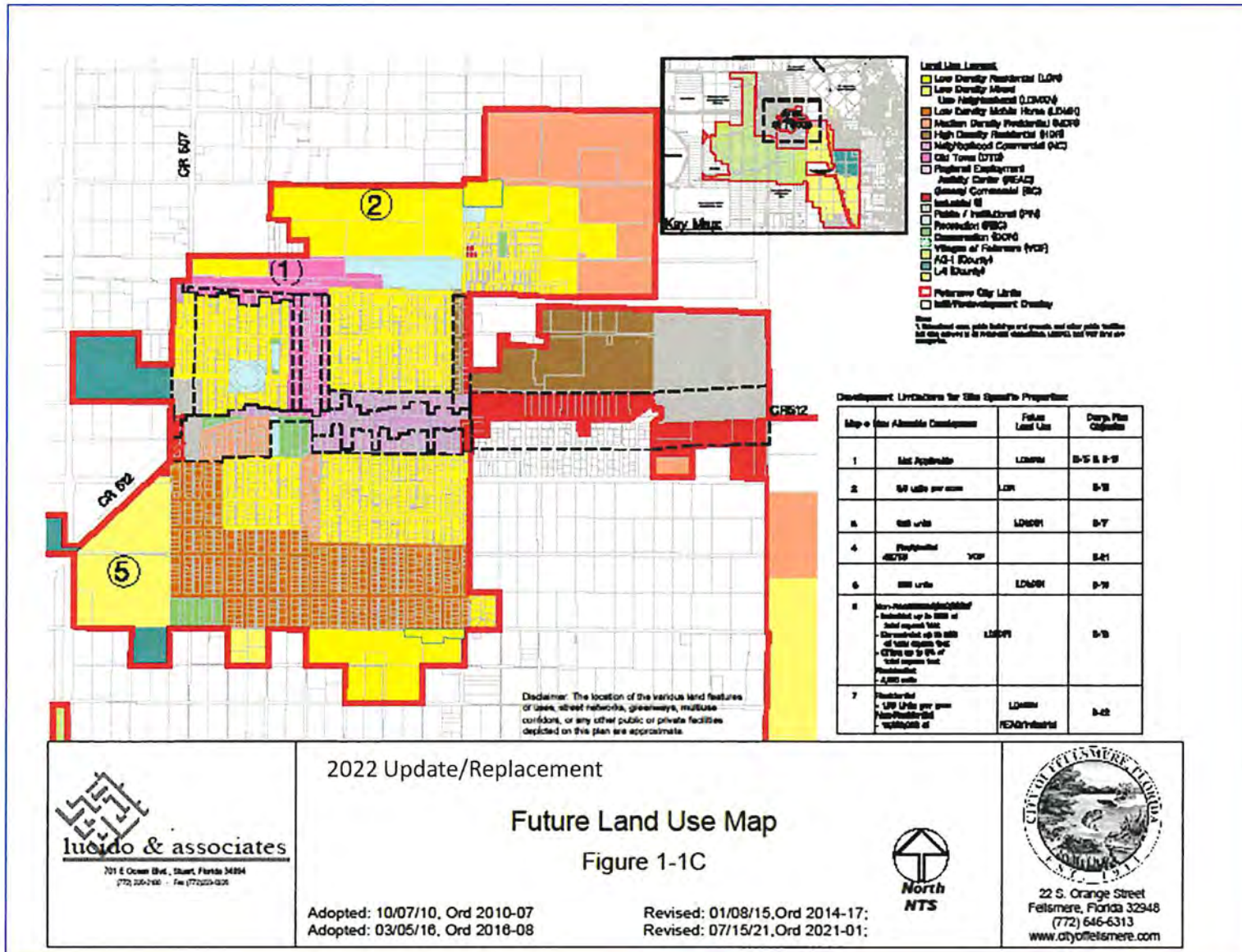
MAP 8B 2022 ZONING



MAP 8C
FUTURE LAND
USE MAP



MAP 8D
FUTURE LAND
USE MAP
CORE CITY
AREA



2022 Update/Replacement

Future Land Use Map
Figure 1-1C

Adopted: 10/07/10, Ord 2010-07
Adopted: 03/05/16, Ord 2016-08

Revised: 01/08/15, Ord 2014-17;
Revised: 07/15/21, Ord 2021-01;



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2022 COMMUNITY REDEVELOPMENT AGENCY GOALS

With this update, a new set of strategies have been identified that will tie directly to proposed programs and projects for each district as set forth below.

A. Define the Community Redevelopment Area Identity

- Establish an identity, through the public participation process, that reflects the local culture and preferences of the community. The identity may be based on History, being the first city in Indian River County, Agricultural heritage, the historic railroad; environmental features, fishing capital with the Stick Marsh, Headwaters Lake offering the best bass fishing in the world; access to St. Johns River and St. Sebastian River Preserve State Park, Blue Cypress Lake, etc.; or other things that are 'strictly' local elements like the Fellsmere Frog Leg Festival.
- Increase awareness of locations in and near the CRA that reinforce the defined identity; market them; showcase them; support them.

B. Identify Locations for Development and Growth

- The City owns several well located parcels. Identify which of those or which combinations of parcels have the highest potential for development or redevelopment.

C. Stimulate Economic Development through programs and projects that make the CRA attractive for private investment

- Promote the incentives adopted in the Land Development Code (LDC) to help the business community choose

Broadway Street and the large CRA parcels elsewhere, as the preferred location for their businesses.

- Create interest in economic development opportunities by continuing to sponsor major public events (like the Frog Leg Festival) and find new activities to increase visitation to Downtown - Farmer's Markets, antique/art/car shows, music, fun Fridays, national bass fishing tournaments, "Home-made" trade show. This activity can be done solely by the CRA or link into the Main Street efforts for longevity and promotions, and use them to showcase development or redevelopment projects
- Create a Preservation and Education center, at the Community Center or Fire Department building once vacated, which can serve as a major attractor and participant in the overall revitalization efforts, through encouraging eco-tourism, along with marketing the Stick Marsh, St. John's River, and St. Sebastian River Preserve State Park.
- Help assure the necessary infrastructure for businesses to operate, grow, and succeed, for example, internet, fiber optics, power, labor, utilities, public facilities.

D. Invest in projects whose outcome gives the most visible physical and aesthetic improvements

- Improve the visual perception of CRA properties with convenient parking, lighting and landscape, hardscape features, reliable internet and infrastructure.

- Focus on Gateway, way-finding, and unified identification signage that highlights the ‘theme’.

THE CONCEPTUAL PLAN

The prior conceptual plans were evaluated by the consultants and staff to obtain a benchmark of completed items, what items are outdated, what items have been partially completed and what are new ideas from the City Council, Community Redevelopment Agency, Planning and Zoning Commission, public, staff, and the consultant. A meeting was held on (Date to be provided after the hearing) with the public, City Council and Planning Commission, and staff. The highlights from that meeting were:

- * Focus on the local population and culture as the basis for economic development, redevelopment, and new business development
- * Focus on the environmental resources as a way to bring in people and dollars into the community
- * Focus on Broadway as the heart of the community and try to gain interest for another bank, hotel, new restaurants, and grocery and other needed retailers since Fellsmere is , at minimum, a 10 to 15-minute drive from current shopping areas in Sebastian.

This Plan proposes that the FCRA focus on cultivating and nurturing the local residents and existing business community and those wanting to start a business, so they have the tools and places they can development or grow their businesses. These businesses will 'organically' emerge from returning to the roots of the City: agriculture, eco-tourism, Latin culture, the environment and history. The ideas presented herein will mold and change as time, markets, local economies, and development occurs.

Rochelle W. Lawandales, FAICP

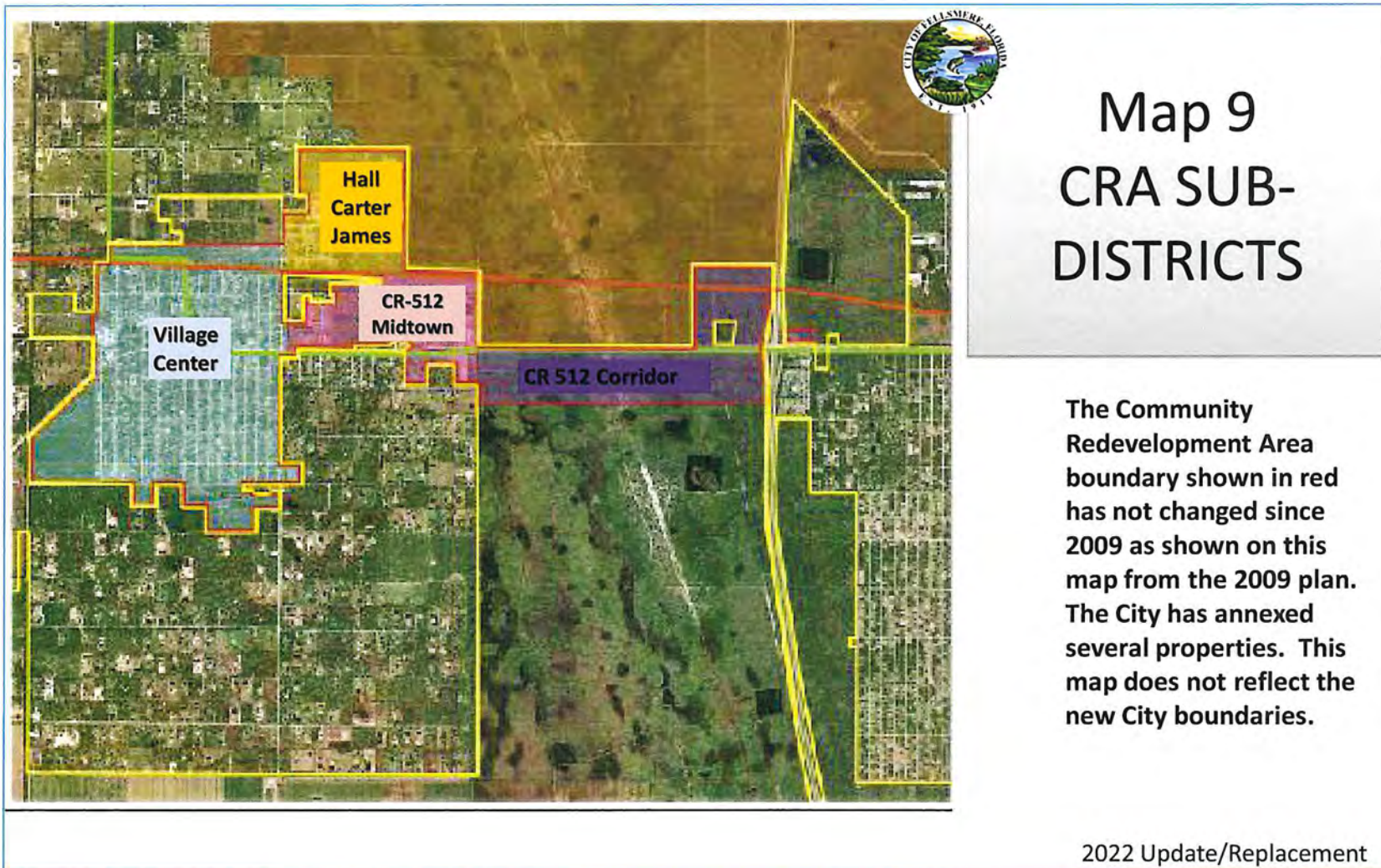
There are several alternative ways to get to the City's desired future, but the best is through generating ideas, thinking creatively and outside the box, taking risks, listening to the community and making that the first step. The market has a way of “finding its way” and the proposed redevelopment projects are strategically designed to bring people to Fellsmere and to showcase its many resources. Once people come, commerce will follow and businesses will grow.

The Fellsmere CRA was broken into 4 Sub-district's, locations of which are shown on Map 9. The remaining maps and exhibits in this section are district specific and used to graphically depict accomplishments and planning and program ideas. Written strategies and the conceptualized plan suggest physical changes, public improvements, administrative actions, and programmatic strategies to foster redevelopment.

1. **East CR 512 Corridor: This is the area of CR 512 that extends from the western boundary of the Ansin parcel east to I-95**
2. **Mid-Town CR 512: This is the CR 512 area from Willow Street to the west boundary line of the 3500 acre parcel, known as the “Ansin” parcel**
3. **The Carter James & Hall a/k/a Hall Carter James (HCJ) subdivision is located in the Northeast section of the City**
4. **Village Center: This area generally includes the current “Old Town” area on Broadway; the area west along South Carolina Street and east to Willow Street; CR 512 from the west City limits to Willow Street**

The following maps and exhibits are graphical depictions of existing FCRA plans, project conceptual ideas, and what components from the plan were accomplished and what the FCRA desires to continue to

implement. Map 10, as taken from the 2009 adopted FCRA Plan, provides a graphic of the existing Concept Plan to provide a starting point for understanding where the FCRA was and where it desires to go.



Map 10 2009 Final Concept Plan

Exhibit 2-A

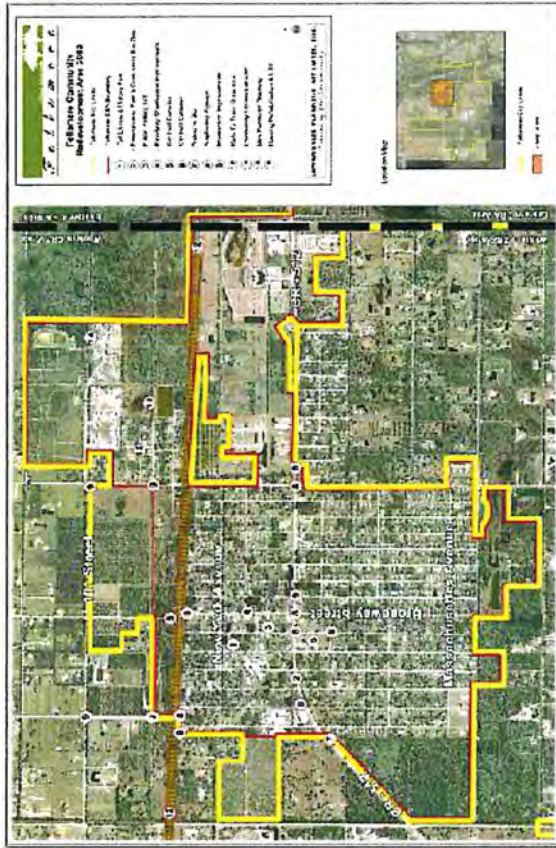


Exhibit 2-B



The 2009 Redevelopment Plan contained a myriad of desired outcomes in each of the four (4) Sub-districts. This evaluation will start at the east side, CR 512 Corridor and move westward through each sub-district. The following discussion shows what has been accomplished in each sub-district and what was not undertaken.



THE PLAN EAST CR 512 CORRIDOR & INTERCHANGE MAP 11

Accomplishments:

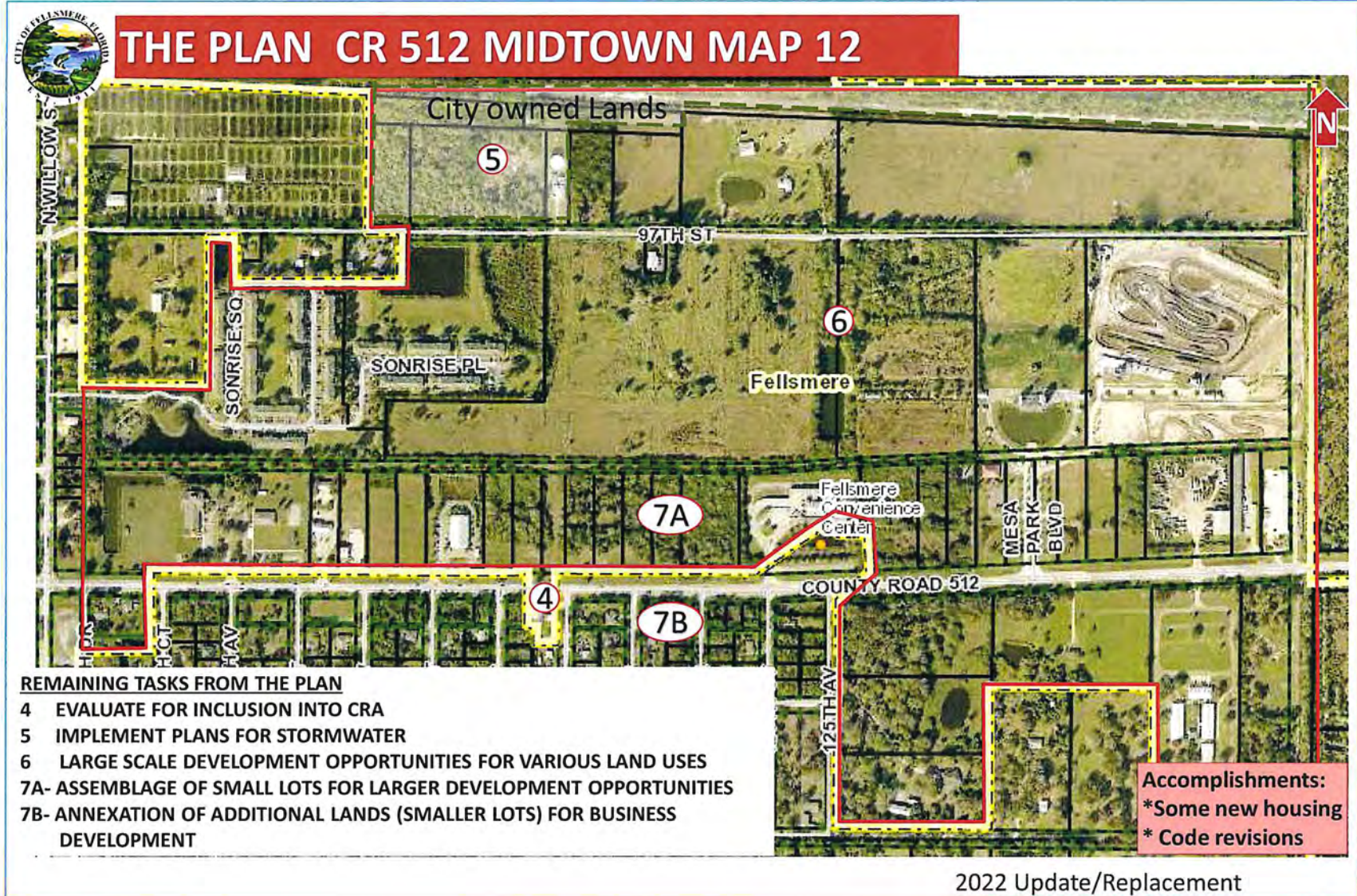
- * Fellsmere Preserve Trail Head
- ^ Gateway Feature and Rails to Trails Greenway
- ② Recent annexations

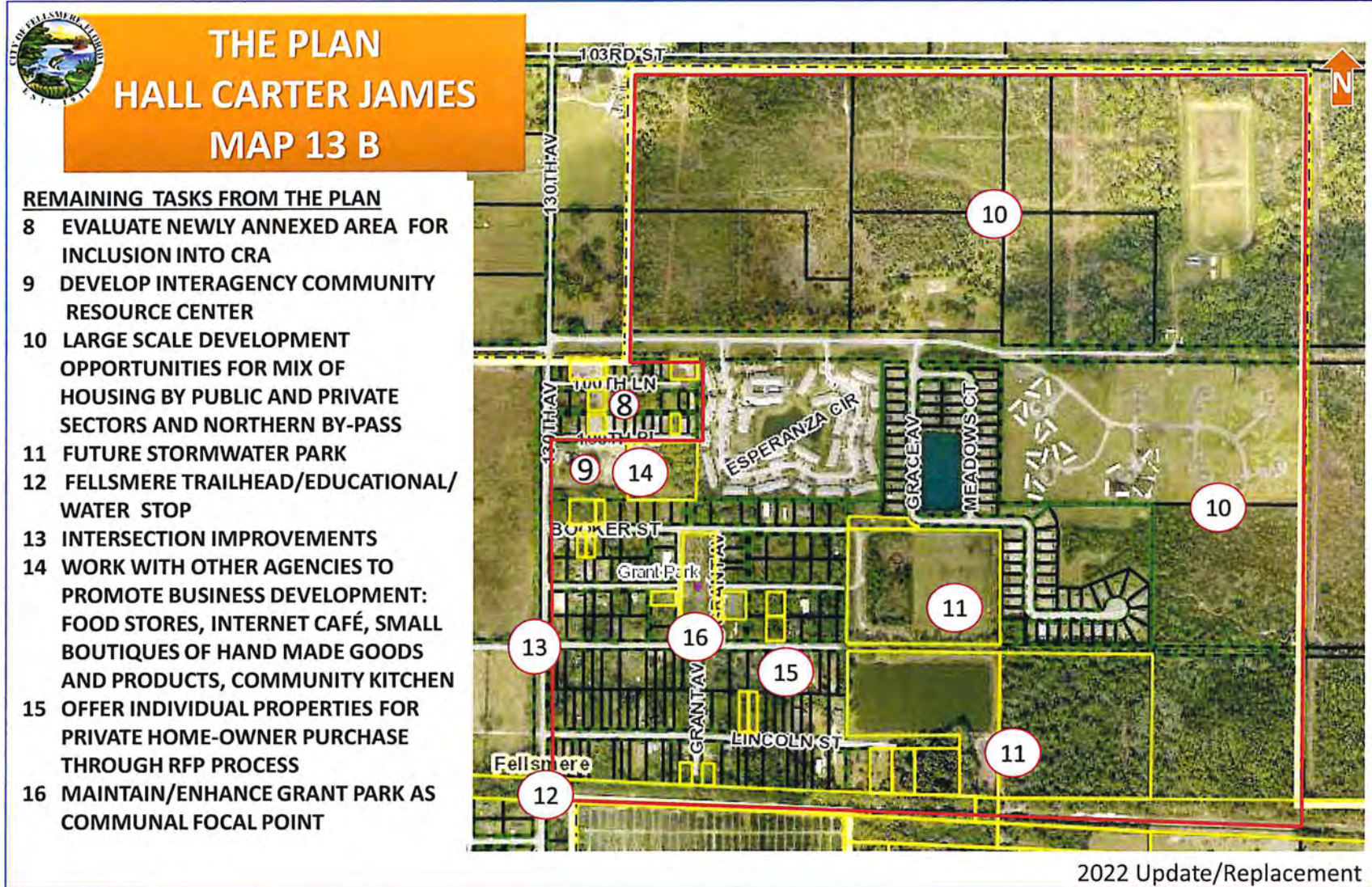


REMAINING TASKS FROM THE PLAN

- 1 INTERCHANGE LAND USE DEVELOPMENT OPPORTUNITIES
- 2 EVALUATE NEWLY ANNEXED AREA FOR INCLUSION INTO CRA
- 3 PROMOTE AND ENHANCE LINEAR TRAILS/HORSE TRAILS; CORRIDOR IS PART OF IRC SCENIC BY-WAY

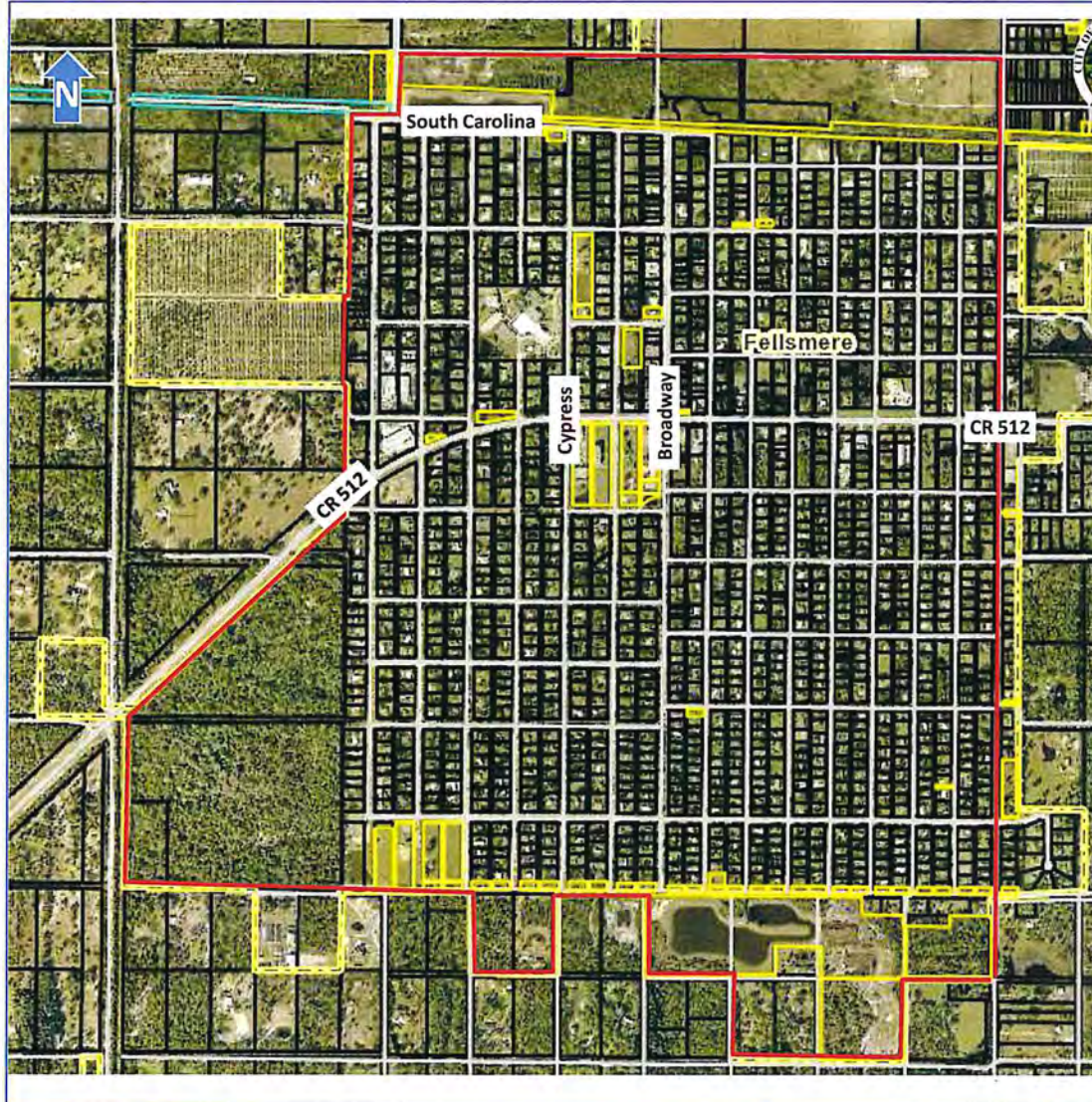
2022 Update/Replacement





**THE PLAN
HALL CARTER JAMES
MAP 13 B**

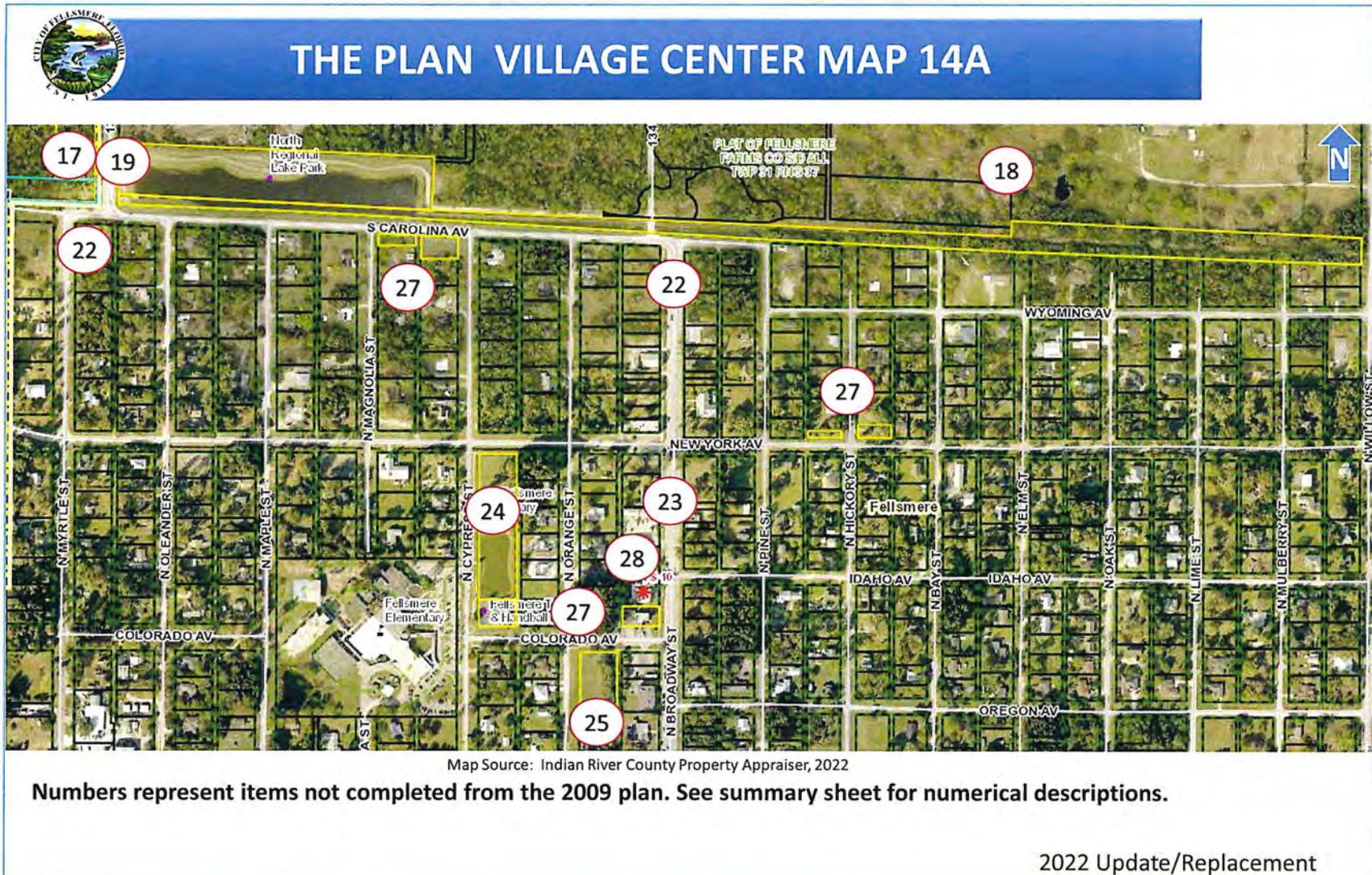
- REMAINING TASKS FROM THE PLAN**
- 8 EVALUATE NEWLY ANNEXED AREA FOR INCLUSION INTO CRA
 - 9 DEVELOP INTERAGENCY COMMUNITY RESOURCE CENTER
 - 10 LARGE SCALE DEVELOPMENT OPPORTUNITIES FOR MIX OF HOUSING BY PUBLIC AND PRIVATE SECTORS AND NORTHERN BY-PASS
 - 11 FUTURE STORMWATER PARK
 - 12 FELLSMERE TRAILHEAD/EDUCATIONAL/WATER STOP
 - 13 INTERSECTION IMPROVEMENTS
 - 14 WORK WITH OTHER AGENCIES TO PROMOTE BUSINESS DEVELOPMENT: FOOD STORES, INTERNET CAFÉ, SMALL BOUTIQUES OF HAND MADE GOODS AND PRODUCTS, COMMUNITY KITCHEN
 - 15 OFFER INDIVIDUAL PROPERTIES FOR PRIVATE HOME-OWNER PURCHASE THROUGH RFP PROCESS
 - 16 MAINTAIN/ENHANCE GRANT PARK AS COMMUNAL FOCAL POINT

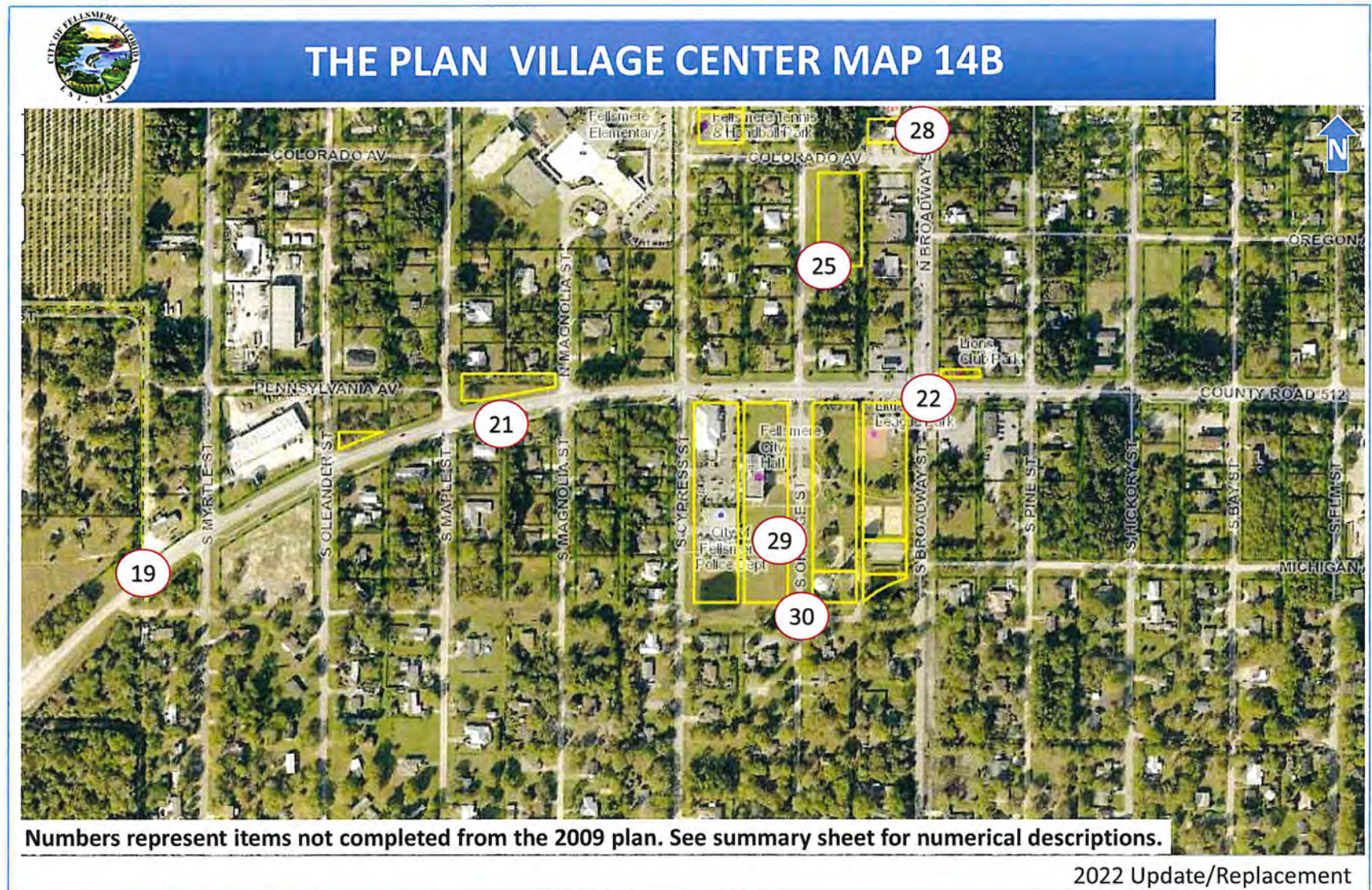


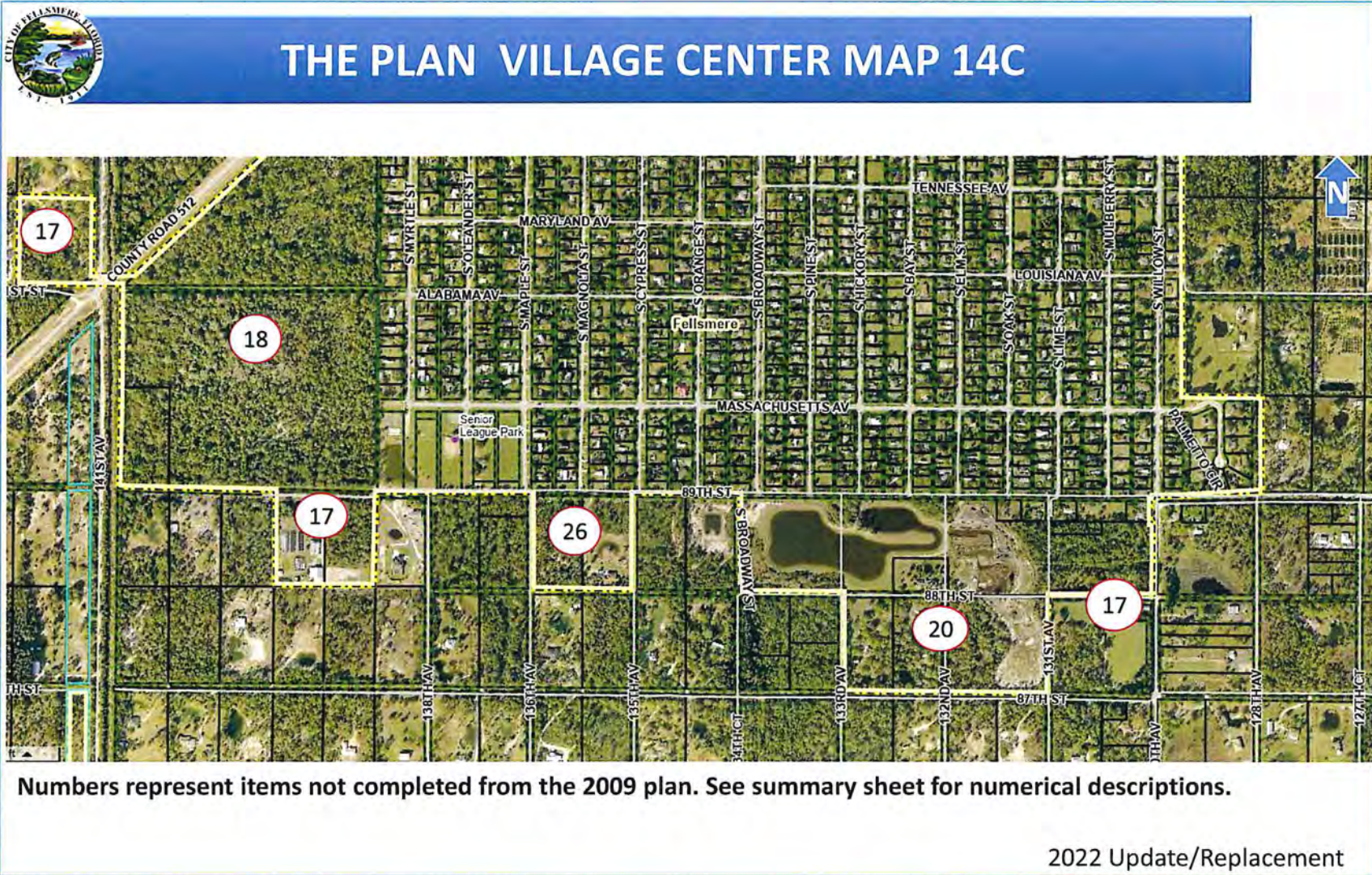
THE PLAN VILLAGE CENTER MAP 14

- Accomplishments:**
- Completion of renovation of historic City Hall at the old Fellsmere School
 - New Broadway Master Plan, Marian Fell Library Plans, and Parking plans
 - Began implementing Marian Fell Library Plans
 - Park improvements at the Little League and Senior League Fields
 - North and South Lake regional stormwater projects
 - Annexation of various lands
 - Adoption of the Overlay Zoning District for Downtown
 - Continued working with the County on alterations to Myrtle and South Carolina/Babcock Street intersection; property acquisition for new right-of way
 - Completed the Skate Park

2022 Update/Replacement









THE PLAN VILLAGE CENTER MAP SERIES SUMMARY

REMAINING ITEMS FROM THE PLAN*:

- 17 EVALUATE NEWLY ANNEXED AREAS FOR INCLUSION INTO CRA**
- 18 LARGE SCALE DEVELOPMENT OPPORTUNITIES FOR MIX OF HOUSING BY PUBLIC AND PRIVATE SECTORS**
- 19 WELCOME/GATEWAY SIGN**
- 20 SOUTH REGIONAL STORMWATER LAKE**
- 21 PENNSYLVANIA PARK AND BUS STOP**
- 22 INTERSECTION IMPROVEMENTS**
- 23 'ON BROADWAY': ESTABLISH MAIN STREET PROGRAM-MARKETING, ECONOMICS, DESIGN, AND ORGANIZATION**
- 24 IMPLEMENT MARIAN FELL LIBRARY ARTISTIC VILLAGE**
- 25 IMPLEMENT PARKING LOT CREATION ON ORANGE AND OTHER LOTS ON PARALLEL STREETS**
- 26 MAINTAIN/ENHANCE SENIOR LEAGUE PARK AS COMMUNAL ACTIVITY SITE**
- 27 OFFER SELECTIVE LOTS FOR PRIVATE OWNERSHIP IF SURPLUS THROUGH REQUEST FOR PROPOSAL**
- 28 EVALUATE COMMUNITY CENTER AND/OR FIRE STATION RELOCATION FOR BUSINESS INCUBATOR, COMMUNITY USES OR CONVERSION TO PRIVATE SECTOR; WORK WITH OTHER AGENCIES TO PROMOTE BUSINESS DEVELOPMENT: FOOD STORES, RESTAURANTS, COFFEE AND INTERNET CAFÉ, BOUTIQUES OF HAND MADE GOODS AND PRODUCTS, COMMUNITY KITCHEN**
- 29 CONTINUE TO IMPLEMENT TOWN CENTER PLANS AT CITY HALL; PARK IMPROVEMENTS, COMMUNITY CENTER, AMPHITHEATRE, GAZEBO**
- 30 PROVIDE ADDITIONAL PARKING AND AREAS FOR SPECIAL EVENTS**

***Numbers correspond to Maps 14A-C.**

2022 Update/Replacement

The Exhibits on the following pages reflect new conceptual plans, layouts, design ideas, or programs that the City has considered since 2009. They are now brought into this Plan update to reflect current capital or program ideas for budget purposes.

EXHIBIT 3A BROADWAY MASTER PLAN



Existing Buildings		Parking Available		Estimated Development Potential		Drainage Requirements	
Key		Broadway	123	First Floor		Total Study Area	975 000 sf
1 Chevron		Oregon	8	Existing	61 825 sf	FWCD 2" Reqt	162 500 cf
2 Patel Bldg		Idaho	8	Proposed	114 775 sf	SJWMD 5" Reqt	406 250 cf
3 Marsh Landing		New York	32	Second Floor		Subsurface Storage (assumed 2.5' deep)	
4 Gallery		South Carolina	9	Existing	7 000 sf	FWCD 2" Reqt	65 000 sf
5 Commnity Center		Colorado	22	Proposed	114 775 sf	SJWMD 5" Reqt	162 500 sf
6 Fire Station		Municipal Lot	97	Third Floor		French Drain (assumes squat 18" drain in @ bed)	
7 Feed Store		Proposed Lot	66	Existing	0 sf	FWCD 2" Reqt	16 250 sf
8 Rooming House*		Private Lots	630	Proposed	114 775 sf	SJWMD 5" Reqt	40 625 sf
9 La Charo Grocer*		Total	995	Total	413 150 sf	Lake Storage (assume 5' deep)	
10 Grocer						FWCD 2" Reqt	32 500 sf
11 Hair Salon*		Parking Required		New Taxable Value		SJWMD 5" Reqt	81 250 sf
12 Lucky Strike		1st Floor	627	Total New SF	344 325		
13 Herndon Bldg		2nd Floor	254	Value per SF	\$75		
14 Old Post Office		3rd Floor	89	Estimated Value	\$25 824 375		
15 Fellsmere Inn		Total	969	Tax Rate	0.00752		
16 Fellsmere Church		Surplus	26	Potential TIF	\$194,199 annual		
17 Taylor building							

* represents potential redevelopment opportunity

2022 Update/Replacement
Concept approved by
CRA/City Council July 7, 2011

Disclaimer: The location of various land uses, buildings, roadway features, sidewalks, parking, driveway connections, landscaping and other facilities depicted on the Broadway Master Plan are conceptual and do not reflect the City's or any Property Owner's existing or proposed plan for the use of the property shown herein.



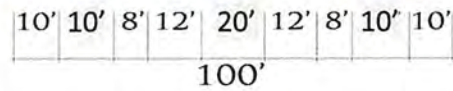
BROADWAY MASTER PLAN

Fellsmere, Florida



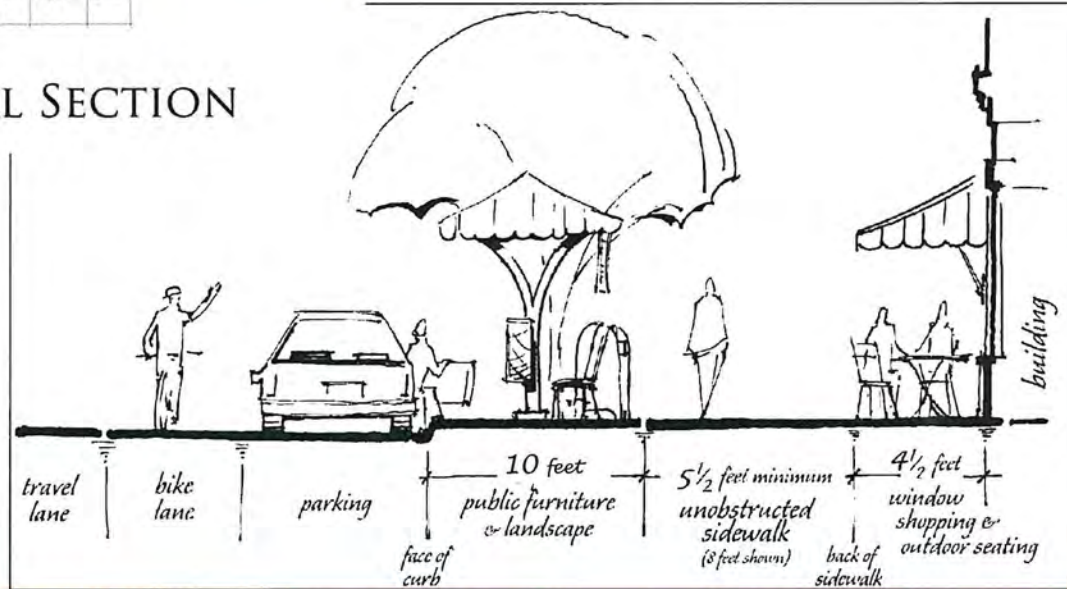


EXHIBIT 3B BROADWAY TYPICAL STREET SECTION



BROADWAY TYPICAL SECTION

BROADWAY TYPICAL STREET SECTION



2022 Update/Replacement



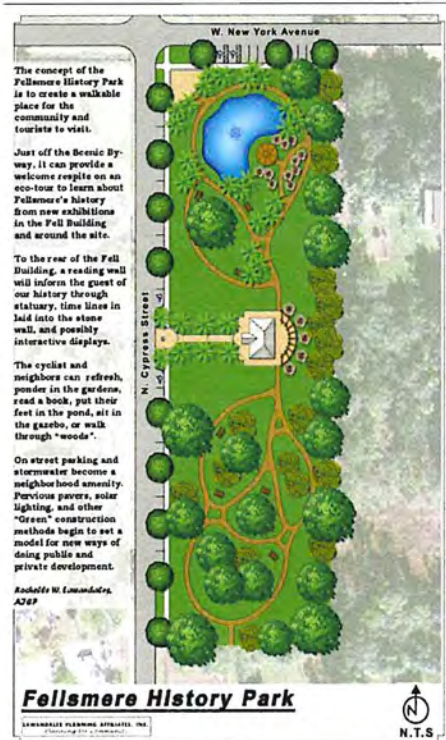
EXHIBIT 3C BROADWAY STREETScape OPTIONS



2022 Update/Replacement

EXHIBIT 4 MARIAN FELL LIBRARY

Approved by the CRA/City Council February 6, 2014



From an idea...

2022 Update/Replacement



MARIAN FELL LIBRARY

Approved by the CRA/City Council February 6, 2014



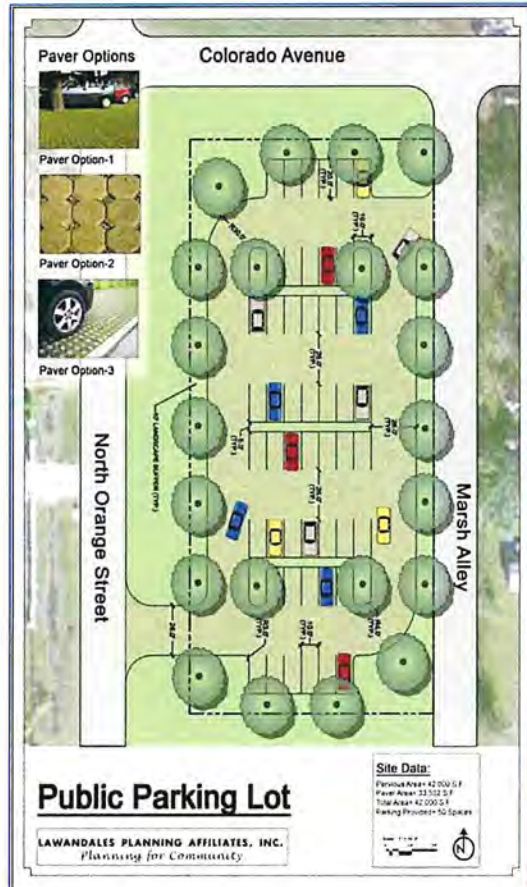


EXHIBIT 5
2009 MUNICIPAL PARKING CONCEPT

Rochelle W. Lawandales, FAICP

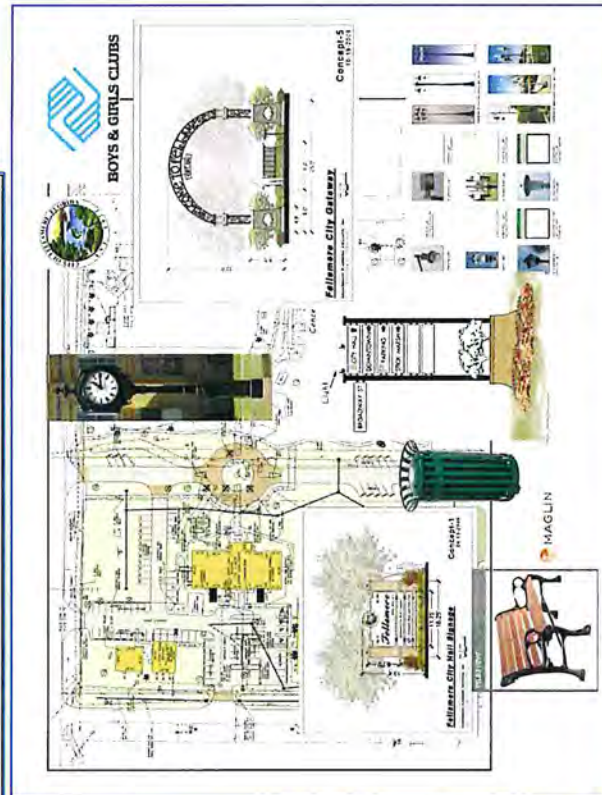


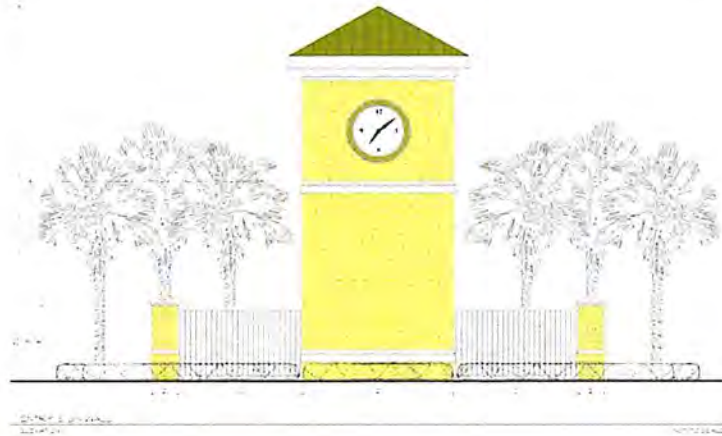
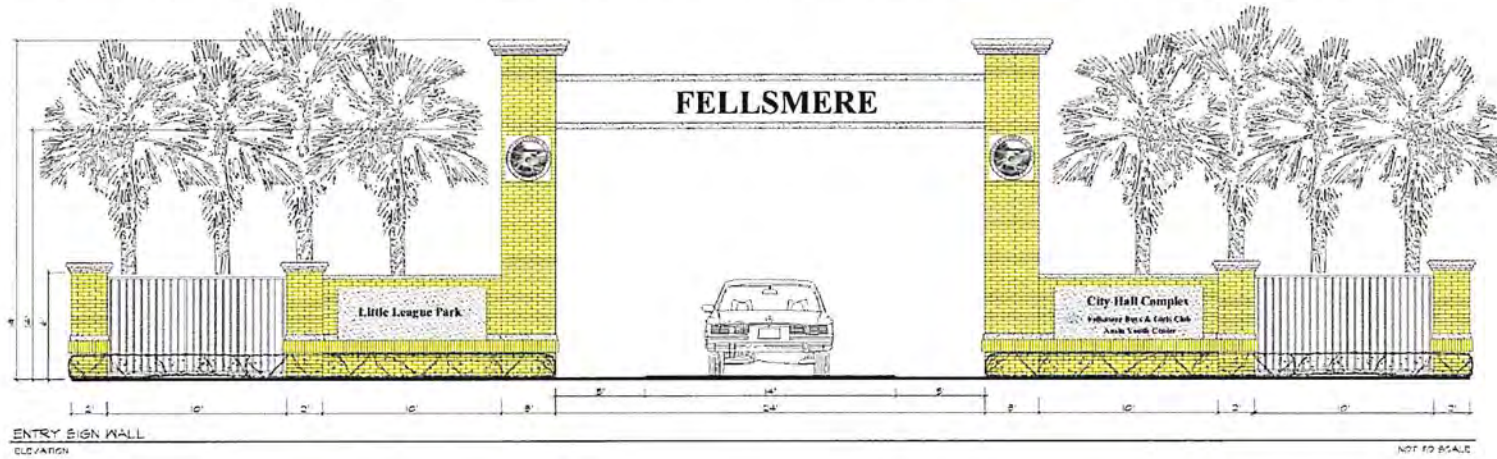
EXHIBIT 6
2009 MUNICIPAL SITE CONCEPTS

Among the projects that the CRA/City have implemented in the Village was the restoration of the historic old school house into a City Hall and Boys and Girls Club is a testament to the tenacity of all of the civic-minded residents, City Council and staff. It stands as a central beacon for civic activities. There are endless ideas for how to continue that success with expansion plans for the vacant lands surrounding the building, maintaining and enhancing the Little League Park, adding events, creating a civic hub, stimulating small business development, and connectivity to the Indian River Scenic By-way and other linear trails and greenways.

A modification to the Orange Street conceptual plan shown in Exhibit 5 from the 2009 Plan is under consideration.

Exhibit 6, taken from the 2009 Plan, is indicative of the many similar improvements which were spawned from those ideas. There are plans for parking on various lots owned by the City in the downtown.

EXHIBIT 7 CITY HALL, GATEWAY AND ENTRY SIGNAGE IDEAS



Original Sign at US 1 and 512

EXHIBIT 8 PENNSYLVANIA PARK MODIFICATIONS



EXHIBIT 9 I-95 GATEWAY SIGN IDEA FROM 2009

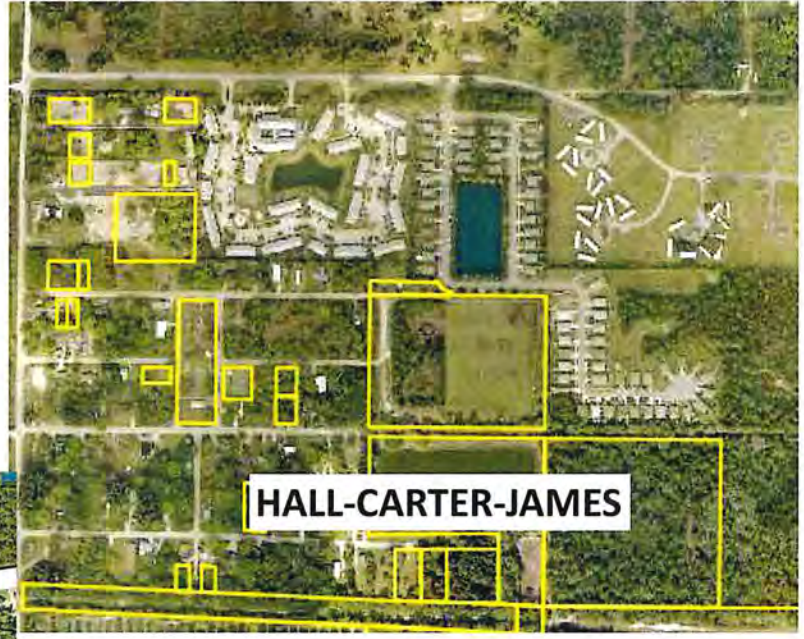




EXHIBIT 10 CITY OWNED LANDS



VILLAGE CENTER



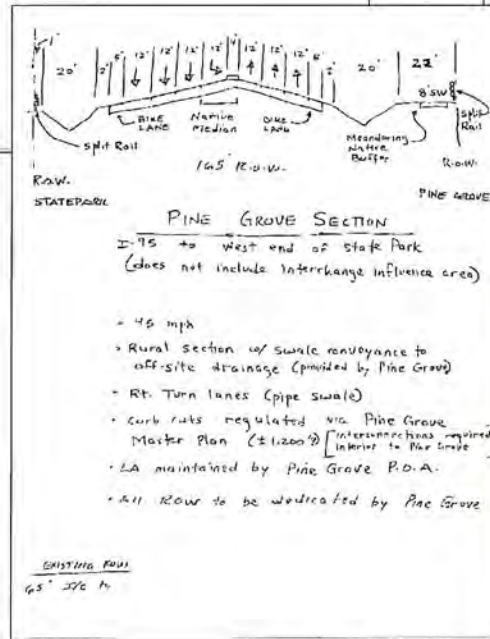
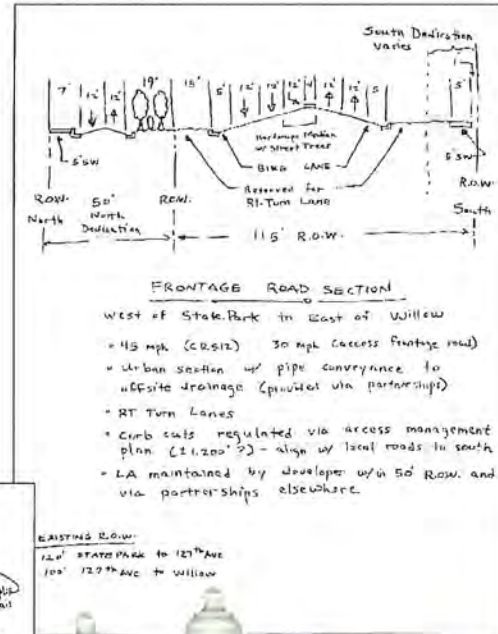
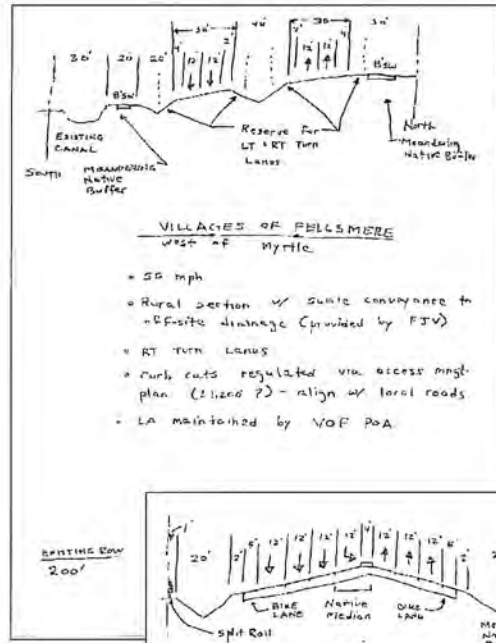
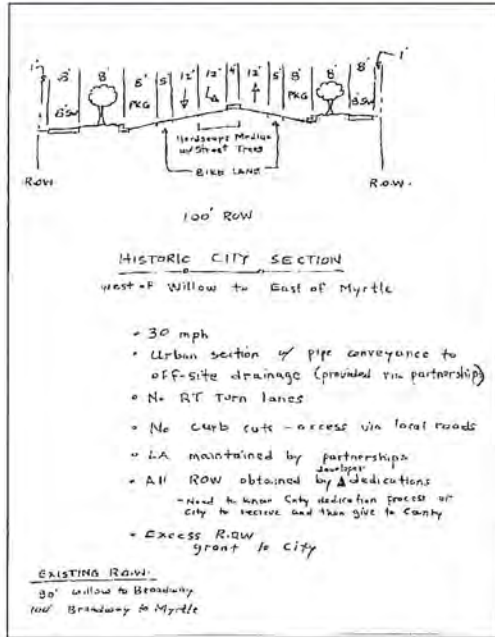
HALL-CARTER-JAMES



CR 512 CORRIDOR-INTERCHANGE

Note: The City of Fellsmere owns no lands in the CR 512 Midtown or CR 512 Corridor west of the Fellsmere Trailhead Preserve at the I-95 interchange.
Source: Indian River County Property Appraiser, 2022

2022 Update/Replacement



2022 Update/Replacement

**EXHIBIT 11
EXAMPLES OF DESIRED
CROSS SECTIONS
IN ALL 4 DISTRICTS
PLUS LIGHTING SAMPLES
FOR EAST OF WILLOW ST.**

FOCUSED EFFORTS

Too many activities strain both human and economic resources. It is recommended that the CRA needs to now be selective and use a targeted approach for securing quick victories and causing catalytic changes. To that end, the following are recommended to be the focal points for the Agency in all 4 sub-districts.

#1 FOCUS AREA: VILLAGE CENTER/DOWNTOWN

All roads lead to Broadway, the city's 'main street', the historic roots, and once life blood supporting the commerce needs of the community and the passengers on the historic railroad.

WHEN: Now, ongoing

WHY: It's the heart and soul of the City. If the heart is pumping, life giving blood will flow to all other parts of the City.

FUNDING SOURCES: CRA, grants, CDBG, private sector

HOW: By targeting resources to this district, the CRA can target resources to create quick victories that will be of lasting social and economic value. **The priority strategies are:**

➤ PROGRAMMING:

1. Establish a MAIN STREET program and use its 4-pronged approach: Organizational, Marketing/Promotion, Economic, and Design components. This will help to implement the master plan and assure that new projects meet key design elements, are marketed properly, are collaborative and bring together the village community. **(#1 --AS SOON AS POSSIBLE)**

➤ ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:

1. Create and promote a community hub at the Community Center, Fire Station, or other location preferably on Broadway; however, a location at City Hall would also work.
 - a. This can be in the form of an incubator, which offers internet access, perhaps concessions out an internet cafe, is a local business center where local vendors can 'rent' or lease space or access educational or physical resources to establish or grown their business. It could be a 'trade' post, where markets are held and 'trading/bartering' for services can be organized. This is viewed differently from the center envisioned and being constructed in Hall Carter James, which will be a neighborhood resource center, as well as facilitator of economic development.
 - b. The Community Hub could also be an ecotourism and sustainable outdoor recreation education station and resource facility. Kiosks could focus on Fellsmere's rich outdoor, environmental and agricultural history and resources. Where are places to hike, fish, trail ride, horseback ride, exercise, provide information about the local parks and activities? Need a fishing license or know where

a boat rental or kayak rental is? This becomes a visitor center and environmental showcase.

➤ **CAPITAL INVESTMENT:**

1. Implement the physical aspects of the downtown Master Plan, Figure 5, by annual programming of capital facilities as funding becomes available: parking, stormwater, lighting, landscape, streetscape, signage, and other projects. This is done as money can be saved, bonded, or allocated from the Tax Increment Fund revenues.
2. Improve lands along CR 512 known as Pennsylvania Avenue Park as shown in Figure 4.
3. Create an Artists Village with medium density housing through public private partnerships on lands owned by the City currently known as Marion Fell Library property on North Cypress Street. (See Figure 6)



CAPITAL INVESTMENT PROJECT EXAMPLES:



Figure 5 Broadway Master Plan



MARION FELL LIBRARY

Approved by the CRA/City Council February 6, 2014

Figure 6 Marion Fell Library

#2 FOCUS AREA: HALL CARTER JAMES (HCJ)

This is a historically African American and migrant farm worker subdivision, which expanded in 2009 with a 157-acre annexation of lands owned by Fellsmere Joint Venture, one of the largest agricultural conglomerates in Indian River County. The area is not

only is part of the FCRA, but it is also the area of the city most eligible for Community Development Block Grant (CDBG) funding. The Fellsmere Action Community Team (FACT) is preparing a site to become an economic development community resource center. The City has partnered with Fellsmere Joint Venture (FJV), Habitat for Humanity, local non-profits, and others to increase the supply of affordable owner occupied housing, multi-family rental housing, and enhance stormwater management and provide regional parks in this District.

Most importantly, over the past 15 years, the community residents have become more actively engaged in decision making, project development, and neighborhood safety through a neighborhood watch program. This area should be a parallel focus for the next several years of targeted resources, programming, and project implementation for the greatest benefit to both the residents and the local economy.

WHEN: Ongoing

WHY: To foster community inclusion and participation will result in greater community support for programs that lessen crime, enhance safety and aesthetics, improve properties, further diversify housing opportunity.

FUNDING SOURCES: CRA, grants, CDBG, private sector funding

HOW: Focused actions to nurture collaborative efforts that are already in place with FACT, Habitat for Humanity, and others, to undertake the following high impact projects and programs.

➤ **PROGRAMMING:**

1. Engage the community in preparing a Neighborhood Master Plan or Strategic Plan to identify what they want to see happen in their community.
2. Continue to engage local law enforcement for greater community policing and neighborhood watch.
3. Continue to target and provide alternative housing options and opportunity through housing assistance and incentives. Change the Comprehensive Plan and Land Development Codes as needed to encourage this and provide incentives.

Sustainable Tourism – tourism which meets the needs of the present tourists & host communities while protecting & enhancing the needs of future generations.

Ecotourism – responsible travel to natural areas that conserves the environment & improves the well-being of local people.

➤ **ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:**

1. Support and assist in the creation and continued operation of the community resource center as a source for job training, education on community farming for local food sourcing, job training, helping with a trade and barter economy, and small business assistance.

➤ **CAPITAL INVESTMENT:**

1. Program available funding to the lighting, sidewalks, park maintenance/enhancements, stormwater management, and other physical improvements.

#3 FOCUS AREA: CR 512 INTERCHANGE-GATEWAY TO ADVENTURE



Fellsmere's east side gateway is now I-95 and CR 512. But long before there was an I-95, there was a railroad, The Dinky Line, or better known as the Trans-Florida Central Railroad. Opening in 1911, it brought people, goods

and services to Fellsmere Joint Venture agricultural lands and to them back and forth to Sebastian. Closed in 1952, the area where the lines used to sit is now a large greenway system that not only connects Sebastian to Fellsmere, but reaches into the St. Johns Buffer Preserve State Park, with a myriad of trails and trail heads. Fellsmere has had enormous success in this district with the construction and opening of the Railroad Trail, the FIT training area, and the beautiful Fellsmere Trailhead Preserve just west of the I-95 Interchange.

The confluence of these areas creates an 'ecotourism hub', which in turn is part of a greater eco-system of preserves, parks, and natural areas that meander and connect this area of Fellsmere to the world and to the St. Johns



River, C-51 Canal, Stick Marsh, Blue Cypress Lake, and Fellsmere Trailhead Preserve. These natural resources are a gift, and extraordinary resource for the CRA and City. Eco-tourism promotes sustainable environmental resource development for future generations.

For these reasons, this project rises to be a top priority for the next 3-5 years and beyond. It has the potential to bring vast results and positive benefit to the City and CRA. By getting people to come to Fellsmere, the CRA creates the mix and mass of people needed to attract commercial and business development. All the streetscape in the world will not ripple change. Bringing in new people, new dollars, to foster new entrepreneurship, local business growth, and brick and mortar will.

WHEN: Now, ongoing

FUNDING SOURCES: CRA, Tourist taxes, environmental agencies, Grants, Private Sector sponsorships

WHY: As the gateway to the City, this entry is bounded on 3 sides by major eco-tourism focal points that can bring great attention and tourists to the community.

HOW: By branding and using the natural environmental and historical elements of the city to market and promote outdoor recreation, special events, and healthy lifestyles, the CRA will attract visitors and dollars.

➤ **PROGRAMMING:**

1. Identify a theme and create a branded marketing effort; identify targets to promote to for sports, outdoor, agricultural and tourism providers; create new special events-trail races, bass fishing tournaments, kayaking events, to name a few to create new gathering options.
2. Evaluate expanding the boundaries of the FCRA to incorporate the newly annexed areas.

➤ **ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:**

1. Create cooperative and collaborative relations with Tourism Agencies, Travel Agents, Visit Florida, or others for ecotourism entrepreneurship and small business assistance.
2. Determine what if any Comprehensive Plan and Land Development Code changes are needed to enable ecotourism businesses, agricultural pursuits within the urban setting, horse riding and keeping, and business licensing options.

➤ **CAPITAL INVESTMENT:**

1. Create a preservation and education center to showcase the history, environment, resource conservation and habitat management areas; areas for hunting and fishing; providing licenses; creation of concession opportunities for tourist services and providers of boat/kayak rentals, fishing licenses, snacks, water, etc.
2. Invest in a marketing and promotional campaign and in the necessary soft infrastructure to support expanded tourism and tourist related activities and business.

#4 CR 512 MID-TOWN

The 'MID-TOWN' area is the link between the historic core of the City and I-95 gateway area. Platted many years ago, scattered lots have been developed on the north side of CR 512. These lands are currently in the city limits. One annexation on the south side has occurred. The remaining platted lands south of CR 512 are in Indian River County.

WHY: This is the central pass-through to the City. The area creates a visible impression of the City and affects the desirability of investment and relocation to the City by potential buyers and investors.

WHEN: Over the long term, and as funds are allocated from the Indian River County Metropolitan Planning Organization (IRMPO)

FUNDING SOURCES: CRA, Tourist taxes, environmental agencies, Grants, Private Sector sponsorships

HOW: Marketing and Promotion; Economic Development; Implementing the Long-Range Transportation Plan

➤ **PROGRAMMING:**

1. Market and promote of the large tracts for infill development.
2. Aim for the industrial park for private investment and working with land owners to the south of CR 512 to annex into the City.

➤ **ECONOMIC DEVELOPMENT, ENVIRONMENTAL STEWARDSHIP, MARKETING/PROMOTIONAL:**

1. In the future, when resources are more plentiful from accomplishing the near term priorities, the CRA can assess providing small business assistance, doing zoning changes, and constructing capital projects.
2. Eliminating truck traffic through downtown will aid economic development efforts.
3. Annexing south side of CR 512 to promote business development and opportunity.

➤ **CAPITAL INVESTMENT:** Cooperative efforts with the IRC MPO on transportation improvements, including traffic lights, new roadways, alternative truck routes, shrinking certain areas of CR 512, traffic calming, stormwater management projects, and complete streets programs, along with pedestrian safety measures will follow from added resources in the tax increment financing (TIF).

REVISED/SUBSTITUTION

SECTION 5 - GETTING THERE

The prior Section 3 identified general goals and objectives for the FCRA redevelopment program. Section 4 defined the Conceptual Plan and specific ideas for capital improvements. This section provides the basis for Capital Improvement Programs. It elaborates on cost estimates, time frames, and agency involvement for improvement projects identified in the plan. The FCRA can use the following implementation strategies to achieve a successful redevelopment program.

**CITY OF FELLSMERE COMMUNITY REDEVELOPMENT AREA
PROPOSED CAPITAL IMPROVEMENT PROJECTS (CIP)**

The following projects are directly linked to the City of Fellsmere Community Redevelopment Area (CRA) Plan and the four (4) Sub-Districts as found in the City's CRA Plan, more particularly described in Section 4 (as may be amended from time to time). These projects are a baseline and may be added to or removed from the City's adopted Capital Improvement Program from time to time by recommendation of the Community Redevelopment Agency to the Fellsmere City Council. Other projects may be approved by the Community Redevelopment Agency for each or any of the sub-districts in the Capital Improvement Program as shown herein. The time frame for each of the projects is anticipated to start within the next 5 years or as otherwise stated.

VILLAGE CENTER/DOWNTOWN

#1 - Main Street Program

DESCRIPTION: Use Main Street's to help downtown businesses via the 4-pronged approach: Organizational, Marketing/Promotion, Economic, and Design components to implement the CRA plan and assure that new projects meet key design elements, are marketed

Rochelle W. Lawandales, FAICP

properly, are collaborative and bring together the community. Process required application through the Main Street Program; establish an advisory board; hire a part-time Main Street Director when funds are available; implement program for community benefit.

WHEN: FY2025/26

FUNDING SOURCES: CRA

COST ESTIMATE: \$40,000 Startup plus \$30,000 Annually

#2 – Community Hub

DESCRIPTION Redevelop the old fire station (once dedicated to the City) into a "Community Hub" for use as a micro business incubator offering office space, retail bays, internet access, and internet café where local start-up business can lease space to establish or grown their business. The Community Hub would also be an ecotourism resource facility. Kiosks could identify places to hike, fish, trail ride, horseback ride, exercise, and provide information about the local parks and activities. Possibly even provide access to fishing license, boat, bike, or kayak rental. This becomes a visitor center and environmental showcase. It could also be used as a trade post where markets are held and trading/bartering for services can be organized. Hub may become the home of the Main Street Program.

WHEN: FY2024/25

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$250,000 for construction, education/marketing, and volunteer or professional staffing plus \$10,000 Annually

#3 – N Broadway Revitalization

DESCRIPTION: Reconstruct N Broadway roadway segment to improve public service capacity, community, economic and

environmental enhancement; improve traffic flow; make needed stormwater/sidewalk/underground/ paving/landscaping or other infrastructure and streetscape improvements that are needed as an inducement for private investment; and, for developing vacant lands as well as redevelopment and expansion of existing businesses. Project will improve drainage thus reduce potential for flooding events. Obtain engineering, permitting, and construction services.

WHEN: FY2024/25

FUNDING SOURCES: Grants

COST ESTIMATE: \$1,250,000 Startup plus \$10,000 Annually for maintenance (only \$171,878 non-grant funds shown in CRA CIP)

#4 – N Broadway Public Parking

DESCRIPTION: Improve the existing grass public parking lot serving N Broadway at N Orange at Colorado; and purchase and develop a second municipal lot at a site to be determined. Increase available parking to support existing and proposed businesses while enhancing pedestrian connectivity of lot to N Broadway corridor. Obtain engineering, permitting, and construction services to construct public parking and related pedestrian enhancements.

WHEN: FY2024/25

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$200,000 Startup plus \$2,000 Annually for maintenance (for each lot)

#5 – North Broadway Alleyway Development

DESCRIPTION: N Broadway is a thoroughfare for regional traffic. Limiting the number of friction points and potential stoppages by deliveries can lead to better economic development and business

success. The project seeks to convert existing grass alleys to drive-able alleys for services deliveries and rear business parking to clear roadway conflicts. Procure engineering design, permits, and construct alley improvements.

WHEN: FY2025/26

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$150,000 Startup plus \$5,000 Annually per alley block

#6 – CR 507 Realignment

DESCRIPTION: Reassign CR507 traffic from N Broadway to N Myrtle to eliminate truck traffic through downtown. To support expanded and retain existing and proposed businesses along N Broadway. This project requires coordination with IRC to swap N Broadway/S Carolina with N Myrtle and construct the required modifications to Babcock/N Myrtle intersection and other corridor adjustments to meet county standards.

WHEN: FY2024/25

FUNDING SOURCES: Developer funded

COST ESTIMATE: \$500,000 Startup plus \$0 Annually

#7 -- Marion Fell Library Master Site Plan

DESCRIPTION: Create an opportunity for medium density (6-7) housing where artists can live, work, and sell/display their creations.

WHEN: FY2024/26

FUNDING SOURCES: Grant/Private/CRA funds

COST ESTIMATE: \$350,000 Startup plus \$2,500 Annually

HALL CARTER JAMES (HCJ)

#1 – FACT Community Resource Center

WHAT: Partner with Fellsmere Action Community Team (FACT) to construct a Resource Center on N Willow and Booker Street that will contain lease space for service providers, community events, a gymnasium for youth sports and after school activities that will serve the HCJ community. Tenants may include, but not be limited to nonprofit, government, private, and religious organizations to serve the residents of Fellsmere. This Center may also be used for the creation of job training and continuing education and small business assistance.

WHEN: 2024/25 years

FUNDING SOURCES: ARPA/CRA/GRANTS/DONATIONS

COST ESTIMATE: \$250,000

#2 – Meadows Field Park Improvements

DESCRIPTION: To allow greater utilization of the park by the public, incorporate State Street Reservoir into Meadows Field at the end of Vernon Street and provide the following additional amenities: Lake Pier, Lake Trail, Trailhead Structure, Public Parking, and picnic facilities.

WHEN: FY2025/26

FUNDING SOURCES: Grant/Infrastructure

COST ESTIMATE: \$400,000 Startup plus \$10,000 Annually

CR 512 INTERCHANGE

#1 – Interchange Beautification

DESCRIPTION: To provide an identity to Fellsmere as you enter from the main gateway to the City, the CRA should design and install enhanced interchange landscaping, gateway, wayfinding, and “Welcome to Fellsmere” signage.

WHEN: FY2025/26

FUNDING SOURCES: Developer funded/CRA

COST ESTIMATE: \$100,000 design/\$400,000 installation plus \$30,000 Annually

#2 – Preservation Center

DESCRIPTION: Develop a Preservation and Education Center at Trailhead Preserve Park to support expanded tourism and tourist related activities and business, by constructing a center that will showcase the history, environment, resource conservation and habitat management areas; be a safety and focal area for hunting and fishing; provide hunting and fishing licenses; offer concession opportunities for tourist services and providers of boat/kayak rentals, fishing licenses, snacks, water, etc.

WHEN: FY2026/27

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$400,000 Startup plus \$10,000 Annually

CR 512 MID-TOWN

#1 – Frontage Road

DESCRIPTION: To provide the capacity required to support continued business growth along the corridor, the CRA will undertake completing the development of the CR512 parallel facility from Willow to west end of State Park by obtaining required dedications or easements and constructing road enhancements with continuous sidewalks, bike lanes, and access management.

WHEN: FY2025/26

FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$1,000,000 Startup plus \$5,000 Annually

#2 – Street Lights

DESCRIPTION: Install street lights for public safety, traffic and pedestrian mobility and safety, and business enhancement along the CR 512 corridor. The CRA will have to coordinate with FPL for light installations.

WHEN: FY2027/28

FUNDING SOURCES: CRA

COST ESTIMATE: \$400,000 Startup plus \$15,000 Annually

DISTRICT WIDE CAPITAL PROJECTS

#1 – Business Directional Signage

DESCRIPTION: Create a directional sign program to allow businesses on and off of CR 512 and N Broadway to obtain more visibility and economic viability which will support expansion and retention of existing and proposed business. This will require coordination with

IRC to obtain right-of-way permits to install directional and wayfinding at strategic locations to direct travelers to businesses located on and off of CR512 and N Broadway.

WHEN: FY2024/25

FUNDING SOURCES: Developer funded/CRA

COST ESTIMATE: \$50,000 Startup plus \$1,000 Annually

WHEN: 1-5 years

#2 – Property Acquisition/Aggregation

WHAT: Purchase land on the open market when it becomes available and meets the location and potential use needs of the CRA to support expanded business or strategic residential opportunities.

WHEN: FY2024/25

FUNDING SOURCES: ARPA/CRA

COST ESTIMATE: \$200,000 Startup plus \$0 Annually

#3 – Marketing Program

WHAT: Create cooperative and collaborative relations with Tourism Agencies, Travel Agents, Visit Florida, or others for ecotourism entrepreneurship and small business assistance and to support expanded tourism and tourist related activities and business within the CRA. Identify a theme and create a branded marketing effort; identify targets to promote to for sports, outdoor, agricultural and tourism providers; create new special events-trail races, bass fishing tournaments, kayaking events, to name a few to create new gathering options.

WHEN: FY2026/27

HOW: FUNDING SOURCES: Grant/CRA

COST ESTIMATE: \$100,000 Startup plus \$20,000 Annually

#4 – Business Incentives

DESCRIPTION: Provide various business incentives to existing and new businesses to encourage expansion and location with the Fellsmere CRA and to reduce the burdens of regulatory action in all CRA sub-districts. Adopt specific incentive programs through proper legal actions for use in all CRA designated areas.

WHEN: FY2023/24 through FY2027/28

FUNDING SOURCES: CRA

COST ESTIMATE: \$5,000 Startup plus \$5,000 more each additional fiscal year

OTHER ACTION/EXPENSE OPPORTUNITIES

Developer Solicitations and Selections

Redevelopment areas' successes are measured by the amount of private investment and reinvestment made in an area. The funding stream only comes from private investment and increased values. The private sector puts its money into projects where there is a known market, or where the public sector has shown commitment in and willingness to invest in the area. Sometimes the public sector will “buy-down” the cost or risk of private investment, through installing such things as parking, landscape, stormwater or other needed infrastructure, as the board and agency deem appropriate or desirable.

Should the CRA acquire or assemble land or have land for disposition, they could proffer a developer solicitation in order to choose the right developer or investor for the land or project. The solicitation process

begins with the preparation of a detailed Request for Proposals (RFP) for the desired private redevelopment projects. The RFP must specifically detail all of the conditions and requirements that pertain to the developer/development process. Once selected, a general development agreement should be drafted and adopted by the Agency to assure that all terms and conditions are met.

Administration

Implementation of the Plan will require both human and financial resources. Until the Tax Increment fund accumulates resources, the City should assess its manpower needs, internal funding sources, and other resources, such as grants and loans, in order to promote and market the area, review redevelopment plans, leverage investment, assist small business, provide for special events, provide day to day management and review for the implementation of this important program. Only with a dedicated staff and revenue stream can the City make this work to its highest capability. Left to “plug-along” on its own, the area will languish further. Thus the following actions are suggestions to aid the plan's success:

- 1) Permanent staff or consultant designation for responsibility of activities and plan implementation within the target areas.
- 2) Operating and day-to-day activity budgetary needs.
- 3) Planning for special events and marketing/promotional efforts.

Cost: \$5-10,000 annually

Performance and Evaluation measures

Continued evaluation of the Plan and the performance of the Plan are necessary to monitor implementation efforts to understand the success or failure of various projects or programs. At a minimum, the CRA should:

- 1) Use two meetings per year to evaluate the goals, objectives, and implementation plan to identify changes or additions.
- 2) Obtain feedback from the community periodically during the year.
- 3) Conduct internal staff and peer review for project assessment and evaluation:
 - a. Rank or change the ranking of priorities and projects for consideration during budget cycles and inclusion in the Capital Improvements Plan.
 - b. Prepare checklists and master project scheduling tools to identify start and completion cycles, budget targets, and associated tasks to stay on target.
 - c. Set measurable objectives for the year with an assessment at year's end to understand problems, progress and pitfalls.
 - d. Evaluate/update the plan every 3-5 years.

CRA Capital Improvement Projects Proposed Program 2023-2029					
Revenue	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
CRA Carry Forward	\$111,170				
CRA Revenue	\$85,708	\$100,000	\$120,000	\$140,000	\$160,000
APRA Funds (FACT)	\$250,000	\$250,000			
Developer Contributions		\$650,000	\$400,000		
Grants/Loans		\$1,450,000	\$2,250,000	\$500,000	\$400,000
CRA/OTHER Revenue Subtotal	\$446,878	\$2,450,000	\$2,770,000	\$640,000	\$560,000
Expense	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Transfer - CRA to General Fund	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Main Street Program			\$40,000	\$30,000	\$30,000
N Broadway Revitalization	\$171,878	\$1,200,000	\$34,000	\$12,000	\$2,000
Community Hub		\$250,000	\$10,000	\$10,000	\$10,000
N Broadway Public Parking			\$300,000	\$2,000	\$2,000
N Broadway Alleyways		\$150,000	\$5,000	\$5,000	\$5,000
CR507 Realignment		\$500,000			
Meadows Field Enhancements			\$700,000	\$10,000	\$10,000
I/C Beautification		\$100,000	\$400,000	\$25,000	\$25,000
Preservation Center				\$400,000	\$5,000
Street Lights					\$400,000
Directional Signage		\$50,000	\$1,000	\$1,000	\$1,000
CRA Grants/Business Incentives	\$5,000	\$10,000	\$10,000	\$20,000	\$25,000
Marketing Program				\$100,000	\$20,000
APRA Funds (FACT)	\$250,000				
Property Acquisition		\$100,000			
Marian Fell Artist Village		\$70,000	\$250,000		
Frontage Road			\$1,000,000	\$5,000	\$5,000
Sub Total	\$446,878	\$2,450,000	\$2,770,000	\$640,000	\$560,000
Carry Over	\$0	\$0	\$0	\$0	\$0
CRA/OTHER Expense Total	\$446,878	\$2,450,000	\$2,770,000	\$640,000	\$560,000

REVISED/SUBSTITUTION

SECTION 6: Dollars and Sense

Unchanged, except for updated Estimates

New estimates for the 2005 Original Boundary of FCRA:

2005 ORIGINAL BOUNDARY REMAINING YEARS ESTIMATED REVENUES 2022-2045 [^]								
YEAR	BASE YEAR	CURRENT YEAR (ESTIMATED)	INCREMENTAL VALUES (ESTIMATED)	% FOR CRA	ESTIMATED REVENUES	MILLAGE**	ESTIMATED \$ TO THE FCRA	
BASE YEAR 2005	18,723,335.00							
19-20	18,723,335.00	24,132,174.00	5,408,839.00	0.95	5,138,397.05	0.005221	26,827.57	
20-21	18,723,335.00	23,991,818.00	5,268,483.00	0.95	5,005,058.85	0.005323	26,639.93	
21-22	18,723,335.00	24,863,709.00	6,140,374.00	0.95	5,833,355.30	0.005326	31,068.45	
22-23	Estimates*	18,723,335.00	25,360,983.18	6,637,648.18	0.95	6,305,765.77	0.005326	33,584.51
23-24		18,723,335.00	25,868,202.84	7,144,867.84	0.95	6,787,624.45	0.005000	33,938.12
24-25		18,723,335.00	26,385,566.90	7,662,231.90	0.95	7,279,120.31	0.005000	36,395.60
25-26		18,723,335.00	27,177,133.91	8,453,798.91	0.95	8,031,108.96	0.005000	40,155.54
26-27		18,723,335.00	27,992,447.92	9,269,112.92	0.95	8,805,657.28	0.005000	44,028.29
27-28		18,723,335.00	28,832,221.36	10,108,886.36	0.95	9,603,442.04	0.005000	48,017.21
28-29		18,723,335.00	29,408,865.79	10,685,530.79	0.95	10,151,254.25	0.005000	50,756.27
29-30		18,723,335.00	30,585,220.42	11,861,885.42	0.95	11,268,791.15	0.005000	56,343.96
30-40		18,723,335.00	31,808,629.24	13,085,294.24	0.95	12,431,029.53	0.005000	62,155.15
40-45		18,723,335.00	33,399,060.70	14,675,725.70	0.95	13,941,939.42	0.005000	69,709.70
NOTES:								
1	ACTUAL VALUES AND INCREMENT PAYMENTS KNOWN IN YEARS 2019-2022							
2	* ESTIMATES ARE MADE USING CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.							
3	** ESTIMATES ARE MADE USING VERY CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.							
4	[^] CRA SUNSET YEAR BEING EXTENDED TO THE FULL 40 YEARS ALLOWED BY STATUTE.							

New estimates for the 2009 expansion area:

REMAINING YEARS ESTIMATED REVENUES 2022-2045 [^]							
YEAR	BASE YEAR	CURRENT YEAR (ESTIMATED)	INCREMENTAL VALUES (ESTIMATED)	% FOR CRA	ESTIMATED REVENUES	MILLAGE**	ESTIMATED \$ TO THE FCRA
BASE YEAR 2009	64,922,570.00						
21-22	64,922,570.00	54,880,528.00	(10,042,042.00)	0.95	(9,539,939.90)	0.005326	(50,809.72)
22-23	64,922,570.00	55,978,138.56	(8,944,431.44)	0.95	(8,497,209.87)	0.005326	(45,256.14)
23-24	64,922,570.00	57,097,701.33	(7,824,868.67)	0.95	(7,433,625.24)	0.005000	(37,168.13)
24-25	64,922,570.00	58,239,655.36	(6,682,914.64)	0.95	(6,348,768.91)	0.005000	(31,743.84)
25-26	64,922,570.00	59,986,845.02	(4,935,724.98)	0.95	(4,688,938.73)	0.005000	(23,444.69)
26-27	64,922,570.00	61,786,450.37	(3,136,119.63)	0.95	(2,979,313.65)	0.005000	(14,896.57)
27-28	64,922,570.00	63,640,043.88	(1,282,526.12)	0.95	(1,218,399.81)	0.005000	(6,092.00)
28-29	64,922,570.00	64,912,844.76	(9,725.24)	0.95	(9,238.98)	0.005000	(46.19)
29-30	64,922,570.00	67,509,358.55	2,586,788.55	0.95	2,457,449.12	0.005000	12,287.25
30-40	64,922,570.00	70,209,732.89	5,287,162.89	0.95	5,022,804.75	0.005000	25,114.02
40-45	64,922,570.00	73,720,219.53	8,797,649.53	0.95	8,357,767.06	0.005000	41,788.84
NOTES:							
1	ACTUAL VALUES AND INCREMENT PAYMENTS KNOWN IN YEARS 2022 PER IRC PROPERTY APPRIASER						
2	* ESTIMATES ARE MADE USING CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.						
3	** ESTIMATES ARE MADE USING VERY CONSERVATIVE % INCREASES IN VALUATIONS BASED UPON HISTORICAL INFORMATION.						
4	[^] CRA SUNSET YEAR BEING EXTENDED TO THE FULL 40 YEARS ALLOWED BY STATUTE.						

The City will need to consider all available funding resources, including bonding, grants, special taxing district, business improvement districts, and targeted allocations to fund the various projects on an annual basis.

REVISED/SUBSTITUTION

SECTION 8 - STATUTORY REQUIREMENTS

Pursuant to Chapter 163, this section confirmed compliance with statutory requirements and showed in what section a topic was contained. Those have not changed. Therefore, the only change to this Section 8 will be to substitute a new time frame:

J. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than ~~30~~ 40 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1), which in this case is the original date in 2005. Therefore, the Plan will sunset on the 1st day of October, 2046, unless allowed by the Laws of Florida to be extended thereafter. However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted. (2045) (See Plan Duration in Section 9 Legal framework)

REVISED/SUBSTITUTION

SECTION 9 - CONCLUSIONS AND RECOMMENDATIONS

The City of Fellsmere has made many substantial accomplishments within the CRA since 2005's original plan boundaries and the expanded 2009 boundary. There are many tasks that remain in the plan which the City desired to keep in the plan and continue. However, with the limited resources that the CRA has, it is recommended that the CRA focus on a few targeted strategies. Those are outlined in the new Section 4.

A Community Redevelopment Plan provides opportunities for the community to design a new future for and create opportunities for public and private investment. A CRA can aid the market in finding and directing the right kinds of development, installing infrastructure, providing rehabilitation assistance to businesses and homes, preserving neighborhoods and quality residential areas, retaining and supporting existing businesses, and expanding new business opportunities through the new expanded area. By encouraging new public and private investment and other physical and social improvements, crime rates decrease, values increase, and a true sustainable community with a strong sense of place emerges.

The 2009 Plan- integrated ideas, strategies, and projects from the community, professionals, staff, Council, Planning and Zoning Commission, the consultant, and residents. It also included observations and recommendations for priority strategies, actions and projects from Lawandales Planning Affiliates (the consultant) based upon years of experience in the field.

EVALUATION

An assessment was made of the prior recommendations to reflect on actions from 2009 to date:

1. Amend the land development codes and zoning map to promote mixed-use developments within the Blight Study Area(BSA).

THIS WAS DONE THROUGH THE OVERLAY DISTRICT AND OTHER COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE CHANGES.

2. Allow for expanded recreational, tourism, lodging, and special event opportunities.

THIS WAS PARTIALLY DONE.

3. Continue to focus/target efforts at creating a City Center, which is occurring with the conversion of the 'OLD SCHOOL' to a new City Hall/Boys and Girls Club, along with upgraded site features, public parking, drainage enhancements, decorative lighting, landscaping, and public art.

THIS WAS COMPLETED WITH THE BEAUTIFUL NEW CITY HALL AND CIVIC COMPLEX. THIS SITE PRESENTS MANY OPPORTUNITIES FOR GATHERING AND CIVIC SPACES.

4. Create community policing programs, with sub-stations in satellite areas, officers on horseback, bicycles, walking the beat, all paid for through tax increment financing.

THIS HAS BEEN PARTIALLY DONE IN THE HALL CARTER JAMES AREA, BUT NEEDS TO BE EXPANDED AND CREATIVELY BROUGHT TO OTHER AREAS OF THE CITY.

5. Apply for additional grants, such as Brownfield's designation and obtain funding for site assemblage and redevelopment.

THERE WERE NO RESOURCES AVAILABLE TO DO THIS.

6. Identify and market incentives for development bonuses to capture market demands, eco-tourism opportunities, and aggregate parcels, particularly if eco-tourism, public access to the St. Sebastian River

Preserve State Park, equestrian features, historic preservation and natural landscapes are enhanced or included.

THE CITY IDENTIFIED AND CREATED INCENTIVES, BUT A TARGETED MARKETING EFFORT NEEDS TO BE ACTIVATED.

7. Amend the CR 512 Overlay district for clarity and consistent enforcement.

THIS WAS COMPLETED

8. Apply architectural and site design guidelines through adoption of a Pattern Book, to promote a style or quality of new construction that would maintain the desired theme and scale of development in the City.

THE CITY HAS DESIGN STANDARDS WITHIN THE CODE. HOWEVER, DESIGN STANDARDS AND A PATTERN BOOK CAN BE AN OUTGROWTH OF A MAIN STREET PROGRAM.

9. Create a system of strategic, planned improvements of publicly owned lands and rights-of-way to maximize their usefulness for the residents of the City and surrounding community, such as with trailheads, greenways, riding trails, special areas for hiking, cycling, horseback riding, and eco- tours; a pedestrian system for walking and bicycling to the City center and environs. These would be superb amenities and attractors to bring people to the area to support existing and new businesses. Using the lands that are off the tax rolls as people generators provides remuneration from the loss of tax revenue through sales taxes, fair-share contributions through leases, user fees, and/or rentals, such as canoe, kayaks, building leases, walking tours, historic tours, educational classes, etc.

THIS IS PARTIALLY DONE THROUGH THE TRANS-FLORIDA CENTRAL RAILROAD, THE FELLSMERE TRAILHEAD PRESERVE AT I-95, NEW PARKS,

AND OTHER AMENITIES OUTSIDE THE FCRA. NOW IS THE TIME TO CATAPULT THESE ECO-TOURISM AMENITIES INTO THE WORLD WITH A MAJOR MARKETING AND PROMOTIONAL CAMPAIGN. THERE ARE MYRIADS OF ENTREPRENEURSHIP OPPORTUNITIES THAT COULD RIPPLE FROM BRINGING AWARENESS TO THESE NATURAL RESOURCES.

10. Provide protections for historic structures and historic neighborhoods where there are opportunities for market forces to improve and upgrade existing structures or features.

THE CITY WORKS WITH EACH OWNER ON A CASE BY CASE BASIS.

11. Allow for smaller lots where neighborhoods can be preserved and rehabilitated.

THE CITY HAS INCORPORATED ALLOWANCES FOR THIS IN THE CODE. MORE CHANGES TO THE CODE CAN INCENTIVIZE QUALITY HOUSING THROUGHOUT THE COMMUNITY.

12. Provide resources for residential, commercial and industrial façade and infrastructure grants to upgrade existing buildings, retain existing business, or aid in business location.

FACADE GRANT PROGRAM WAS DEACTIVATED AFTER THE 2008 ECONOMIC CRASH AND HAS NOT BEEN REINSTATED DUE TO FUNDING CONSTRAINTS.

13. Amend the zoning maps to remove inconsistencies and conform to logical property boundaries and work with property owners to eliminate non-conforming uses.

THIS IS A WORK IN PROCESS.

14. Target and strengthen code enforcement efforts to handle initial clean-up of the areas.

THIS IS ONGOING.

Rochelle W. Lawandales, FAICP

15. Create a business development program to aid, expand or retain existing businesses and promote new business opportunities; consider a small business administration loan program to aid small business start-ups from the community; create incentives for business location and retention.

THIS CITY HAS EXPANDED ITS ECONOMIC DEVELOPMENT EFFORTS. AN ECONOMIC ELEMENT WAS ADDED TO THE COMPREHENSIVE PLAN. THE CITY IS PARTNERED WITH THE 'FACT' TO PROVIDE AN ECONOMIC RESOURCE CENTER IN THE HALL CARTER JAMES AREA.

16. Implement plans to improve Broadway through infrastructure and beautification improvements, including water/wastewater, drainage, parking, traffic lights, sidewalks, landscaping, new signage, approve industrial and heavy commercial opportunities for lands along CR 512, where compatible with nearby residential and general commercial uses (phasing out incompatible uses).

THE CITY HAS ADOPTED A BROADWAY MASTER PLAN AND WILL IMPLEMENT AS FUNDS ARE AVAILABLE.

17. Create a system of waivers for parking, setbacks, or other elements, where owners can do site and building improvements that can upgrade existing properties and retain business.

THE CITY HAS IDENTIFIED SEVERAL LOTS WHERE 'REGIONAL' PARKING CAN BE PROVIDED.

18. Promote private projects on development sites throughout the area: vacant lands; derelict properties; historic sites; and other by offering incentives for reducing impact fees, water/sewer connection charges, or other buy-downs using the TIF to supplement those costs.

THIS HAS NOT BEEN DONE, AND CANNOT BE DONE UNTIL THERE ARE ADEQUATE TIF RESOURCES TO FUND AND MAINTAIN SUCH INCENTIVES.

19. Identify a phased streetscape program for each of the north-south streets; when paving and drainage project are being planned- include sidewalks, on-street parking, piping the ditches, lighting, and landscaping as feasible.

THE CITY HAS AN ACTIVE STREET IMPROVEMENT PROGRAM AND ALLOCATES FUNDING FOR IT EACH YEAR IN ITS CAPITAL IMPROVEMENTS PROGRAM.

20. Continue plans to improve the gateways into the City to solidify and create Fellsmere’s image/theme as you enter the City.

THE CITY HAS IDENTIFIED GATEWAY SIGNAGE AS A NEED WHEN FUNDING IS AVAILABLE.

21. Identify new parking areas, access management controls for existing locations, and other transportation solutions, including an alternative truck route along Myrtle Street to eliminate truck traffic through downtown.

THE CITY HAS IDENTIFIED LOTS ON ORANGE STREET AND PINE STREET FOR NEW PARKING AREAS. THE CITY IS WORKING WITH THE INDIAN RIVER COUNTY METROPOLITAN PLANNING ORGANIZATION TO UPGRADE MYRTLE STREET AND PROVIDE ALTERNATIVE ROUTES FOR TRUCK TRAFFIC.

22. Create a series of special events to complement the existing Fellsmere Frog Leg Fellsmere and Fellsmere Day, such as closing Broadway for a Farmers Market once per month, Friday Fests, and other events as appropriate.

THE CITY IS WELL KNOWN FOR ITS FROG LEG FESTIVAL EVERY JANUARY. WITH THE AMOUNT OF NATURAL RESOURCES IN THE REGION, THERE ARE OPPORTUNITIES TO CREATE NEW EVENTS AND BRING PEOPLE TO THE CITY. BRINGING PEOPLE TO THE CITY IS THE GOAL. ONCE HERE, THEY WILL SPAWN ECONOMIC OPTIONS AND DEVELOPMENT BENEFITTING ALL.

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MOVING FORWARD

By continuing to implement the CRA Plan, extending its sunset dates, and focusing on the following top priorities as discussed in Section 4, the CRA will successfully accomplish its mission. To reiterate, the following are the suggested priorities:

PRIORITY #1: The Village Center

- Evaluate creating a Main Street program. This will aid in overall management and implementation of the CRA program; create an organizational system focused on collaborations and coalitions to not only aid the businesses on Broadway, but also throughout the Village Center; help with economic development activities; and derive and implement marketing, events and promotions for the CRA.

PRIORITY #2: Eco-Tourism/History/Business Development

- Focus efforts on promoting the Historical/environmental/ outdoor/eco-tourism resources in the region which includes identifying another special event to attract people to the City: fishing tournament; farmer's market day for all local farmer/bakers/crafters to bring and trade their wares; horse day in the City and trail rides; or bike and foot races. The ideas are limitless.
- Cultivate and grow locally owned and other entrepreneurial businesses related to eco-tourism resources by starting a resource center that would help the local businesses or start-ups identify the resources and how to access them. The Center would also showcase where the historic and tourism areas are located by creating educational tools such as kiosks or visual aids to show their significance. The Center would be an incubator, offering office or business spaces and assistance growing small businesses and

provide an area for some to offer 'concessions' as simple as fishing licenses, hiking gear, kayaks, bicycles, snacks, drinks, etc. This center could house the Main Street or CRA staff whose functions would be to implement these priorities.

PRIORITY # 3: Capital Improvements to Broadway

- Make improvements to Broadway Street per the master plan on a limited basis to start, perhaps with simple landscaping, wayfinding/gateway signage, and lighting in key locations. Once more people and businesses are forming, proceed with other aspects of the master plan, for example, parking lots, hardscape, streetscape, and other elements can be constructed when more funding is available.

PRIORITY #4: Hall Carter James

- Provide assistance to the Hall Carter James community by:
 1. Engaging the community in creating a Neighborhood Strategic Plan which becomes a road map for the community's desired needs and changes.
 2. Work with FACT and others to complete the community center as a resource for a variety of needs and services to the residents.
 3. Program continual maintenance and improvements of public properties, including parks, stormwater areas, streets, etc.

PRIORITY #5: Gateway and beyond

- Create the City and Gateway identity for signage and promote the eco-tourism resources at the interchange, which ties into Priorities #1 and #2.

However, all these activities take time, dedicated personnel, funding, patience and steady course. Events and people equate to additional dollars into the TIF, along with increased property values from beautification and

Rochelle W. Lawandales, FAICP

maintenance programs. ***Bringing new people into the City and providing assistance to existing residents for local business start-ups and entrepreneurship must happen first.*** Once there are resources, the capital projects can be programmed.

CONCLUSION

This evaluation and minor update to the 2009 Plan provides an assessment of prior CRA actions and poses new priorities that the Council and CRA can use to increase the numbers of people and dollars coming to the City. It is intended to focus attention on the local population, local culture, local resources and use those inherent strengths to build on for the success of this program from the Gateway, to Hall Carter James, to the Village Center. When people come, the needs and demands for new business such as banks, hotels, restaurants, grocers, and others will find the City a desirable place for investment bringing economic development.

A rising tide lifts all boats, and when the heart of the community, the Village Center, is healthy, the rest of the community will be too. A renewed, focused effort will be a successful receipt for redevelopment and economic development.

Respectfully submitted,

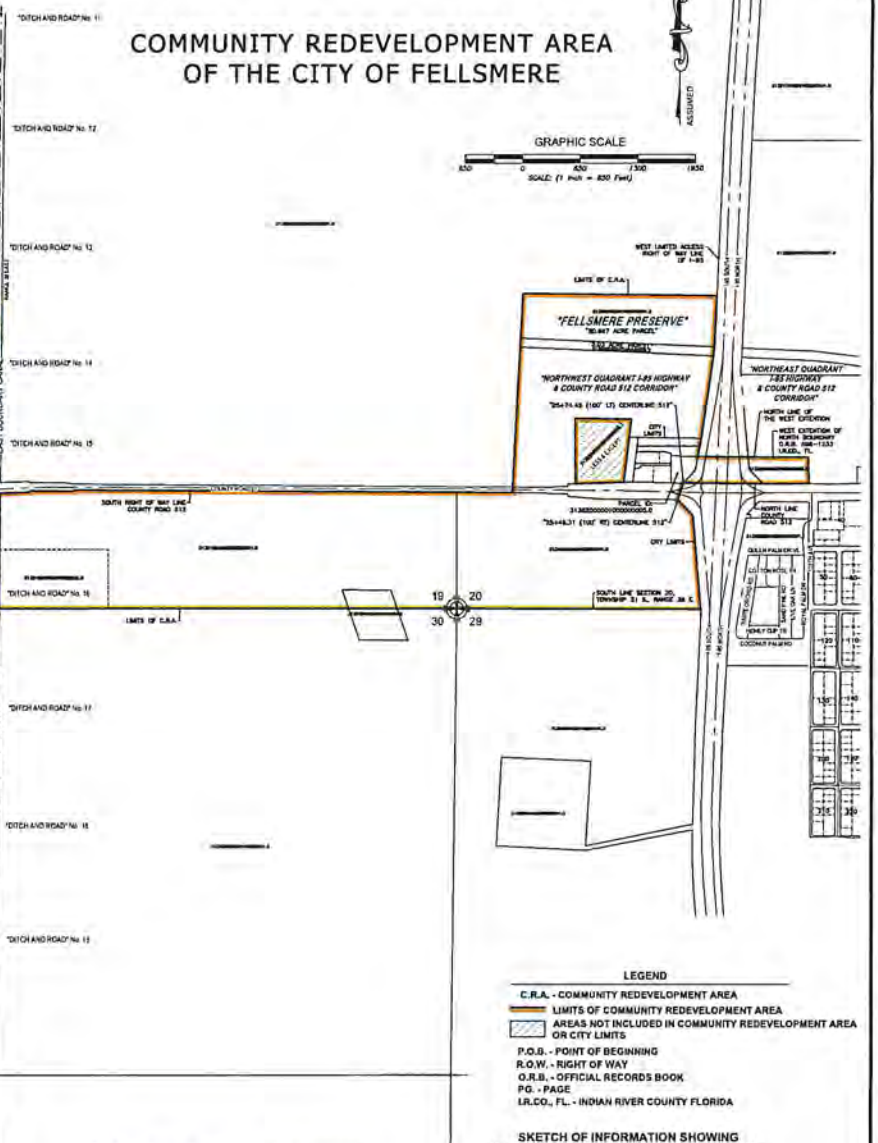
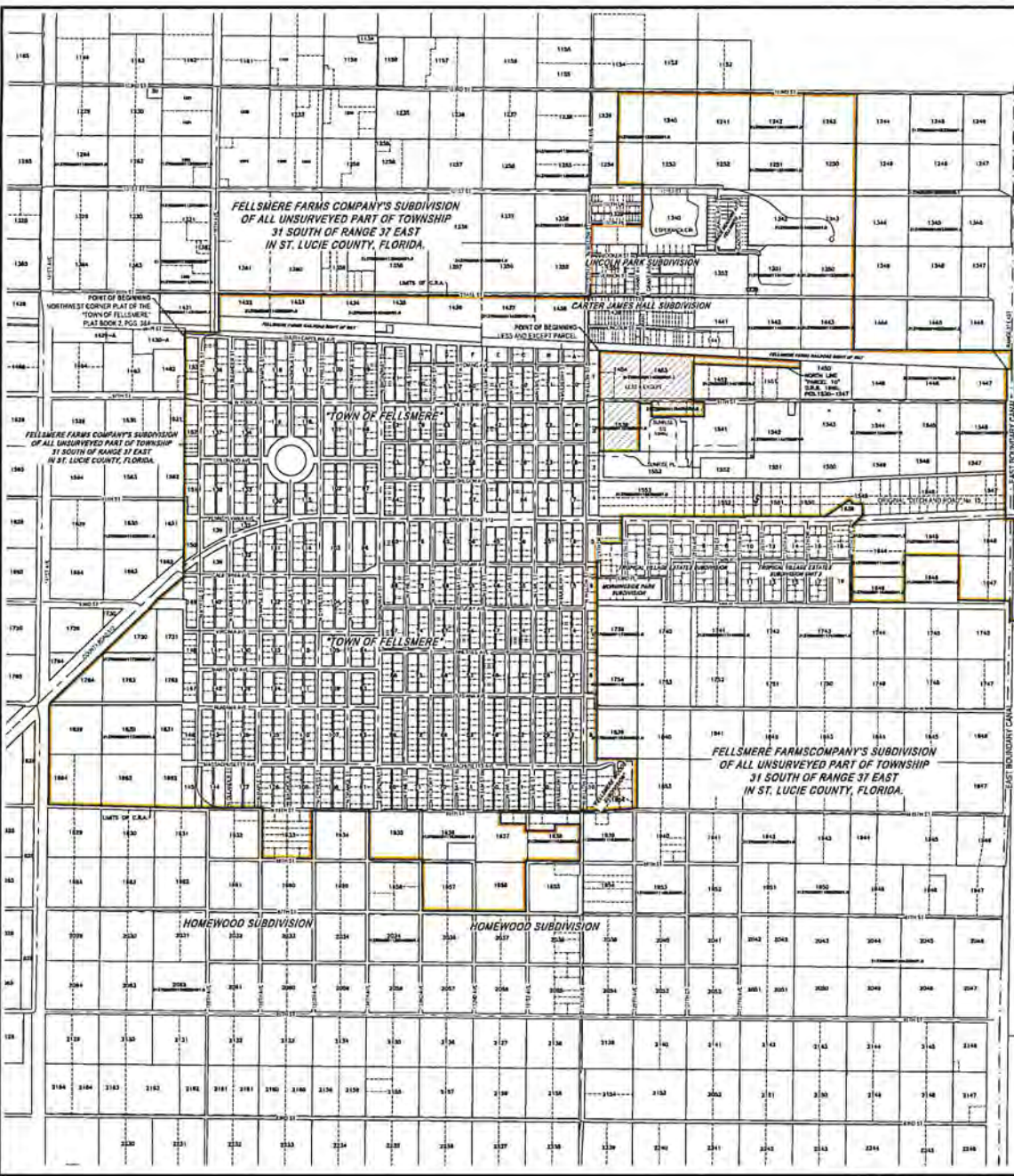
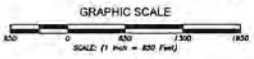


Rochelle W. Lawandales, FAICP

Appendix:

1. 2009 CRA Expansion legal description and sketch

COMMUNITY REDEVELOPMENT AREA OF THE CITY OF FELLSMERE



CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 662-4181 FAX: (772) 662-7180

SKETCH OF INFORMATION SHOWING
THE COMMUNITY REDEVELOPMENT AREA OF
THE CITY OF FELLSMERE, FLORIDA.

DATED APRIL 24, 2023

REVISED APRIL 26, 2023

LEGAL DESCRIPTION FOR
CITY OF FELLSMERE
PROPOSED COMMUNITY REDEVELOPMENT AREA BOUNDARY

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF THE “TOWN OF FELLSMERE” ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 2 ON PAGES 3 AND 4 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, (NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA) SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTH CAROLINA AVENUE AND THE NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF BLOCK 153 OF SAID PLAT OF THE “TOWN OF FELLSMERE”;

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF THE PLAT OF THE “TOWN OF FELLSMERE” TO ITS INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF TRACT 1432, AS SHOWN ON THE “PLAT OF FELLSMERE FARMS COMPANY’S SUBDIVISION OF ALL UNSURVEYED PART OF TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN THE ST. LUCIE COUNTY, (NOW INDIAN RIVER COUNTY) STATE OF FLORIDA” AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN NORTHERLY ON THE SOUTHERLY PROJECTION AND ALONG THE WEST BOUNDARY LINE OF, AND TO THE NORTHWEST CORNER OF SAID TRACT 1432;

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF TRACTS 1432, 1433, 1434, 1435, 1436, 1437, 1438 AND TRANSECTING "130TH AVENUE" / NORTH WILLOW STREET TO THE NORTHWEST CORNER OF TRACT 1439 ALL AS SHOWN ON SAID PLAT OF THE "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN NORTHERLY ON THE SOUTHERLY PROJECTION OF TRACT 1354, TRANSECTING "DITCH AND ROAD" NO. 13 (40' WIDE RIGHT OF WAY) AND ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1354 AND THE SOUTH 1/2 OF TRACT 1339, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID TRACT 1339, AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 OF TRACT 1339 TO THE WEST BOUNDARY LINE OF TRACT 1340 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN NORTHERLY ON THE WEST BOUNDARY LINE OF SAID TRACT 1340 AND THE NORTHERLY PROJECTION, TRANSECTING 101ST STREET / "DITCH AND ROAD" NO.12 (60' WIDE RIGHT OF WAY), TO THE SOUTHEAST CORNER OF TRACT 1254 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN WESTERLY ON THE SOUTH BOUNDARY LINE OF SAID TRACT 1254, AND NORTH RIGHT-OF-WAY LINE OF 101ST STREET / "DITCH AND ROAD" NO. 12, AS SHOWN ON PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION", TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF THE EAST 1/2 OF SAID TRACT 1254;

THENCE, RUN NORTHERLY ON SAID WEST BOUNDARY LINE OF EAST 1/2 OF TRACT 1254 AND THE EAST 1/2 OF TRACT 1239 TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF TRACT 1239 AND SOUTH RIGHT-OF-WAY LINE OF 103RD STREET / "DITCH AND ROAD" NO. 11 (40' WIDE RIGHT OF WAY) AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN EASTERLY ON SAID SOUTH RIGHT-OF-WAY LINE OF 103RD STREET / "DITCH AND ROAD" NO. 11 AND NORTH BOUNDARY LINE OF THE EAST ½ OF TRACT 1239, TRACTS 1240, 1241, 1242 AND 1243, TO THE NORTHEAST CORNER OF SAID TRACT 1243 ALL AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ON THE EAST BOUNDARY LINE OF TRACTS 1243, 1250, 1343, 1350 AND 1443, AND TRANSECTING SAID 101ST STREET / "DITCH AND ROAD" NO. 12 AND "DITCH AND ROAD" NO. 13, TO THE SOUTHEAST CORNER OF SAID TRACT 1443 AND NORTH RIGHT-OF-WAY LINE OF THE "FELLSMERE FARMS RAILROAD" ALL AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE "FELLSMERE FARMS RAILROAD" AND SOUTH LINE OF

TRACTS 1444, 1445 AND 1446 TO THE EAST BOUNDARY LINE OF SAID PLAT OF "FELLSMERE FARMS COMPANY SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA) AND COMMON RANGE LINE OF RANGE 37 AND 38 EAST;

THENCE, RUN SOUTHERLY ALONG SAID EAST BOUNDARY LINE OF THE PLAT OF "FELLSMERE FARMS COMPANY SUBDIVISION" AND SAID COMMON RANGE LINE, TO THE SOUTH RIGHT OF WAY LINE OF SAID "FELLSMERE FARMS RAILROAD" AND NORTHEAST CORNER OF TRACT 1447 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN WESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 1447 AND SAID SOUTH RIGHT OF WAY LINE OF THE "FELLSMERE FARMS RAILROAD", TO THE WEST RIGHT-OF-WAY LINE OF THE "EAST BOUNDARY CANAL" OF THE FELLSMERE WATER CONTROL DISTRICT, SAID WEST RIGHT-OF-WAY LINE BEING 600 FEET EAST OF, NORMAL TO, AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID TRACT 1447 OF SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF THE "EAST BOUNDARY CANAL" AND THE SOUTHERLY PROJECTION THROUGH TRACTS 1447, 1546, 1547, 1646 AND TRANSECTING 97TH STREET / "DITCH AND ROAD" NO.14, "DITCH AND ROAD" NO.15, COUNTY ROAD 512 RIGHT OF WAY, TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 512, AS IT NOW EXISTS;

THENCE, RUN EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 512 TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY THE "CITY OF FELLSMERE", FLORIDA, LYING IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF INTERSTATE HIGHWAY 95 AND COUNTY ROAD 512 CORRIDOR, IDENTIFIED BY THE INDIAN RIVER COUNTY, FLORIDA PROPERTY APPRAISER'S TAX ROLL, PARCEL NO. 31382000000100000001.2 (AS RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 1256, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA), ALSO KNOWN AS THE "FELLSMERE PRESERVE" "80.667 ACRE PARCEL";

THENCE, RUN NORTHERLY ALONG SAID SOUTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 1256 AND THAT CERTAIN PROPERTY IDENTIFIED BY INDIAN RIVER COUNTY, FLORIDA PROPERTY APPRAISER'S TAX ROLL PARCEL NO. 31382000000100000005.0 (AS RECORDED IN OFFICIAL RECORDS BOOK 1848, PAGE 148, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA), ALSO KNOWN AS THE "FELLSMERE PRESERVE" "5.03 ACRE PARCEL", TRANSECTING COUNTY ROAD 512 STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAINTENANCE MAP, STATE ROAD NO. 512, SECTION 88081-2512, INDIAN RIVER COUNTY, TO THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 512 AND SOUTHWEST CORNER OF SAID CERTAIN PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 1256;

THENCE, CONTINUE NORTHERLY ALONG AFORESAID WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY OWNED BY THE "CITY OF FELLSMERE", FLORIDA, HAVING A BEARING OF NORTH 02 DEGREES 58 MINUTES 49 SECONDS EAST A DISTANCE OF 2192.26 FEET TO THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY;

THENCE, RUN SOUTH 89 DEGREES 18 MINUTES 23 SECONDS EAST A DISTANCE OF 2,192.63 FEET ALONG SAID NORTH BOUNDARY LINE OF SAID CERTAIN PROPERTY TO THE INTERSECTION WITH THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 95, STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP, STATE ROAD NO. 9, SECTION 88081-2403 INDIAN RIVER COUNTY;

THENCE, RUN SOUTHERLY ALONG SAID WEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95 TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF THAT CERTAIN PROPERTY IDENTIFIED BY THE INDIAN RIVER COUNTY, FLORIDA PROPERTY APPRAISER'S TAX ROLL PARCEL NO. 31382000000700000003.0, LYING AND BEING IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF I-95 AND COUNTY ROAD 512 CORRIDOR (AS RECORDED IN OFFICIAL RECORDS BOOK 998, PAGE 1233, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN EASTERLY ALONG SAID WESTERLY EXTENSION, TRANSECTING THE AFORESAID INTERSTATE HIGHWAY 95, STATE ROAD NO. 9, RIGHT OF WAY TO THE NORTHWEST

CORNER OF SAID CERTAIN PROPERTY (AS RECORDED IN OFFICIAL RECORDS BOOK 998, PAGE 1233, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA) AND EAST LIMITED ACCESS RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY 95;

THENCE, CONTINUE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH BOUNDARY LINE INTO AFORESAID NORTHEAST QUADRANT OF THE INTERSTATE HIGHWAY 95 AND COUNTY ROAD 512 CORRIDOR, SOUTH 89 DEGREES 15 MINUTES 23 SECONDS EAST A DISTANCE OF 684.43 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY;

THENCE, RUN SOUTH 00 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE EAST BOUNDARY LINE OF SAID CERTAIN PROPERTY A DISTANCE OF 300.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 512 STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAINTENANCE MAP, STATE ROAD NO. 512 SECTION 88081-2512, INDIAN RIVER COUNTY;

THENCE, RUN NORTH 89 DEGREES 15 MINUTES 25 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 512, A DISTANCE OF 526.33 FEET TO THE INTERSECTION WITH THE AFORESAID EAST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95;

THENCE, CONTINUE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 512, TRANSECTING SAID INTERSTATE HIGHWAY 95, STATE ROAD NO. 9 RIGHT OF WAY TO THE AFORESAID WEST LIMITED ACCESS RIGHT OF WAY LINE OF

INTERSTATE HIGHWAY 95, SAID POINT OF INTERSECTION INDICATED AS "25+74.42 (100'LT.) CENTERLINE 512" OF THE INTERSTATE HIGHWAY 95 RIGHT OF WAY MAP;

THENCE, RUN SOUTHERLY TRANSECTING SAID COUNTY ROAD 512 TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 512, INDICATED ON SAID RIGHT-OF-WAY MAP OF INTERSTATE 95 HIGHWAY BY RIGHT-OF-WAY STATION "25+46.31 (100' RT) CENTERLINE 512";

THENCE, CONTINUE SOUTHERLY ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST;

THENCE, RUN WESTERLY ON SAID SOUTH LINE OF SECTION 20 AND THE SOUTH LINE OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA TO THE SOUTHWEST CORNER OF SAID SECTION 19 AND AFORESAID COMMON RANGE LINE BETWEEN RANGES 37 AND 38 EAST;

THENCE, RUN NORTHERLY ALONG SAID COMMON RANGE LINE, TO A POINT 35 FEET NORTH OF THE SOUTHEAST CORNER OF TRACT 1647 OF SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG SAID LINE BEING 35 FEET NORTH OF, AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF TRACT 1647, AND NORTHERLY ALONG THE WEST BOUNDARY LINE OF

SAID TRACT 1647, TO THE SOUTHEAST CORNER OF TRACT 1645;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1645, TO THE SOUTHWEST CORNER OF SAID TRACT 1645, SAME BEING THE NORTHEAST CORNER OF TRACT 1649 AS SHOWN ON SAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID TRACT 1649 TO A POINT 35 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 1649;

THENCE, RUN WESTERLY ON SAID LINE BEING 35 FEET NORTH OF, AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID TRACT 1649, TO THE WEST BOUNDARY LINE OF SAID TRACT 1649;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1649 AND TRACT 1644 TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 512 AS SHOWN ON WAYSIDE PARK, STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 88040-2508, INDIAN RIVER COUNTY;

THENCE, RUN NORTHEASTERLY ACROSS SAID COUNTY ROAD 512 TO THE SOUTHEAST CORNER OF THE INDIAN RIVER COUNTY-FELLSMERE TRANSFER STATION ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 512 (SAID SOUTHEAST CORNER OF TRANSFER STATION LYING SOUTH 87 DEGREES 00 MINUTES 39 SECONDS WEST, A DISTANCE OF 1,926.56 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD

512 FROM THE EAST BOUNDARY OF TOWNSHIP 31 SOUTH,
RANGE 37 EAST;

THENCE, RUN AROUND THE NORTHERN LIMITS OF THE INDIAN RIVER
COUNTY-FELLSMERE TRANSFER STATION THROUGH THE
FOLLOWING FOUR COURSES: NORTH 02 DEGREES 59 MINUTES
21 SECONDS WEST, A DISTANCE OF 139.69 FEET; SOUTH 89
DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF
120.66 FEET; NORTH 34 DEGREES 31 MINUTES 07 SECONDS
WEST, A DISTANCE OF 63.23 FEET; SOUTH 55 DEGREES 28
MINUTES 53 SECONDS WEST, A DISTANCE OF 307.73 FEET TO A
POINT ON SAID NORTH RIGHT-OF-WAY LINE OF COUNTY
ROAD 512;

THENCE, RUN WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF
COUNTY ROAD 512 TO A POINT OF INTERSECTION WITH THE
NORTHERLY EXTENSION OF THE EAST LINE OF BLOCK 1 OF
“TROPICAL VILLAGE ESTATES SUBDIVISION-UNIT 1”, AS
RECORDED IN PLAT BOOK 4, PAGE 94 ½, PUBLIC RECORDS OF
INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN SOUTHERLY ALONG THE NORTHERLY PROJECTION AND
ALONG THE EAST BOUNDARY LINE OF LOT 2, BLOCK 1 OF
SAID “TROPICAL VILLAGE ESTATES SUBDIVISION-UNIT 1”, TO
THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID
LOT 2, AND SOUTH BOUNDARY LINE OF LOT 1, BLOCK 1,
“TROPICAL VILLAGE ESTATES SUBDIVISION-UNIT 1” AND THE
WESTWARD PROJECTION THEREOF TO THE EAST BOUNDARY
LINE OF THE AFORESAID PLAT OF THE “TOWN OF FELLSMERE”

AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID PLAT OF THE "TOWN OF FELLSMERE", TO THE NORTHWEST CORNER OF TRACT 1854 AS SHOWN ON AFORESAID PLAT OF "FELLSMERE FARMS COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA), ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF "FELLSMERE WOODS SUBDIVISION" AS RECORDED IN PLAT BOOK 13, PAGES 66-66A OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID PLAT OF "FELLSMERE WOODS SUBDIVISION" AND EASTERLY PROJECTION THEREOF TO THE NORTHEAST CORNER OF SAID TRACT 1854 AND EAST LINE OF "FELLSMERE WATER CONTROL DISTRICT - 60' RIGHT-OF-WAY", AS SHOWN ON SAID PLAT OF "FELLSMERE WOODS SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG SAID EAST LINE OF "FELLSMERE WATER CONTROL DISTRICT - 60 FOOT RIGHT-OF-WAY" AND EAST BOUNDARY LINE OF SAID TRACT 1854, TO THE SOUTHEAST CORNER OF SAID TRACT 1854;

THENCE, RUN WESTERLY ALONG THE SOUTH LINE OF SAID TRACT 1854, ALSO BEING THE SOUTH BOUNDARY LINE OF SAID PLAT OF "FELLSMERE WOODS SUBDIVISION" AND NORTH RIGHT OF WAY LINE OF NORTH 89TH STREET / DITCH AND ROAD NO.18

(40' WIDE RIGHT OF WAY), TO THE SOUTHWEST CORNER OF SAID PLAT OF "FELLSMERE WOODS SUBDIVISION" AND INTERSECTION WITH THE EAST BOUNDARY LINE OF AFORESAID PLAT AND SOUTHEAST CORNER OF "BLOCK 10" OF THE "TOWN OF FELLSMERE" AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID "BLOCK 10" AND WESTERLY PROJECTION THEREOF, TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF TRACT 1938 OF THE PLAT OF "HOMWOOD" SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 15, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN SOUTHERLY ALONG SAID NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF TRACT 1938, TRANSECTING "NORTH 89TH STREET" / "DITCH AND ROAD" NO.18 RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 1 OF SAID TRACT 1938;

THENCE, RUN WESTERLY ALONG THE NORTH LINE OF SAID TRACT 1938 AND WESTERLY PROJECTION, TO THE NORTHWEST CORNER OF LOT 2, TRACT 1937 OF SAID "HOMWOOD" SUBDIVISION, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID "NORTH 89TH STREET" / "DITCH AND ROAD" NO.18;

THENCE, RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 OF TRACT 1937, TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE, RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOTS 2 AND 1 OF TRACT 1937, TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE NORTHEAST CORNER OF LOT 3 OF SAID TRACT 1937;

THENCE, RUN SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 OF TRACT 1937, TO THE SOUTHEAST CORNER OF SAID LOT 3 OF TRACT 1937 OF SAID PLAT OF "HOMEWOOD" SUBDIVISION;

THENCE, RUN EASTERLY ALONG THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 3, TRANSECTING THAT CERTAIN "40' ROAD" AND EASTERLY ALONG THE SOUTH LINE OF LOT 14 OF TRACT 1938, TO THE SOUTHEAST CORNER OF LOT 14 OF SAID TRACT 1938 ALL AS SHOWN ON SAID PLAT OF "HOMEWOOD SUBDIVISION";

THENCE, RUN NORTHERLY ALONG THE EAST LINE OF SAID LOT 14 OF TRACT 1938, TO THE NORTHEAST CORNER OF SAID LOT 14, ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID TRACT 1938;

THENCE, RUN EASTERLY ALONG THE NORTH LINE OF SAID LOT 3 OF TRACT 1938, TO THE NORTHEAST CORNER OF SAID LOT 3, ALSO BEING THE SOUTHEAST CORNER OF AFORESAID LOT 1, TRACT 1938 OF "HOMEWOOD" SUBDIVISION AND INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 130TH AVENUE / "SOUTH WILLOW STREET" (40 FOOT WIDE RIGHT-OF-WAY), "40' ROAD" AS SHOWN ON SAID PLAT OF "HOMEWOOD SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF 130TH AVENUE / "SOUTH WILLOW STREET" AND EAST BOUNDARY LINE OF SAID TRACT 1938, TO THE SOUTHEAST CORNER OF SAID TRACT 1938;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1938 AND THE WESTERLY PROJECTION THEREOF, TRANSECTING THE "40' ROAD", TO THE SOUTHEAST CORNER OF AFORESAID TRACT 1937 ALL AS SHOWN ON SAID PLAT OF "HOMWOOD" SUBDIVISION;

THENCE, RUN SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF TRACT 1956, TRANSECTING 88TH STREET / "40' ROAD" OF SAID PLAT OF "HOMWOOD" SUBDIVISION TO THE SOUTHEAST CORNER OF SAID TRACT 1956;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF TRACTS 1956 AND 1957, AND TRANSECTING THE "40' ROAD" ALL AS SHOWN ON SAID PLAT OF "HOMWOOD" SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID TRACT 1957;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1957 AND THE NORTHERLY PROJECTION, TRANSECTING SAID 88TH STREET / "40' ROAD", TO THE SOUTHWEST CORNER OF TRACT 1936 OF SAID PLAT OF "HOMWOOD" SUBDIVISION;

THENCE, RUN WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF TRACT 1935, TRANSECTING THE "40'

ROAD” OF SAID PLAT OF “HOMEWOOD” SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID TRACT 1935;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1935, AND EAST RIGHT OF WAY LINE OF “SOUTH BROADWAY STREET / “40’ ROAD”, TO THE NORTHWEST CORNER OF SAID TRACT 1935 AND THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF “NORTH 89TH STREET” / “DITCH AND ROAD” NO.18;

THENCE, RUN WEST ALONG THE EASTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF TRACT 1934 AND THE WESTERLY PROJECTION THEREOF ALONG SAID SOUTH RIGHT-OF-WAY LINE OF “NORTH 89TH STREET” / “DITCH AND ROAD” NO.18, TO THE NORTHEAST CORNER OF TRACT 1933 OF SAID PLAT OF “HOMEWOOD” SUBDIVISION;

THENCE, RUN SOUTHERLY ALONG SAID EAST BOUNDARY LINE OF TRACT 1933 TO THE SOUTHEAST CORNER OF SAID TRACT 1933;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1933 TO THE SOUTHWEST CORNER OF SAID TRACT 1933;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1933 AND THE NORTHERLY PROJECTION THEREOF, TRANSECTING “NORTH 89TH STREET” / DITCH AND ROAD NO.18”, TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF “NORTH 89TH STREET” / “DITCH AND ROAD” NO.18 AS SHOWN ON THE PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION”, RECORDED IN PLAT BOOK 2, PAGES 1 AND 2,

ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA) AND THE SOUTH BOUNDARY LINE OF BLOCK 126 OF THE PLAT OF THE “TOWN OF FELLSMERE” AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF BLOCK 126, 127, 144 AND 145, TRANSECTING “SOUTH MAPLE STREET”, SOUTH OLEANDER STREET” AND “MYRTLE STREET” / 138TH AVENUE” RIGHTS OF WAYS, TO THE SOUTHWEST CORNER OF SAID BLOCK 145 AND THE WEST BOUNDARY LINE OF SAID PLAT OF THE “TOWN OF FELLSMERE”, SAID SOUTHWEST CORNER OF BLOCK 145 ALSO BEING THE SOUTHEAST CORNER OF TRACT 1862 AND AFORESAID EAST BOUNDARY LINE OF THE PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION”, RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF TRACTS 1862, 1863, AND 1864, TO THE SOUTHWEST CORNER OF SAID TRACT 1864, AS SHOWN ON SAID PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION”, AND EAST RIGHT-OF-WAY LINE OF THE “PARK LATERAL CANAL” OF THE FELLSMERE WATER CONTROL DISTRICT;

THENCE, RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF THE “PARK LATERAL CANAL” AND WEST BOUNDARY LINE OF SAID TRACT 1864 AND THE WEST BOUNDARY LINE OF TRACT 1829, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 512 AS SHOWN ON STATE OF FLORIDA, STATE ROAD

DEPARTMENT RIGHT-OF-WAY MAP, SECTION 8802-101, INDIAN RIVER COUNTY;

THENCE, RUN NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 512, TRANSECTING “DITCH AND ROAD” NO.17 AND “DITCH AND ROAD” NO.16, TO THE INTERSECTION WITH THE AFORESAID EAST BOUNDARY LINE OF THE PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION” AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA) ALSO BEING THE WEST BOUNDARY LINE OF AFORESAID PLAT OF THE “TOWN OF FELLSMERE” AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN NORTHERLY ALONG SAID WEST BOUNDARY LINE OF THE PLAT OF THE “TOWN OF FELLSMERE” AND SAID EAST BOUNDARY LINE OF THE PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION” TO THE POINT OF BEGINNING;

LESS AND EXCEPT THOSE CERTAIN PARCELS OF LAND LYING IN AND BEING A PORTION OF TRACT 1451, 1452, 1453, 1454, 1539, 1540 AND 1541 OF THE “PLAT OF FELLSMERE FARMS COMPANY’S SUBDIVISION OF ALL UNSURVEYED PART OF TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN THE ST. LUCIE COUNTY, FLORIDA” AS RECORDED IN PLAT BOOK 2, PAGES 1 AND 2, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1454, ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE “FELLSMERE FARMS

RAILROAD” AS SHOWN ON SAID PLAT OF “FELLSMERE FARMS COMPANY’S SUBDIVISION” WITH THE EAST BOUNDARY LINE OF THE PLAT OF THE “TOWN OF FELLSMERE” AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA), RUN EASTERLY ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 1454 AND SOUTH RIGHT OF WAY LINE OF THE “FELLSMERE FARMS RAILROAD”, TO THE NORTHEAST CORNER OF AFORESAID TRACT 1451, ALSO BEING THE NORTHWEST CORNER OF AFORESAID TRACT 1450;

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID TRACT 1451, ALSO BEING THE WEST BOUNDARY LINE OF SAID TRACT 1450, TO THE INTERSECTION WITH THE NORTH BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS “PARCEL 10” AS DESCRIBED IN WARRANTY DEED PER OFFICIAL RECORDS BOOK 1660, PAGE 1530 THRU 1547, AT PAGE 1537, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE RUN WESTERLY ALONG THE NORTH BOUNDARY LINES OF THOSE CERTAIN PARCELS OF LAND DESCRIBED IN WARRANTY DEED PER OFFICIAL RECORDS BOOK 1660, PAGE 1530 THRU 1547 AT PAGE 1537 AS “PARCEL 10”; WARRANTY DEED PER OFFICIAL RECORDS BOOK 852, PAGE 509 THRU 510; WARRANTY DEED PER OFFICIAL RECORDS BOOK 990, PAGE 1259 THRU 1260; WARRANTY DEED PER OFFICIAL RECORDS BOOK 1688, PAGE 981 THRU 982; AND WARRANTY DEED PER OFFICIAL RECORDS BOOK 859, PAGE 2780 THRU 2781 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL

DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 2780 THRU 2781, SAID POINT ALSO BEING ON THE WEST BOUNDARY LINE OF AFORESAID TRACT 1452;

THENCE, RUN SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF TRACT 1452, ALSO BEING THE WEST BOUNDARY LINE OF SAID CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 859, PAGE 2780 THRU 2781, TRANSECTING 97TH STREET / "DITCH AND ROAD" NO.14 AS SHOWN ON AFORESAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION OF ALL UNSURVEYED PART OF TOWNSHIP 31 SOUTH, RANGE 37 EAST, IN THE ST. LUCIE COUNTY, (NOW INDIAN RIVER COUNTY) STATE OF FLORIDA", AND THE SOUTHERLY PROJECTION ALONG THE WEST BOUNDARY LINE OF AFORESAID TRACT 1541, TO THE SOUTH BOUNDARY LINE OF THAT CERTAIN ADDITIONAL RIGHT OF WAY PARCEL FOR 97TH STREET / "DITCH AND ROAD" NO.14 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1639, PAGE 2167 THRU 2170;

THENCE, RUN EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF THAT CERTAIN ADDITIONAL RIGHT OF WAY PARCEL FOR 97TH STREET / "DITCH AND ROAD" NO.14, TO THE EAST BOUNDARY LINE OF THE NORTH 192.03 FEET OF THE WEST 140.02 FEET OF AFORESAID TRACT 1541 AS MENTIONED IN THAT CERTAIN WARRANTY DEED PER OFFICIAL RECORDS BOOK 755, PAGE 1995 THRU 1996, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN SOUTHERLY ALONG SAID EAST BOUNDARY LINE OF THE NORTH 192.03 FEET OF THE WEST 140.02 FEET, TO THE

SOUTHEAST CORNER OF SAID NORTH 192.03 FEET OF THE WEST 140.02 FEET OF TRACT 1541;

THENCE, RUN WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 192.03 FEET OF THE WEST 140.02 FEET OF TRACT 1541, AND THE WESTERLY PROJECTION, TO THE SOUTHWEST CORNER OF THE NORTH 192.03 FEET OF THE EAST 540.50 FEET OF AFORESAID TRACT 1540 AS MENTIONED IN THAT CERTAIN WARRANTY DEED PER OFFICIAL RECORDS BOOK 755, PAGE 1995 THRU 1996, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID NORTH 192.03 FEET OF THE EAST 540.50 FEET OF SAID TRACT 1540, TO THE SOUTH RIGHT OF WAY LINE OF AFORESAID 97TH STREET / "DITCH AND ROAD" NO.14 (40' WIDE RIGHT OF WAY) AS SHOWN ON AFORESAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION"

THENCE, RUN WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF 97TH STREET / "DITCH AND ROAD" NO.14 (40' WIDE RIGHT OF WAY), AND ALONG THE NORTH BOUNDARY LINE OF TRACT 1540, TO THE NORTHWEST CORNER OF SAID TRACT 1540, ALSO BEING THE NORTHEAST CORNER OF TRACT 1539 AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION";

THENCE, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF SAID TRACT 1539, TO THE SOUTHEAST CORNER OF SAID TRACT 1539;

THENCE, RUN WESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT 1539, TO THE SOUTHWEST CORNER OF SAID TRACT 1539 AND EAST BOUNDARY LINE OF THE AFORESAID PLAT OF THE "TOWN OF FELLSMERE" AS RECORDED IN PLAT BOOK 2, PAGES 3 AND 4, ST. LUCIE COUNTY, FLORIDA (NOW INDIAN RIVER COUNTY, FLORIDA);

THENCE, RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID TRACT 1539 AND THE NORTHERLY PROJECTION ALONG THE WEST BOUNDARY LINE OF AFORESAID TRACT 1454, TRANSECTING SAID 97TH STREET / "DITCH AND ROAD" NO.14 (40' WIDE RIGHT OF WAY) AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION", SAID WEST BOUNDARY LINES ALSO BEING THE EAST BOUNDARY LINE OF SAID PLAT OF THE "TOWN OF FELLSMERE", TO THE NORTHWEST CORNER OF SAID TRACT 1454, AND SOUTH RIGHT OF WAY LINE OF AFORESAID 'FELLSMERE FARMS RAILROAD' RIGHT OF WAY AS SHOWN ON SAID "PLAT OF FELLSMERE FARMS COMPANY'S SUBDIVISION" AND POINT OF BEGINNING;

AND ALSO, LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND LYING IN PART OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, SITUATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF INTERSTATE HIGHWAY 95 AND COUNTY ROAD 512 CORRIDOR, AS DESCRIBED IN THE "AGREEMENT FOR DEED" AS RECORDED IN OFFICIAL RECORDS BOOK 777, PAGE 1012 THRU 1014 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ALL OF THE ABOVE-DESCRIBED COMMUNITY REDEVELOPMENT AREA BOUNDARY LYING AND BEING WITHIN THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE OVERALL DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA IS BASED ON VARIOUS FURNISHED RECORDED INSTRUMENTS OF PARCELS, ORDINANCES AND CHARTER OF THE CITY OF FELLSMERE.