

INDIAN RIVER COUNTY, FLORIDA
M E M O R A N D U M

TO: Jason E. Brown; County Administrator

THROUGH: Phillip J Matson, AICP; Community Development Director

THROUGH: Ryan Sweeney; Chief, Current Development

FROM: Mary Jane Vreeland; Planner, Current Development

DATE: December 7, 2020

SUBJECT: Greene Partners, LLC's Request for Affidavit of Exemption Approval with Dedications to the County. [AOE-20-06-02 / 2020010052-86831] (Greene Family AOE)

It is requested that the data herein presented be given formal consideration by the Board of County Commissioners at its regular meeting of December 15, 2020.

Carter Associates, Inc., on behalf of Greene Partners, LLC, submitted an application for an Affidavit of Exemption (AOE) to be known as the Green Family Affidavit of Exemption. The project consists of eight lots on ±39.79 acres of land situated on the south side of 13th Street SW approximately one-half mile west of 43rd Avenue SW (Attachment 1). The property is zoned A-1, Agricultural-1 (up to 1 unit/5 acres), and has an AG-1, Agriculture-1 (up to 1 unit/5 acres) future land use designation.

During the AOE development review process, Public Works staff indicated that limited access easements would be required along the project's 13th Street SW frontage, except for two shared driveways that will provide access to the eight lots. The purpose of the limited access easements is to control the number of driveway connections to the publicly owned and maintained right-of-way. Dedication of the limited access easements to the Board will allow the County to enforce use of the common entrance connections to 13th Street SW for all lots within the Greene Family AOE.

Normally an AOE may be approved at staff level; however, dedication of the 5' limited access easements to the County requires Board acceptance of the easements. Once accepted by the Board, staff may concurrently approve the AOE and the appropriate documents may be recorded in the public records.

The recordable Greene Family AOE plan accurately depicts the required limited access easements, and also includes the appropriate dedication language. The proposed layout of the AOE has been reviewed by staff, including Public Works, and is acceptable. Also, the dedication language has been reviewed and approved by the County Attorney's office. The Board may now consider

acceptance of the dedication of the limited access easements from the property owner as part of the AOE approval.

RECOMMENDATION:

Based on the provided analysis, staff recommends that the Board of County Commissioners accept the dedication of the limited access easements and authorize the chairman to execute the subject Affidavit of Exemption.

ATTACHMENTS:

1. Location Map
2. Affidavit of Exemption Layout