

ORDINANCE NO. 2022-012

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, ESTABLISHING THE LP COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING A TITLE; PROVIDING FINDINGS; CREATING AND NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ryall Acquisition Group, LLC, a Florida limited liability company ("Petitioner") has filed a Petition to Establish the LP Community Development District ("Petition") with the Board of County Commissioners of Indian River County ("County Commission") pursuant to Section 190.005(2)(a), *Florida Statutes*, to adopt an ordinance establishing the LP Community Development District ("District") pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the owners of one hundred percent (100%) of the real property to be included in the District have consented to the establishment of the District; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on September 13, 2022, pursuant to Section 190.005(2)(b), *Florida Statutes*; and

WHEREAS, upon consideration of the record established at that duly noticed hearing, the County Commission has considered the record of the public hearing and the statutory factors set forth in section 190.005(2)(c), *Florida Statutes*, and the Indian River County Community Development District Guidelines in making its determination to grant or deny the Petition; and

WHEREAS, the County Commission, pursuant to the information contained within the Petition and based on an investigation conducted by Indian River County ("County") staff and otherwise being fully advised as to the facts and circumstances contained within the request of the District, finds as follows:

- (1) The statements within the Petition are true and correct; and

(2) The Petition is complete in that it meets the requirements of Section 190.005(2)(a), *Florida Statutes*; and

(3) The appropriate County staff have reviewed the Petition for establishment of the District on the proposed land and have advised the County Commission that said Petition is complete and sufficient; and

(4) Establishment of the District by this Ordinance is subject to and not inconsistent with any applicable element or portion of the state comprehensive plan or the Indian River County Comprehensive Plan; and

(5) The area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional, interrelated community; and

(6) The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and

(7) The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

(8) The area that will be served by the District is amenable to separate special-district government; and

WHEREAS, pursuant to the information stated above, the County Commission has decided to grant the Petition; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition; and

WHEREAS, the establishment of the District shall not act to amend any land development approvals governing the land area to be included within the District; and

WHEREAS, upon the effective date of this establishing Ordinance, the LP Community Development District, as created by general law, will be duly and legally authorized to exist on the proposed property and to exercise all of its general and special powers as limited by law.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA:

SECTION 1. TITLE. This Ordinance shall be known and may be cited as the “LP Community Development District Establishment Ordinance.”

SECTION 2. BOARD FINDINGS. The Board findings set forth in the recitals to this Ordinance are hereby incorporated in this Ordinance.

SECTION 3. AUTHORITY. This Ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*.

SECTION 4. CREATION OF DISTRICT; DISTRICT NAME. The Petition filed to create the District is hereby granted and there is hereby created a community development district, which is situated entirely within unincorporated Indian River County, Florida, which District shall be known as the “LP Community Development District.”

SECTION 5. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit 1** attached hereto and incorporated by reference, the overall boundaries encompassing 502.47 acres, more or less. There is one outparcel within the external boundaries of the District that is to be excluded from the District, which is described in **Exhibit 2**.

SECTION 6. FUNCTIONS AND POWERS. The District is limited to the performance of those powers and functions as described in Chapter 190, *Florida Statutes*. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), *Florida Statutes*; and security powers, including but not limited to walls, fences, and electronic intrusion detection, as authorized and described in Section 190.012(2)(d), *Florida Statutes*. In the exercise of its powers, the District shall comply with all applicable governmental laws, rules, regulations and policies including, but not limited to, all Indian River County ordinances and policies governing land planning and permitting of the development to be served by the District. The District shall not have any zoning or permitting

powers governing land development or the use of land. No debt or obligation of the District shall constitute a burden on any local general purpose government.

SECTION 7. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Vinny Olmstead, Chad Kelly, Andrew Kennedy, Wendy Coxa, and Trey Olmstead. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

SECTION 8. ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS. The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the County Administrator or designee, without need of public hearing.

SECTION 9. SEVERABILITY. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be illegal, invalid, or unenforceable, such provision shall be deemed severable and the remaining provisions shall continue remain in full force and effect provided that the invalid, illegal or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 10. EFFECTIVE DATE. This Ordinance shall be effective immediately upon receipt of acknowledgement that a copy of this Ordinance has been filed with the Secretary of State.

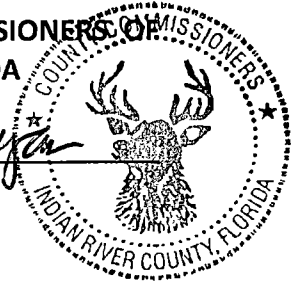
This ordinance was advertised in the Indian River Press Journal on August 23, 2022, August 26, 2022, August 30, 2022, and September 6, 2022 for a public hearing to be held on the 13th day of September, 2022, which was continued until October 18, 2022, at which time it was moved for adoption by Commissioner Adams, seconded by Commissioner Flescher, and adopted. The vote on this ordinance was as follows:

Chairman Peter D. O'Bryan	<u>NAY</u>
Vice Chairman Joseph H. Earman	<u>AYE</u>
Commissioner Susan Adams	<u>AYE</u>
Commissioner Joseph E. Flescher	<u>AYE</u>
Commissioner Laura Moss	<u>NAY</u>

The Chairman thereupon declared the ordinance duly passed and adopted this 18 day of October, 2022.

BOARD OF COUNTY COMMISSIONERS OF
INDIAN RIVER COUNTY, FLORIDA

By: Peter D. O'Bryan
Peter D. O'Bryan, Chairman



ATTEST: **Jeffrey R. Smith, Clerk
and Comptroller**

By: Maure James

Deputy Clerk

This Ordinance was filed with the Department of State on the ____ day of _____, 2022.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY [Signature]

DYLAN REINGOLD
COUNTY ATTORNEY

EXHIBIT 1

LEGAL DESCRIPTION OF LP COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, AND SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, AND SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 00°32'55" WEST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 37.26 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE SOUTH 86°40'22" EAST, A DISTANCE OF 55.06 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 66TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1011, PAGE 2593, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE SOUTH RIGHT-OF-WAY LINE OF 85TH STREET AS SHOWN ON THE RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 11, PAGE 31, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°31'47" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 85TH STREET, A DISTANCE OF 407.85 FEET, TO AN INTERSECTION WITH THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1586, PAGE 1974, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°32'51" WEST ALONG SAID EAST LINE, A DISTANCE OF 730.00 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 770 FEET OF SAID SECTION 32; THENCE SOUTH 89°31'47" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 127.28 FEET TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2683, PAGE 2135, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°32'55" WEST ALONG SAID WE LINE, A DISTANCE OF 220.00 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 990 FEET OF SAID SECTION 32; THENCE SOUTH 89°31'47" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 737.38 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 64TH AVENUE AS SHOWN ON THE PLAT OF DOUGLAS SUBDIVISION, PLAT BOOK 2, PAGE 52, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°39'20" WEST ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 386.47 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF SUB-LATERAL R-13E CANAL OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°38'49" WEST ALONG SAID EAST LINE A DISTANCE OF 281.02 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2066, PAGE 651, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°42'57" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 662.99 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2066, PAGE 651; THENCE SOUTH 00°35'37" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 910.68 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 81ST STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 2168, PAGE 155 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°55'33" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 1820.78 FEET; THENCE NORTH 89°50'59" WEST, A DISTANCE OF 252.87 FEET; THENCE NORTH 89°55'39" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF 81ST STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 2168, PAGE 155, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 959.73 FEET, TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF 67TH COURT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2168, PAGE 155, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 00°30'30"

EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1201.22 FEET, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF SUB-LATERAL R-13E CANAL OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT; THENCE NORTH 89°51'13" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 685.02 FEET TO AN INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1792, PAGE 887, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°30'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 396.50 FEET; THENCE SOUTH 47°22'58" WEST, A DISTANCE OF 160.20 FEET; THENCE SOUTH 43°02'19" EAST, A DISTANCE OF 196.71 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1792, PAGE 887, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°30'30" WEST ALONG SAID WEST LINE, A DISTANCE OF 573.75 FEET, TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 81ST STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 2168, PAGE 155, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 89°55'39" WEST ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 714.04 FEET AND TO A NON-TANGENT POINT OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 3000.00 FEET, THROUGH A CENTRAL ANGLE OF 13°15'41", FOR AN ARC LENGTH OF 694.36 FEET, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 81ST STREET, SAID CURVE IS SUBTENDED BY A CHORD OF 692.81 FEET THAT BEARS SOUTH 83°17'49" EAST; THENCE NORTH 89°55'40" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 919.76 TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°28'22" WEST ALONG SAID EAST LINE, A DISTANCE OF 1279.13 FEET, TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SUB-LATERAL R-14E CANAL OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT; THENCE NORTH 89°48'47" WEST ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 2653.38 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 31; THENCE CONTINUE NORTH 89°48'47" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SUB-LATERAL 14E CANAL, A DISTANCE OF 618.52 FEET, TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID SUB-LATERAL 14E CANAL; THENCE NORTH 00°06'05" EAST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 1965.09 FEET; THENCE CONTINUE NORTH 89°09'34" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 664.48 FEET; THENCE NORTH 00°08'30" WEST, A DISTANCE OF 663.80 FEET, TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SUB-LATERAL R-13E CANAL; THENCE SOUTH 89°37'14" EAST, A DISTANCE OF 623.61 FEET, TO AN INTERSECTION WITH THE EAST LINE OF CITRUS HIDEAWAY SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 26, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE NORTH 00°11'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 643.80 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 89°35'53" EAST, A DISTANCE OF 664.42 FEET, TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 31; THENCE NORTH 00°11'59" EAST ALONG SAID WEST LINE, A DISTANCE OF 624.62 FEET, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 85TH STREET; THENCE SOUTH 89°42'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 330.92 FEET, TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 185 FEET OF THE NORTH 165 FEET OF THE WEST 15 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°19'55" WEST ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE EAST 185 FEET OF THE NORTH 165 FEET OF THE WEST 15 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°42'30" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 185.00 FEET TO AN

INTERSECTION WITH THE EAST LINE OF THE EAST 185 FEET OF THE NORTH 165 FEET OF THE WEST 15 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE NORTH 00°19'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 125.58 FEET, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 81ST STREET; THENCE SOUTH 89°42'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1177.70 FEET, TO AN INTERSECTION WITH THE WEST LINE OF THE NORTH 290 FEET OF THE EAST 300 FEET OF THE EAST 25 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°19'55" WEST ALONG SAID WEST LINE, A DISTANCE OF 249.75 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 290 FEET OF THE EAST 300 FEET OF THE EAST 25 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE SOUTH 89°42'30" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTH 290 FEET OF THE EAST 300 FEET OF THE EAST 25 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 20 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE NORTH 00°19'55" EAST ALONG SAID EAST LINE, A DISTANCE OF 249.54 FEET, TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 81ST STREET; THENCE SOUTH 89°42'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 487.82 FEET; THENCE CONTINUE NORTH 84°34'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 100.45 FEET; THENCE SOUTH 89°42'22" EAST, A DISTANCE OF 92.46 FEET; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 2553.50 FEET; THENCE SOUTH 86°40'22" EAST, A DISTANCE OF 125.15 FEET, TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 31 AND THE POINT OF BEGINNING.

LESS AND EXCEPT A PARCEL IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, THENCE NORTH 00°32'55" EAST ALONG THE EAST LINE OF SAID SECTION 31 TO AN INTERSECTION WITH THE NORTH LINE OF SUB-LATERAL R-13E CANAL OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°51'13" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET, TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 66TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1011, PAGE 2593, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°51'13" WEST, A DISTANCE OF 304.12 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°32'55" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 328.37 FEET; THENCE SOUTH 83°50'40" EAST, A DISTANCE OF 305.57 FEET, TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF 66TH AVENUE; THENCE SOUTH 00°32'55" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 66TH AVENUE, A DISTANCE OF 296.38 FEET, TO THE POINT OF BEGINNING.

OVERALL PARCEL CONTAINING 21,887,590.04 SQUARE FEET OR 502.47 ACRES±.

EXHIBIT 2
LEGAL DESCRIPTION OF EXCLUDED PARCEL

EXCLUDED PARCEL INFORMATION

Property Owner Name and Address:

Parcel ID 31393100000100000001.3

Marilou Keen

8325 66th Avenue

Vero Beach, Florida 32967

A PARCEL IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31, THENCE NORTH 00°32'55" EAST ALONG THE EAST LINE OF SAID SECTION 31 TO AN INTERSECTION WITH THE NORTH LINE OF SUB-LATERAL R-13E CANAL OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°51'13" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET, TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF 66TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1011, PAGE 2593, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°51'13" WEST, A DISTANCE OF 304.12 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°32'55" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 328.37 FEET; THENCE SOUTH 83°50'40" EAST, A DISTANCE OF 305.57 FEET, TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF 66TH AVENUE; THENCE SOUTH 00°32'55" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF 66TH AVENUE, A DISTANCE OF 296.38 FEET, TO THE POINT OF BEGINNING.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 21, 2022

Ms. Jacqueline Rizzo
Indian River County
1801 27th Street, Building A
Vero Beach, Florida 32960

Dear Jacqueline Rizzo:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Indian River County Ordinance No. 2022-012, which was filed in this office on October 21, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra