



SEBASTIAN RIVER IMPROVEMENT DISTRICT

INDIAN RIVER COUNTY

REGULAR BOARD MEETING

APRIL 16, 2025

10:00 A.M.

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.sridfl.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
SEBASTIAN RIVER IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
Indian River County Administration Complex
Bldg. A, Room A1-102
1800 27th Street
Vero Beach, Florida 32960
REGULAR BOARD MEETING
April 16, 2025
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
 - 1. February 19, 2025 Regular Board Meeting.....Page 2
- F. Old Business
- G. New Business
 - 1. Update on Open Projects: River Oaks, Hawks Grove, Bluewater Bay
 - 2. Consider Approval of Hawks Grove Proposed Deeds for R-O-W Swap.....Page 6
 - 3. Discussion Regarding Annual Right of Way Maintenance
 - 4. Unit of Development – Discussion and Consideration
- H. Administrative Matters
 - 1. Sand Mine Update
 - 2. Water Quality Report.....Page 20
 - 3. Financial Update.....Page 38
 - 4. Engineer Update
 - 5. Manager Update
- I. Board Members Comments
- J. Comments from the Public for Items Not on the Agenda
- K. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Special District Services Inc Sebast R
Laura Archer
Sebastian River Improvement District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/30/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$170.56

Tax Amount: \$0.00

Payment Cost: \$170.56

Order No: 10603580

of Copies:

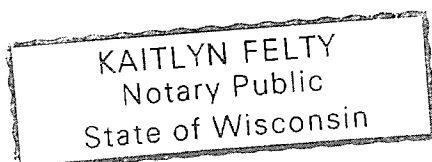
Customer No: 1126008

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PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



SEBASTIAN RIVER IMPROVEMENT DISTRICT FISCAL YEAR 2024/2025 REGULAR BOARD MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Sebastian River Improvement District ("SRID") will hold Regular Board Meetings of the Board of Supervisors at the Indian River County Administration Complex, 1801 27th Street, Building A, Room A1-102, Vero Beach, Florida 32960 at 10:00 a.m. (**unless otherwise noted**) on the following dates:

October 16, 2024
December 18, 2024
February 19, 2025
April 16, 2025
June 18, 2025
August 20, 2025

**On June 18, 2025, the Sebastian River Improvement District Annual Landowners' Meeting will be held at the Indian River County Administration Complex, 1801 27th Street, Building A, Room A1-102, Vero Beach, Florida 32960 and will commence at 9:00 a.m. The Regular Board Meeting will immediately follow the Annual Landowners' Meeting at the same location. The purpose of the meetings is to conduct any business which may properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922. From time to time a Supervisor may participate by telephone; therefore, a speaker telephone may be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made of his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Meetings may be cancelled from time to time without advertised notice.

SEBASTIAN RIVER IMPROVEMENT DISTRICT
www.sridfl.org
Pub: September 30, 2024
TCN10603580

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING MINUTES
FEBRUARY 19, 2025**

A. CALL TO ORDER

The February 19, 2025, Regular Board Meeting of the Sebastian River Improvement District (the “District”) was called to order at 10:00 a.m. in the Indian River County Administration Complex, Building A, Room A-1-102, 1801 27th Street, Vero Beach, Florida 32960.

B. PROOF OF PUBLICATION

Proof of publication was presented showing that notice of the Regular Board Meeting had been published in *Indian River Press Journal* on September 30, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors present:

Board of Supervisors

Chairman	Jeff Bass	Present
Supervisor	Tom Hammond	Present
Supervisor	Chad Kelly	Present

Staff members in attendance were:

District Counsel	Elizabeth Lenihan	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	George Simons & David Luethje	Carter Associates, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. December 11, 2024, Special Board Meeting Minutes

A **motion** was made by Mr. Hammond, seconded by Mr. Bass approving the minutes of the December 11, 2024, Special Board Meeting, as presented. The **motion** approving the minutes passed unanimously.

F. OLD BUSINESS

There were no items.

G. NEW BUSINESS

1. Update on Open Projects: River Oaks, Hawks Grove, Bluewater Bay

- River Oaks

Paul Buri of Simmons & White (Project Manager) and Richard Percic (Attorney) representing the River Oaks Project were present to address questions or concerns from the board.

Mr. Simons updated the Board on various elements of the River Oaks project. He stated that the primary concerns are having a continuous easement from the R-12E Canal to the Lateral L Canal and maintenance rights. Mr. Buri and Mr. Percic provided an alternative route option for continuous flow from the R-12E canal to the Lateral L Canal. They also requested the abandonment of the contingent easement and approval to move forward with including the district in the proposed dedications. Mr. Bass asked Mr. Simons if the alternate route presented would be feasible. Mr. Simons responded that it could work, but maintenance rights would need to be established, including being able to use machinery for cleaning, and an updated plat with the conservation tract. Mr. Bass suggested speaking with FDOT. District Attorney Elizabeth Lenihan responded that she would set up a discussion with FDOT.

After Board discussion, there was a consensus of the board for River Oaks representatives to proceed with adding the district to the proposed dedications.

- Hawks Grove

Mr. Simons provided an update on the Hawks Grove project. He notified the board that it is still in the permitting process and under review. He suggested researching the Hammock POA lease to determine if it is located on the portion that is being considered for the conveyance.

- Bluewater Bay

Mr. Simons notified the board that it had been resubmitted and is in the review process.

2. Update on FDOT MOA

Ms. Lenihan notified the board that Ms. Holmes is waiting to hear back from FDOT regarding legal revisions.

3. Discussion Regarding FDOT as it Relates to CR 510 (W 82nd Ave/E 58th Ave)

Mr. Simons notified the Board that a Notice to Owner had been received from FDOT. Mr. Bass suggested requesting easements instead of a fee.

4. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

Ms. Brown provided the Board with an overview of the Proposed FY 2025/2026, as provided in the Board package, and she recommended approval of the resolution. Mr. Hammond suggested increasing the insurance line-item to \$14,000. Mr. Bass asked if the Interest Income line-item under Revenue should be more. Mr. Simons inquired the same about the Permit Fees line-item. Ms. Brown responded that she would research those items and bring the information back to the board.

After further discussion, Mr. Bass made a **motion**, seconded by Mr. Hammond, to Adopt Resolution 2025-01 Fiscal Year 2025/2026 as amended, and setting the Public Hearing for June 18, 2025. The **motion** passed unanimously.

H. ADMINISTRATIVE MATTERS

1. Sand Mine Update

Mr. Simons notified the board that an inspection at Wild Turkey is scheduled for March.

2. Finance Report

Ms. Brown noted the finance report was included in the Board package, and she was available at any time to address questions from the Board.

3. Engineer Update

Mr. Simons provided an update on Liberty Park and the Florida City gas line.

4. Manager Update

Ms. Brown reminded the board to submit the Form 1 by July 1, 2025.

I. BOARD MEMBER COMMENTS

The Board had no further comments.

J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting of the District was adjourned at 11:07 a.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chairman

This instrument prepared by:
Bruce Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this _____ day of _____, 2025, by **SEBASTIAN RIVER IMPROVEMENT DISTRICT**, whose address is: c/o Special District Services Inc., 2501 a Burns Road, Palm Beach Gardens, FL 33410, first party, to **INDIAN RIVER COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is: 1801 27th Street, Vero Beach, FL 32960, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 32 South, Range 38 East, Indian River County, Florida, and being described as follows:

Commencing at the Southeast corner of said Section 36, run N00°17'28"E, along the East section line of said Section 36, for a distance of 90.00 feet to the point of beginning of the herein described parcel of land;

From the point of beginning run N89°43'43"W for a distance of 40.00 feet to a point; said point being on the North right of way line of 26th Street; thence depart said North right of way line and run N00°17'28"E along a line 40.00 feet West of and parallel with the East section line of said Section 36, for a distance of 2,428.25 feet to a point; thence run N22°06'53"E for a distance of 107.60 feet to a point; said point being the intersection of the South right of way line of 33rd Street and the east section line of said Section 36; thence run S00°17'28"W, along the east section line of said Section 36, for a distance of 2528.13 feet to the point of beginning.

Said parcel of land contains approximately 2.28 acres (99,127.53 sq./ft.)

(Sketch of legal description also attached hereto as Exhibit "A")

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2024.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed their presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: _____
P.O. Address: _____

Sebastian River Improvement District,
A Florida independent special district

By: _____
Name: _____
As: _____

Print Name: _____
P.O. Address: _____

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 2025, by _____ as _____ of Sebastian River Improvement District, on its behalf, who is ☐ personally known to me or who has ☐ produced _____ as identification.

{Notary Stamp}

Notary Public
My commission expires: _____

SKETCH OF LEGAL DESCRIPTION

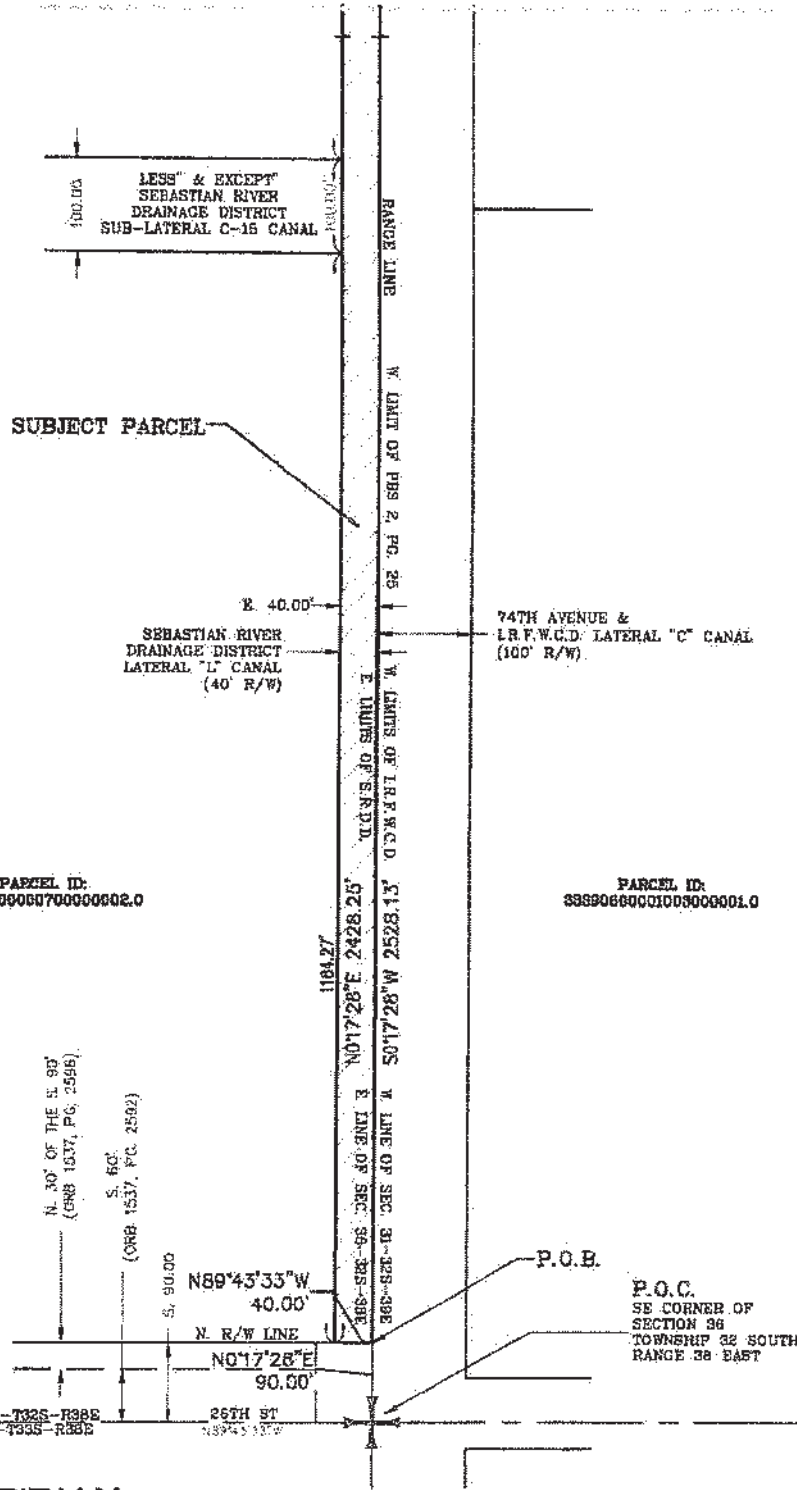
EXHIBIT "A"

PROJ. # 21-108



NORTH
SCALE: 1" = 150'

MATCHLINE-SEE SHEET 2



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

SHEET 1 OF 3

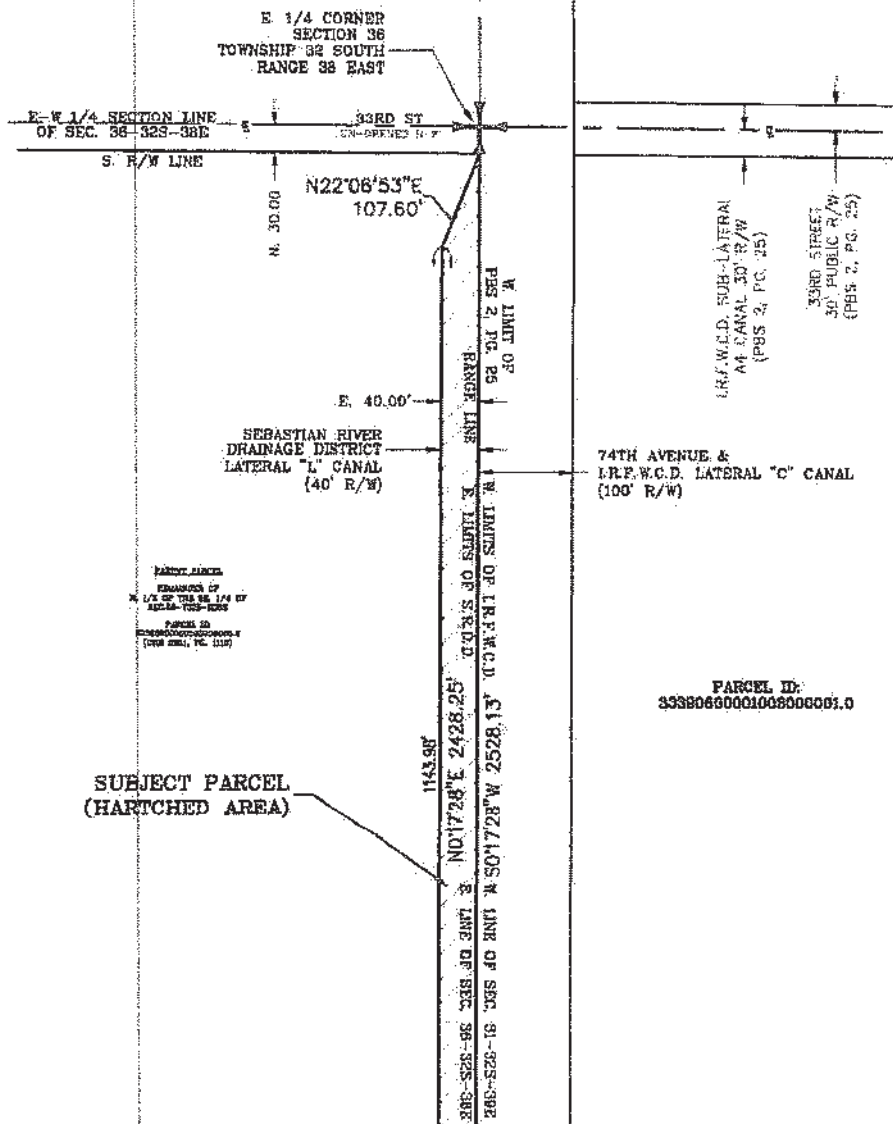
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EXHIBIT "A"

PROJ.# 21-108



NORTH
SCALE: 1" = 150'



SUBJECT PARCEL
(HATCHED AREA)

PARCEL ID:
33380600001006000001.0

MATCHLINE-SEE SHEET 1



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL 33960 LB#6905
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SHEET 2 OF 3

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ. # 21-108

- * SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
- * THIS SURVEY PERFORMED BY:
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B.#6905
d.b.a. MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY, P.S.M.# 5336

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, RUN N00°17'28"E, ALONG THE EAST SECTION LINE OF SAID SECTION 36, FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

FROM THE POINT OF BEGINNING RUN N89°43'43"W FOR A DISTANCE OF 40.00 FEET TO A POINT; SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF 26TH STREET; THENCE DEPART SAID NORTH RIGHT OF WAY LINE AND RUN N00°17'28"E ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST SECTION LINE OF SAID SECTION 36, FOR A DISTANCE OF 2,428.25 FEET TO A POINT; THENCE RUN N22°08'53"E FOR A DISTANCE OF 107.60 FEET TO A POINT; SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 33RD STREET AND THE EAST SECTION LINE OF SAID SECTION 36; THENCE RUN S00°17'28"W, ALONG THE EAST SECTION LINE OF SAID SECTION 36, FOR A DISTANCE OF 2528.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS APPROXIMATELY 2.28 ACRES (99,127.63 SQ.FT.)

ABBREVIATIONS:

I.R.F.W.C.D. - INDIAN RIVER FARMS WATER CONTROL DISTRICT
O.P.S. - OFFICIAL RECORDS BOOK
(P) - PLAT
R/W - RIGHT-OF-WAY
S.R.D.D. - SEBASTIAN RIVER DRAINAGE DISTRICT



MERIDIAN LAND SURVEYORS

1717 INDIAN RIVER BLVD. SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE OF THE ORIGINAL REGISTERED PROFESSIONAL SURVEYOR AND MAPPER NAMED BELOW.

[Signature]

BILLY M. MOODY, P.S.M.#5336



SHEET 1 OF 3

This instrument prepared by:
Bruce Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Blvd.
Vero Beach, FL 32963

**COUNTY DEED
INDIAN RIVER COUNTY, FLORIDA**

This Deed, made this _____ day of _____, 2025, by **INDIAN RIVER COUNTY, FLORIDA, a political subdivision of the State of Florida**, party of the first part, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, hereinafter called GRANTOR and **SEBASTIAN RIVER IMPROVEMENT DISTRICT**, whose address is: c/o Special District Services Inc., 2501a Burns Road, Palm Beach Gardens, FL 33410, hereinafter called GRANTEE.

That GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in Indian River County, Florida:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 32 South, Range 38 East, Indian River County, Florida, and being described as follows:

The West 40.00 feet of the East 80.00 feet of the South 1/2 of the Southeast 1/4 of Section 36, Township 32 South, Range 38 East;

Less and excepting the Sebastian River Drainage District Sub-Lateral "C-15" Canal right of way.

(Sketch of legal description also attached hereto as Exhibit "A")

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year aforesaid.

INDIAN RIVER COUNTY, FLORIDA
By its Board of County Commissioners

Attest: Ryan L. Butler, Clerk of
Court and Comptroller

By: _____
Susan Adams, Chairman

By: _____
Deputy Clerk

Approved as to form and
Legal Sufficiency

Susan J. Prado
Deputy County Attorney

BCC approved: _____

(Official Seal)

Indian River County Administrator

By: _____
John A. Titkanich, Jr.

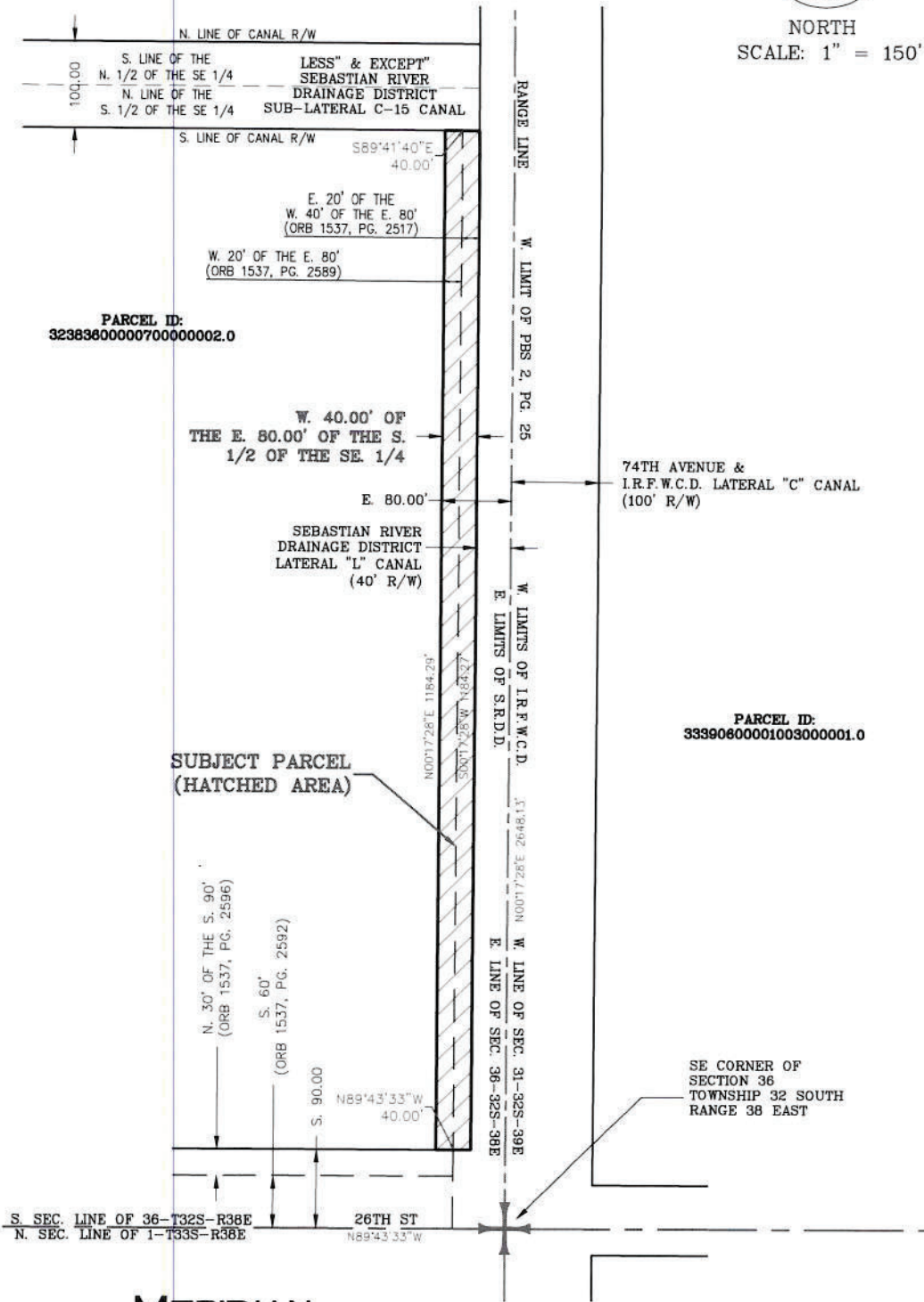
SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 21-108



NORTH
SCALE: 1" = 150'



MERIDIAN
LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
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SHEET 1 OF 2

SKETCH OF LEGAL DESCRIPTION

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PROJ.# 21-108

* SKETCH OF DESCRIPTION — NOT A FIELD BOUNDARY SURVEY

* THIS SURVEY PERFORMED BY:

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d.b.a. MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960

* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY P.S.M.# 5336

LEGAL DESCRIPTION

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THE WEST 40.00 FEET OF THE EAST 80.00 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST;

LESS AND EXCEPTING THE SEBASTIAN RIVER DRAINAGE DISTRICT SUB-LATERAL "C-15" CANAL RIGHT-OF-WAY

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS SKETCH ARE FOR REFERENCE ONLY

ABBREVIATIONS:

I.R.F.W.C.D. — INDIAN RIVER FARMS WATER CONTROL DISTRICT
O.R.B. — OFFICIAL RECORDS BOOK
(P) — PLAT
R/W — RIGHT-OF-WAY
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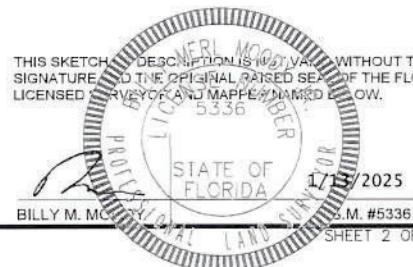


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BILLY M. MOODY P.S.M.#5336

SHEET 2 OF 2

This instrument prepared by:
Bruce Barkett, Esq.
Collins Brown Barkett, Chartered
756 Beachland Blvd.
Vero Beach, FL 32963

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this ____ day of _____, 2025, between **GRBK GHO HOMES, LLC, a Texas limited liability company**, whose address is: 1801 27th Street, Vero Beach, FL 32960 **Grantor**, and **SEBASTIAN RIVER IMPROVEMENT DISTRICT**, whose address is: c/o Special District Services Inc., 2501a Burns Road, Palm Beach Gardens, FL 33410, **Grantee**.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land situate in Indian River County, State of Florida, to-wit:

A parcel of land lying in the Southeast 1/4 of Section 36, Township 32 South, Range 38 East, Indian River County, Florida, and being described as follows:

The West 40.00 feet of the East 80.00 feet of the North 1/2 of the Southeast 1/4 of said Section 36;

Less and except Sebastia River Drainage District Sub-Lateral "C-15" canal right of way.

(Sketch of legal description also attached hereto as Exhibit "A")

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2024.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRBK GHO HOMES, LLC, a Texas
limited liability company

Print Name: _____
P.O. Address: _____

By: _____
Name: _____
Title: _____

Print Name: _____
P.O. Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____ 2025,
by _____, the _____ of GRBK GHO
Homes, LLC, who is ☐ personally known to me or who has ☐ produced _____
_____ as identification.

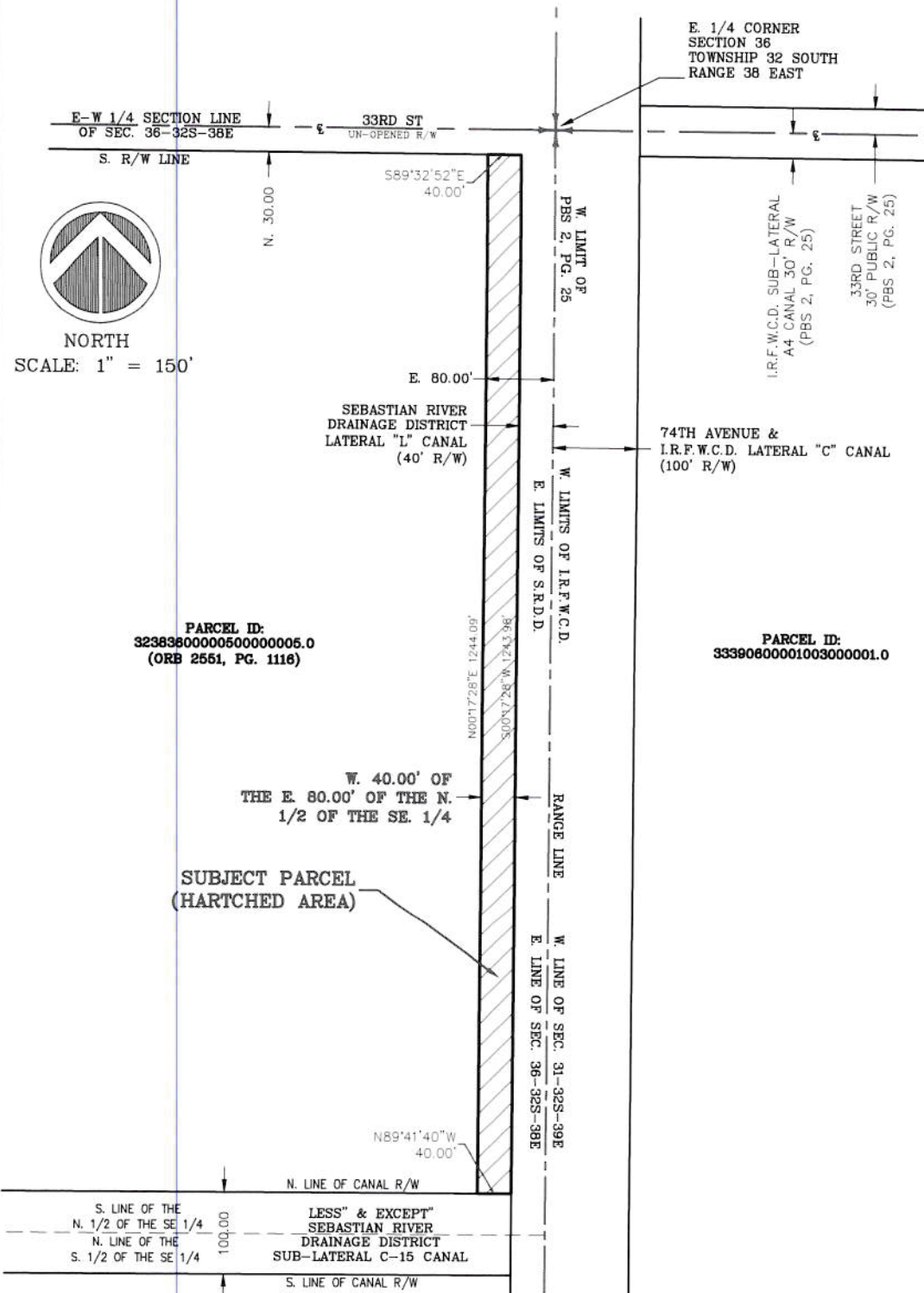
{Notary Stamp}

Notary Public
My commission expires: _____

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 21-108



MERIDIAN
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SHEET 1 OF 2

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d.b.a. MERIDIAN LAND SURVEYORS
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VERO BEACH, FLORIDA 32960
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY P.S.M.# 5336

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

THE WEST 40.00 FEET OF THE EAST 80.00 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 36;

LESS AND EXCEPT SEBASTIAN RIVER DRAINAGE DISTRICT SUB-LATERAL "C-15" CANAL RIGHT OF WAY.

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS SKETCH ARE FOR REFERENCE ONLY

ABBREVIATIONS:

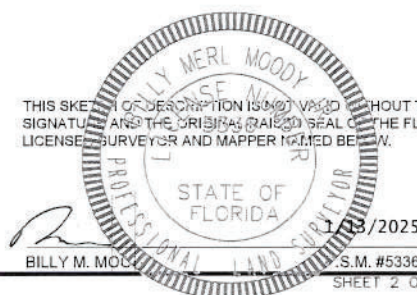
I.R.F.W.C.D. — INDIAN RIVER FARMS WATER CONTROL DISTRICT
O.R.B. — OFFICIAL RECORDS BOOK
(P) — PLAT
R/W — RIGHT-OF-WAY
S.R.D.D. — SEBASTIAN RIVER DRAINAGE DISTRICT



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.



BILLY M. MOODY P.S.M.#5336

SHEET 2 OF 2



February 25, 2025

Todd Wodraska
Special District Services, Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410

RE: Project: Sebastian Quarterly SW
Pace Project No.: 35936568

Dear Todd Wodraska:

Enclosed are the analytical results for sample(s) received by the laboratory on February 12, 2025. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

The test results provided in this final report were generated by each of the following laboratories within the Pace Network:

- Pace Analytical Services - Ormond Beach
- Pace Analytical Services - South Florida

If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Cameron Meynardie
cameron.meynardie@pacelabs.com
813-855-1844
Project Manager

Enclosures

cc: Sylvia Bethel, Sebastian WCD
B. Frank Sakuma, Jr, Sebastian WCD
George Simons, Sebastian WCD
Frances Ware, Special District Services, Inc.



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: Sebastian Quarterly SW
Pace Project No.: 35936568

Pace Analytical Services Ormond Beach

8 East Tower Circle, Ormond Beach, FL 32174
Alaska DEC- CS/UST/LUST
Alabama Certification #: 41320
California Certification# 3096
Colorado Certification: FL NELAC Reciprocity
Connecticut Certification #: PH-0216
Delaware Certification: FL NELAC Reciprocity
DoD-ANAB #:ADE-3199
Florida Certification #: E83079
Georgia Certification #: 955
Guam Certification: FL NELAC Reciprocity
Hawaii Certification: FL NELAC Reciprocity
Illinois Certification #: 200068
Indiana Certification: FL NELAC Reciprocity
Kansas Certification #: E-10383
Kentucky Certification #: 90050
Louisiana Certification #: FL NELAC Reciprocity
Louisiana Environmental Certificate #: 05007
Maine Certification #: FL01264
Maryland Certification: #346
Massachusetts Certification #: M-FL1264
Michigan Certification #: 9911
Mississippi Certification: FL NELAC Reciprocity
Missouri Certification #: 236

Montana Certification #: Cert 0074
Nebraska Certification: NE-OS-28-14
Nevada Certification: FL NELAC Reciprocity
New Hampshire Certification #: 2958
New Jersey Certification #: FL022
New York Certification #: 11608
North Carolina Environmental Certificate #: 667
North Carolina Certification #: 12710
North Dakota Certification #: R-216
Ohio DEP 87780
Oklahoma Certification #: D9947
Pennsylvania Certification #: 68-00547
Puerto Rico Certification #: FL01264
South Carolina Certification: #96042001
Tennessee Certification #: TN02974
Texas Certification: FL NELAC Reciprocity
US Virgin Islands Certification: FL NELAC Reciprocity
Utah
Utah FL NELAC Reciprocity
Virginia Environmental Certification #: 460165
West Virginia Certification #: 9962C
Wisconsin Certification #: 399079670
Wyoming (EPA Region 8): FL NELAC Reciprocity

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

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SAMPLE SUMMARY

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35936568001	510 BRIDGE	Water	02/12/25 11:30	02/12/25 15:55

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35936568001	510 BRIDGE	SM 2520B Modified	KSD	1	PASI-SF
		SM 2540C	VAG	1	PASI-O
		SM 2540D	VAG	1	PASI-O
		SM 5210B	SAH	1	PASI-O
		EPA 300.0	AMD1	1	PASI-O
		EPA 350.1	AEL	1	PASI-O
		EPA 351.2	CMB	1	PASI-O
		EPA 353.2	KW1	1	PASI-O
		EPA 365.3	AMD1	1	PASI-O

PASI-O = Pace Analytical Services - Ormond Beach

PASI-SF = Pace Analytical Services - South Florida

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ANALYTICAL RESULTS

Project: Sebastian Quarterly SW
Pace Project No.: 35936568

Sample: 510 BRIDGE		Lab ID: 35936568001		Collected: 02/12/25 11:30		Received: 02/12/25 15:55		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Field Data		Analytical Method: Pace Analytical Services - Ormond Beach							
Field pH	7.63	Std. Units			1		02/12/25 11:30		
Field Temperature	21.4	deg C			1		02/12/25 11:30		
Field Specific Conductance	1642.0	umhos/cm			1		02/12/25 11:30		
Oxygen, Dissolved	8.67	mg/L			1		02/12/25 11:30	7782-44-7	
Turbidity	6.22	NTU			1		02/12/25 11:30		
Salinity by Conductivity		Analytical Method: SM 2520B Modified Pace Analytical Services - South Florida							
Salinity	7.0 U	ppt	7.0	7.0	1		02/16/25 15:05		
2540C Total Dissolved Solids		Analytical Method: SM 2540C Pace Analytical Services - Ormond Beach							
Total Dissolved Solids	875	mg/L	5.0	5.0	1		02/17/25 11:20		
2540D Total Suspended Solids		Analytical Method: SM 2540D Pace Analytical Services - Ormond Beach							
Total Suspended Solids	5.0 U	mg/L	5.0	5.0	1		02/17/25 15:29		PP
5210B BOD, 5 day		Analytical Method: SM 5210B Pace Analytical Services - Ormond Beach							
BOD, 5 day	2.0 U	mg/L	2.0	2.0	1	02/14/25 06:44	02/19/25 08:30		
300.0 IC Anions 28 Days		Analytical Method: EPA 300.0 Pace Analytical Services - Ormond Beach							
Chloride	341	mg/L	25.0	12.5	5		02/21/25 08:43	16887-00-6	
350.1 Ammonia		Analytical Method: EPA 350.1 Pace Analytical Services - Ormond Beach							
Nitrogen, Ammonia	0.057	mg/L	0.050	0.035	1		02/13/25 13:12	7664-41-7	
351.2 Total Kjeldahl Nitrogen		Analytical Method: EPA 351.2 Preparation Method: EPA 351.2 Pace Analytical Services - Ormond Beach							
Nitrogen, Kjeldahl, Total	0.51	mg/L	0.50	0.20	1	02/21/25 07:30	02/24/25 19:06	7727-37-9	
353.2 Nitrogen, NO2/NO3 unpres		Analytical Method: EPA 353.2 Pace Analytical Services - Ormond Beach							
Nitrogen, Nitrate	0.15	mg/L	0.050	0.025	1		02/13/25 13:24	14797-55-8	
365.3 Phosph. Total Low Level		Analytical Method: EPA 365.3 Preparation Method: EPA 365.3 Pace Analytical Services - Ormond Beach							
Phosphorus, Total (as P) LL	0.050	mg/L	0.0040	0.0028	1	02/13/25 13:01	02/14/25 10:56	7723-14-0	

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

QC Batch: 1077322

Analysis Method: SM 2520B Modified

QC Batch Method: SM 2520B Modified

Analysis Description: Salinity Conductivity

Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35936568001

METHOD BLANK: 5914901

Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Salinity	ppt	7.0 U	7.0	7.0	02/16/25 14:38	

LABORATORY CONTROL SAMPLE: 5914902

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Salinity	ppt	35	36.6	105	90-110	

SAMPLE DUPLICATE: 5914903

Parameter	Units	35935624001 Result	Dup Result	RPD	Max RPD	Qualifiers
Salinity	ppt	40.2	41.3	3	5	

SAMPLE DUPLICATE: 5914904

Parameter	Units	35935624012 Result	Dup Result	RPD	Max RPD	Qualifiers
Salinity	ppt	43.9	44.1	1	5	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

QC Batch: 1077435

QC Batch Method: SM 2540C

Analysis Method: SM 2540C

Analysis Description: 2540C Total Dissolved Solids

Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35936568001

METHOD BLANK: 5915099

Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Dissolved Solids	mg/L	5.0 U	5.0	5.0	02/17/25 11:20	

LABORATORY CONTROL SAMPLE: 5915100

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Dissolved Solids	mg/L	300	298	99	90-110	

SAMPLE DUPLICATE: 5915101

Parameter	Units	35936436006 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	251	357	35	10	J(D6)

SAMPLE DUPLICATE: 5915102

Parameter	Units	35936471001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	35.0	33.0	6	10	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

QC Batch:	1077432	Analysis Method:	SM 2540D
QC Batch Method:	SM 2540D	Analysis Description:	2540D Total Suspended Solids
		Laboratory:	Pace Analytical Services - Ormond Beach
Associated Lab Samples:	35936568001		

METHOD BLANK: 5915088 Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Suspended Solids	mg/L	5.0 U	5.0	5.0	02/17/25 15:29	

LABORATORY CONTROL SAMPLE: 5915089

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Suspended Solids	mg/L	99.7	96.0	96	90-110	

SAMPLE DUPLICATE: 5915090

Parameter	Units	35936209005 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	30200	31200	3	10	PK

SAMPLE DUPLICATE: 5915091

Parameter	Units	35936213001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	13500	12700	6	10	PK

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

QC Batch: 1076909

Analysis Method: SM 5210B

QC Batch Method: SM 5210B

Analysis Description: 5210B BOD, 5 day

Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35936568001

METHOD BLANK: 5912510

Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
BOD, 5 day	mg/L	2.0 U	2.0	2.0	02/19/25 07:34	

LABORATORY CONTROL SAMPLE: 5912512

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
BOD, 5 day	mg/L	198	199	101	85-115	

SAMPLE DUPLICATE: 5912513

Parameter	Units	35936417001 Result	Dup Result	RPD	Max RPD	Qualifiers
BOD, 5 day	mg/L	2080	2140	3	20	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

QC Batch: 1078503

Analysis Method: EPA 300.0

QC Batch Method: EPA 300.0

Analysis Description: 300.0 IC Anions

Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35936568001

METHOD BLANK: 5920198

Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chloride	mg/L	2.5 U	5.0	2.5	02/21/25 04:40	

LABORATORY CONTROL SAMPLE: 5920199

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Chloride	mg/L	50	49.2	98	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5922455 5922456

Parameter	Units	35935745002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Chloride	mg/L	118	50	50	172	171	108	107	90-110	0	20 L	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35936568

QC Batch:	1076689	Analysis Method:	EPA 350.1
QC Batch Method:	EPA 350.1	Analysis Description:	350.1 Ammonia
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35936568001

METHOD BLANK: 5911130 Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Ammonia	mg/L	0.035 U	0.050	0.035	02/13/25 12:32	

LABORATORY CONTROL SAMPLE: 5911131

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Ammonia	mg/L	1	1.1	108	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5911134 5911135

Parameter	Units	35936353003 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Ammonia	mg/L	<0.035	1	1	1.1	1.1	107	107	90-110	0	20	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5911156 5911157

Parameter	Units	35936320009 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Ammonia	mg/L	0.21	1	1	1.3	1.3	108	108	90-110	0	20	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35936568

QC Batch:	1078472	Analysis Method:	EPA 351.2
QC Batch Method:	EPA 351.2	Analysis Description:	351.2 TKN
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35936568001

METHOD BLANK: 5920052 Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	0.20 U	0.50	0.20	02/24/25 18:54	

LABORATORY CONTROL SAMPLE: 5920053

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	20	20.1	101	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5920055 5920054

Parameter	Units	35936698002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Kjeldahl, Total	mg/L	0.92	20	20	20.7	20.8	99	99	90-110	1	20	

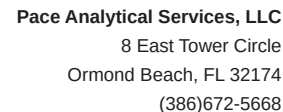
MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5920057 5920056

Parameter	Units	35936569001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Kjeldahl, Total	mg/L	0.65	20	20	20.9	20.5	101	99	90-110	2	20	

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Project: Sebastian Quarterly SW
Pace Project No.: 35936568

QC Batch:	1076663	Analysis Method:	EPA 353.2
QC Batch Method:	EPA 353.2	Analysis Description:	353.2 Nitrate + Nitrite, Unpres.
		Laboratory:	Pace Analytical Services - Ormond Beach
Associated Lab Samples:	35936568001		

METHOD BLANK: 5911055 Matrix: Water
Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Nitrate	mg/L	0.025 U	0.050	0.025	02/13/25 13:21	

REPORT OF LABORATORY ANALYSIS

Page 13 of 18



QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

QC Batch: 1076739

Analysis Method: EPA 365.3

QC Batch Method: EPA 365.3

Analysis Description: 365.3 Low Level Total Phosphorus

Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35936568001

METHOD BLANK: 5911413

Matrix: Water

Associated Lab Samples: 35936568001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Phosphorus, Total (as P) LL	mg/L	0.0028 U	0.0040	0.0028	02/14/25 10:41	

LABORATORY CONTROL SAMPLE: 5911414

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Phosphorus, Total (as P) LL	mg/L	0.1	0.096	96	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5911416 5911415

Parameter	Units	35936353001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Phosphorus, Total (as P) LL	mg/L	0.0054	0.1	0.1	0.11	0.11	101	104	80-120	3	20	

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QUALIFIERS

Project: Sebastian Quarterly SW
Pace Project No.: 35936568

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.
ND - Not Detected at or above adjusted reporting limit.
TNTC - Too Numerous To Count
MDL - Adjusted Method Detection Limit.
PQL - Practical Quantitation Limit.
RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.
S - Surrogate
1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.
Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.
LCS(D) - Laboratory Control Sample (Duplicate)
MS(D) - Matrix Spike (Duplicate)
DUP - Sample Duplicate
RPD - Relative Percent Difference
NC - Not Calculable.
SG - Silica Gel - Clean-Up
U - Indicates the compound was analyzed for, but not detected.
N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.
Reported results are not rounded until the final step prior to reporting. Therefore, calculated parameters that are typically reported as "Total" may vary slightly from the sum of the reported component parameters.
Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.
TNI - The NELAC Institute.

ANALYTE QUALIFIERS

I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U	Compound was analyzed for but not detected.
J(D6)	Estimated Value. The relative percent difference (RPD) between the sample and sample duplicate exceeded laboratory control limits.
L	Off-scale high. Actual value is known to be greater than value given.
PK	Sample volume was decreased because complete filtration was not achieved within the maximum method-specified timeframe.
PP	The mass of dried residue obtained did not meet the test method requirements based on volume used.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Sebastian Quarterly SW

Pace Project No.: 35936568

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35936568001	510 BRIDGE				
35936568001	510 BRIDGE	SM 2520B Modified	1077322		
35936568001	510 BRIDGE	SM 2540C	1077435		
35936568001	510 BRIDGE	SM 2540D	1077432		
35936568001	510 BRIDGE	SM 5210B	1076909	SM 5210B	1078058
35936568001	510 BRIDGE	EPA 300.0	1078503		
35936568001	510 BRIDGE	EPA 350.1	1076689		
35936568001	510 BRIDGE	EPA 351.2	1078472	EPA 351.2	1079323
35936568001	510 BRIDGE	EPA 353.2	1076663		
35936568001	510 BRIDGE	EPA 365.3	1076739	EPA 365.3	1076861

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Sample Condition Upon Receipt Form (SCUR)

WO#: 35936568

PM: CEM

Due Date: 02/24/25

CLIENT: SEBWCD

Project #

Project Manager:

Client:

Date and Initials of person: MM/2.13.25

Examining contents: MM

Verifying pH: MM

Initials: EASI

Thermometer Used: T-426

Date: 2/12/25

Time: 1613

State of Origin: _____

☐ For WV projects, all containers verified to ≤6 °C

Cooler #1 Temp. °C 2.3 (Visual) 0 (Correction Factor) 2.3 (Actual)

Cooler #2 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #3 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #4 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #5 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Cooler #6 Temp. °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

Recheck for OOT °C _____ (Visual) _____ (Correction Factor) _____ (Actual)

☐ Samples on ice, cooling process has begun.

☐ Samples on ice, cooling process has begun.

☐ Samples on ice, cooling process has begun.

☐ Samples on ice, cooling process has begun.

☐ Samples on ice, cooling process has begun.

☐ Samples on ice, cooling process has begun.

Courier: ☐ Fed Ex ☐ UPS ☐ USPS ☐ Client ☐ Commercial ☒ Pace ☐ Other: _____

Shipping Method: ☐ Standard Overnight ☐ First Overnight ☐ Priority Overnight ☐ Ground ☐ International Priority ☐ Other: _____

Billing: ☐ Recipient ☐ Sender ☐ Third Party ☐ Credit Card ☐ Unknown

Tracking # _____

Custody Seal Present: ☐ Yes ☐ No Seal properly placed and intact: ☐ Yes ☐ No

Ice: ☒ Wet ☐ Blue ☐ Dry ☐ None ☐ Melted

Packing Material: ☐ Bubble Wrap ☐ Bubble Bags ☐ None ☐ Other: _____

Samples shorted to lab: ☐ Yes ☐ No (If yes, complete the following)

Shorted Date: 2/18/25

Shorted Time: 1630

Bottle Quantity / Type: 2 505

Chain of Custody:	Present: ☒ Yes ☐ No Filled Out: ☐ Yes ☐ No ☐ N/A Sampler Name: ☐ Yes ☐ No ☐ N/A
	Relinquished To Pace: ☐ Yes ☐ No ☐ N/A Sampling Date(s): ☐ Yes ☐ No ☐ N/A Sampling Time(s): ☐ Yes ☐ No ☐ N/A
Samples Arrived within Hold Time.	☒ Yes ☐ No ☐ N/A
Rush Turnaround Requested on COC.	☐ Yes ☒ No ☐ N/A
Sufficient Volume	☒ Yes ☐ No ☐ N/A
Correct Containers Used.	☒ Yes ☐ No ☐ N/A
Containers Intact	☒ Yes ☐ No ☐ N/A
Sample Labels Match COC (Sample ID, Date/Time of Collection).	☒ Yes ☐ No ☐ N/A
All containers needing acid / base preservation have been checked.	☒ Yes ☐ No ☐ N/A
All containers needing preservation are found to be in compliance with EPA recommendation:	☒ Yes ☐ No ☐ N/A
Exceptions: Vials, Microbiology, O&G, PFAS	
Headspace in Volatile Vials? (>6mm):	☐ Yes ☐ No ☒ N/A
Trip Blank Present:	☐ Yes ☐ No ☒ N/A

Preservation Information	
Preservative: _____	Date: _____
Lot / Trace: _____	Time: _____
Amount added (mL): _____	Initials: _____

Comments / Resolutions (use back for additional comments):

Labeled by: TSI

Reviewed by: MM

Delivered by: MM

Sebastian River Improvement District

Financial Report For March 2025

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/23 - 3/31/25
REVENUES			
NAV Assessments	308,436	3,285	291,064
R-O-W Use Fees	25,515	0	0
Permit Fees	5,000	0	2,500
Other Revenue	0	0	0
Other Revenue - Sale Of ROW	0	0	0
Interest Income	2,400	0	28,265
Total Revenues	\$ 341,351	\$ 3,285	\$ 321,829
EXPENDITURES			
Legal	20,000	0	16,686
District Administrative	30,000	2,500	15,000
Operations Manager	21,000	1,750	10,500
Operations Manager - Payroll Taxes	1,607	134	804
Engineering - General	70,000	0	35,213
Engineering - Permit	5,000	0	0
Engineering - Sand Mines	0	0	0
Engineering - 82nd Ave Extension	0	0	0
Engineering - Other	14,000	0	0
Accounting/Audit	5,400	0	0
Insurance	12,000	0	10,163
Website Management	2,000	167	1,000
Dues & Subscriptions	3,000	0	175
Legal Advertisements	1,401	0	123
Miscellaneous	3,938	413	2,135
Water Quality Analytical Service	1,000	0	390
R-O-W Maintenance (Includes Canal Maintenance & Bank Mowing)	130,000	0	75,104
Miscellaneous Maintenance	2,500	2,876	2,876
Total Expenditures	\$ 322,846	\$ 7,840	\$ 170,169
Revenues Less Expenditures	\$ 18,505	\$ (4,555)	\$ 151,660
County Appraiser & Tax Collector Fee	(6,169)	0	(2,350)
Discounts For Early Payments	(12,336)	(33)	(10,559)
Excess/ (Shortfall)	\$ -	\$ (4,588)	\$ 138,751
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (4,588)	\$ 138,751

Bank Balance As Of 3/31/25	\$ 1,873,353.76
Accounts Payable As Of 3/31/25	\$ 18,173.73
Other Current Liabilities As Of 3/31/25	\$ 78,543.22
Accounts Receivable As Of 3/31/25	\$ 20,666.99
Available Funds As Of 3/31/25	\$ 1,797,303.80

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
TAX COLLECTIONS 2024-2025**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)
									\$308,436.00	\$308,436.00	\$308,436.00
									\$289,930.00	\$289,930.00	\$289,930.00
1		Paid to Indian River County Property Appraiser	10/08/24	Fees			\$ (850.00)		\$ (850.00)		\$ (850.00)
2	1	Indian River County Tax Collector	11/08/24	NAV Taxes	\$ 4,374.28		\$ (83.83)	\$ (182.65)	\$ 4,107.80	\$ 4,374.28	\$ 4,107.80
3	2	Indian River County Tax Collector	11/15/24	NAV Taxes	\$ 13,016.80		\$ (249.92)	\$ (520.74)	\$ 12,246.14	\$ 13,016.80	\$ 12,246.14
4	3	Indian River County Tax Collector	11/22/24	NAV Taxes	\$ 19,862.90		\$ (381.37)	\$ (794.56)	\$ 18,686.97	\$ 19,862.90	\$ 18,686.97
5	4	Indian River County Tax Collector	11/27/24	NAV Taxes	\$ 32,357.80		\$ (621.27)	\$ (1,294.36)	\$ 30,442.17	\$ 32,357.80	\$ 30,442.17
6	5	Indian River County Tax Collector	12/06/24	NAV Taxes	\$ 89,060.70		\$ (163.61)	\$ (3,562.61)	\$ 85,334.48	\$ 89,060.70	\$ 85,334.48
7	6	Indian River County Tax Collector	12/13/24	NAV Taxes	\$ 78,758.57			\$ (3,147.49)	\$ 75,611.08	\$ 78,758.57	\$ 75,611.08
8	7	Indian River County Tax Collector	01/17/25	NAV Taxes	\$ 1,498.33			\$ (44.92)	\$ 1,453.41	\$ 1,498.33	\$ 1,453.41
9	8	Indian River County Tax Collector	12/20/24	NAV Taxes	\$ 138.69			\$ (4.15)	\$ 134.54	\$ 138.69	\$ 134.54
10	9	Indian River County Tax Collector	12/27/24	NAV Taxes	\$ 751.44			\$ (22.52)	\$ 728.92	\$ 751.44	\$ 728.92
11	10	Indian River County Tax Collector	01/31/25	NAV Taxes	\$ 1,074.50			\$ (22.66)	\$ 1,051.84	\$ 1,074.50	\$ 1,051.84
12	Int - 1	Indian River County Tax Collector	01/31/25	NAV Taxes		\$ 98.21			\$ 98.21	\$ 98.21	\$ 98.21
13	11	Indian River County Tax Collector	02/14/25	NAV Taxes	\$ 46,203.50			\$ (924.02)	\$ 45,279.48	\$ 46,203.50	\$ 45,279.48
14	12	Indian River County Tax Collector	02/28/25	NAV Taxes	\$ 583.30			\$ (5.83)	\$ 577.47	\$ 583.30	\$ 577.47
15	13	Indian River County Tax Collector	03/14/25	NAV Taxes	\$ 3,284.90			\$ (32.87)	\$ 3,252.03	\$ 3,284.90	\$ 3,252.03
16									\$ -		
17									\$ -		
18									\$ -		
19									\$ -		
20									\$ -		
21									\$ -		
22									\$ -		
23									\$ -		
24									\$ -		
25									\$ -		
26									\$ -		
27									\$ -		
28									\$ -		
					\$ 290,965.71	\$ 98.21	\$ (2,350.00)	\$ (10,559.38)	\$ 278,154.54	\$ 291,063.92	\$ 278,154.54

Tax Collections
94.34%

\$ 290,965.71	
\$ 98.21	\$ 278,154.54
\$ (291,063.92)	\$ (278,154.54)
\$ -	\$ -

Note: \$308,436 is 2024/2025 Budgeted
assessments before discounts and fees.
\$289,930 is 2024/2025 Budgeted
assessments after discounts and fees.