SEBASTIAN RIVER IMPROVEMENT DISTRICT

INDIAN RIVER COUNTY

MARCH 7, 2018
REGULAR BOARD MEETING
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
1555 Indian River Boulevard, Suite A - 220
Vero Beach, Florida 32960
BOARD OF SUPERVISORS
REGULAR BOARD MEETING
March 7, 2018
10:00 a.m.

A. Call to Order

B. Proof of Publication……..Page 1

C. Establish Quorum

D. Additions or Deletions to Agenda

E. Comments from the Public for Items Not on the Agenda

F. Approval of Minutes

1. December 6, 2017 Regular Board Meeting Minutes…….....Page 3

G. Old Business

1. Update on FEMA Maps
2. Consider 82nd Avenue Right of Way Acquisition…….Page 8
3. Lateral D Watershed
   a. Discussion Regarding Selection of Mediator…….Page 38
   b. Consider Approval of Engagement Letter – Special Counsel Representation from Manson Bolves Donaldson Varn Attorneys at Law……Page 41
   c. Discussion Regarding Next Steps

H. New Business

I. Administrative Matters

1. Water Quality Report ……Page 43
2. Sand Mine Updates
3. Announce Annual Landowners' Meeting – June 6, 2018

J. Board Members Comments

K. Adjourn

Treasure Coast Newspapers | TCPALM

Indian River Press Journal
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before the undersigned authority personally appeared, Natalie Zollar, who on oath says that she is Classified Inside Sales Manager of the Indian River Press Journal, a daily newspaper published at Vero Beach in Indian River County, Florida: that the attached copy of advertisement was published in the Indian River Press Journal in the following issues below. Affiant further says that the said Indian River Press Journal is a newspaper published in Vero Beach in said Indian River County, Florida, and that said newspaper has heretofore been continuously published in said Indian River County, Florida, daily and distributed in Indian River County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The Indian River Press Journal has been entered as Periodical Matter at the Post Offices in Vero Beach, Indian River County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Customer	Ad Number	Copyline	PO #
432751 - SPECIAL DISTRICT SERVICES INC	1828075	SEBASTIAN RIVER IMPROVEMENT DISTRICT	

Pub Dates
November 22, 2017

Sworn to and subscribed before me this day of, November 24, 2017, by

Natalie Zollar, who is

Natalie Zollar

(X) personally known to me or

( ) who has produced _____ as identification.

Karol E Kangas

Karol Kangas — Notary Public

KAROL E KANGAS
Notary Public - State of Florida
Commission # GG 126041
My Comm. Expires Jul 29, 2021
Bonded through National Notary Assn.

Transportation

localfieds Where local meets classifieds Place your ad with us. Call 1-877-2472407

Transportation

Auto Dealer Directory

WALLACE CADILLAC
3555 SE Federal Hwy., Stuart
772-286-3555

WALLACE CHEVROLET
2650 SE Federal
Hwy Stuart
772-287-3232

Auto Dealer Directory

GATOR CHRYSLER DODGE JEEP
Drive A Little • Save A Lot
US-1, Melbourne
gatorchrysler.net
(321)724-6811

Buy & Sell fast!
TCPALM Localfieds

WALLACE CHRYSLER
2755 SE Federal
Highway, Stuart
772-220-3600

Auto Dealer Directory

VERO BEACH CHRYSLER
855 S US 1
800-375-2966
verobeachcjd.com

WALLACE DODGE
2755 SE Federal
Highway, Stuart
772-220-3600

VELDE FORD
velde-ford.com
488 US Hwy 1
VERO BEACH
772-569-3400

Auto Dealer Directory

WALLACE HYUNDAI
3801 SE Federal
Hwy., Stuart
772-283-6000

VERO BEACH JEEP
855 S. US ONE
800-375-2966
verobeachcjd.com

WALLACE JEEP
2755 SE Federal Highway,
Stuart 772-220-3600

Auto Dealer Directory

WALLACE LINCOLN
5555 South US 1 Ft. Pierce
772-461-6060

WALLACE MAZDA
3725 SE Federal
Hwy., Stuart
772-288-1999

WALLACE NISSAN
4313 SE Federal Hwy.,
Stuart
772-286-8000

Auto Dealer Directory

GRIECO NISSAN
Sales/Service
4815 S US 1
1-888-728-4735
GriecoNissan.com
(772)464-4645

WALLACE VOLKSWAGEN
2805 SE Federal Highway,
Stuart
772-219-0007

WALLACE VOLVO
3801 SE Federal Hwy., Stuart
772-872-0592

Public Notices

On November 1, 2017, an application was tendered for filing with the FCC for the transfer of control of Pensacola Christian College, Inc., the license of FM translator station W203BT, Vero Beach, FL, due to changes in its governing Board. W203BT rebroadcasts station WPCS(FM), Channel 208, Pensacola, FL, at 88.5 MHz on output channel 203 and operates with a transmitter output power of 0.021 kW from 901 1st Place, Vero Beach, FL.
Pub: November 15, 2017
TCN 1821360

SEBASTIAN RIVER IMPROVEMENT DISTRICT FISCAL YEAR 2017/2018 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 offices of the SRID Attorney located at Samuel A. Block, P.A., 1555 Indian River Boulevard, Suite D-125, Vero Beach, Florida 32960 at **10:00 a.m.** on the following dates **(**unless otherwise noted**)**:

December 6, 2017
March 7, 2018
****June 6, 2018****
September 5, 2018

The June 6, 2018, Regular Board Meeting will be held in the Northern Trust Bank Community Room located at 755 Beachland Boulevard, Vero Beach, Florida 32963 and will commence at 9:00 a.m. The Annual Meeting will immediately follow the Regular Board Meeting at 10:00 a.m. 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 one or two Supervisors may participate by telephone; therefore, a speaker telephone will 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 insure that a verbatim record of the proceedings is made at 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 or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice

SEBASTIAN RIVER IMPROVEMENT DISTRICT
www.sebastianriverid.org
Pub: November 22, 2017
TCN 1828075

This will serve as notice of intention to designate the positions of Chief Financial Officer, Chief of Personnel and Staff Development, Chief of IT Development, Programming, Security, and IT Infrastructure, and Chief of Motorist and Customer Services; all as Senior Management positions effective December 1, 2017 by the Martin County Tax Collector.
Martin County Tax Collector
Ruth Pietruszewski,
Tax Collector
3485 SE Willoughby Blvd.
Stuart, FL 34994
Pub: November 13 and 20, 2017
TCN 1818427

Request for Bids

FORT PIERCE UTILITIES AUTHORITY (FPUA)

FORT PIERCE, FLORIDA CALL FOR BIDS NO. 18-02

Sealed bids will be received by FPUA, Fort Pierce, Florida, in the office of the Purchasing

Request for Bids

Manager, until:

2:00PM WEDNESDAY
DECEMBER 20, 2017
For furnishing:
GENERATOR
MAINTENANCE

per detailed specifications and statement of work available on www.fpua.com, www.demandstar.com or by e-mail request to PurchasingManager@fpua.com. Bid documents are also available upon request from the Purchasing Manager, FPUA, 500 Boston Ave, Fort Pierce, Florida

FPUA encourages Minority/Women Business Enterprise participation.
Pub: November 15 and 22, 2017
TCN 1821311

FORT PIERCE UTILITIES AUTHORITY (FPUA)

FORT PIERCE, FLORIDA
CALL FOR BIDS
NO. 18-20

Sealed bids will be received by FPUA, Fort Pierce, Florida, in the office of the Purchasing Manager, until:

3:00PM FRIDAY
DECEMBER 1, 2017
For furnishing:
PEBBLE LIME (CALCIUM OXIDE)

per detailed specifications and statement of work available on www.fpua.com, www.demandstar.com or by e-mail request to PurchasingManager@fpua.com. Bid documents are also available upon request from the Purchasing Manager, FPUA, 500 Boston Ave, Fort Pierce, Florida

FPUA encourages Minority/Women Business Enterprise participation.
Pub: November 15 and 22, 2017
TCN 1818999

FORT PIERCE UTILITIES AUTHORITY (FPUA)

FORT PIERCE, FLORIDA CALL FOR BIDS NO. 18-23

Sealed bids will be received by FPUA, Fort Pierce, Florida, in the office of the Purchasing Manager, until:

3:00PM TUESDAY
DECEMBER 19, 2017
For furnishing:
THREE-PHASE SOLID DIELECTRIC MULTIWAY SWITCH WITH AUTOMATIC TRANSFER PACKAGE (ATC)

per detailed specifications and statement of work available on www.fpua.com, www.demandstar.com or by e-mail request to PurchasingManager@fpua.com. Bid documents are also available upon request from the Purchasing Manager, FPUA, 500 Boston Ave. Fort Pierce, Florida

FPUA encourages Minority/Women Business Enterprise participation.
Pub: November 22 and 29, 2017
TCN 1828320

FORT PIERCE UTILITIES AUTHORITY (FPUA)

FORT PIERCE, FLORIDA CALL FOR BIDS NO. 18-07

Sealed bids will be received by FPUA, Fort Pierce, Florida, in the office of the Purchasing Manager, until:

3:00PM WEDNESDAY
JANUARY 3, 2018
For furnishing:
WATER AND WASTEWATER PLUMBING CONNECTIONS AND REPAIRS

per detailed specifications and statement of work available on www.fpua.com, www.demandstar.com or by e-mail request to PurchasingManager@fpua.com. Bid documents are also available upon request from the Purchasing Manager, FPUA, 500 Boston Ave. Fort Pierce, Florida

FPUA encourages Minority/Women Business Enterprise participation.
Pub: November 22 and 29, 2017
TCN 1828080

Legal Notice

Notice is hereby given that Hedrick Brothers Construction (Construction Manager) for the Martin County School District (Owner) will receive Proposals for Chiller Relocation at Stuart Middle School.

Scope of work: Relocate the existing Chillers. Scopes required are: Electrical, HVAC, and Concrete.

Proposals are due on December 7, 2017 no later 4:00 p.m.

Bid Bond in the amount of 5% of Subcontractor Proposal will

Request for Bids

be required for all Subcontractor Proposals exceeding $100,000.

Proposals will be received at the Martin County School District Facilities Department, 1050 S.E. 10th Street, Stuart FL 34994.

Proposal Documents will be available on or about November 14, 2017. Interested Bidders shall contact David Lechner by e-mail dlechner@hedrickbrothers.com for access to bid documents. No Phone Calls.

This project involves work on an occupied school campus. All subcontractors and vendors must comply with the School Board of Martin County, FL Jessica Lunsford Requirements. A copy of these is available on request.

Owner and/or Construction Manager reserve the right to reject any or all proposals or to accept any proposals which is in its best interest. Owner and/or Construction Manager also reserve the right to waive any informalities and technicalities in procedure.

All costs incurred by Proposer in preparing a Proposal shall be the sole responsibility of the Proposer.
Pub: November 15, 22, and 29, 2017
TCN 1823456

Real Estate Sales

Homes For Sale

SE PORT ST. LUCIE - 3/2/2, lg. CB home, accessible location. LR/DR/lg family room w/fplc. Kitchen has new cabinets & Corian tops. Complty upgraded baths. Screened, tiled porch, laund. rm, fenced yd, deep well, appls in ex. cond. $247,900(772)237-2950

VERO BCH HIGHLANDS Furnished 3/2, LR/DR, kitchen w/pantry, scrnd lanai, fenced yard $200K (772)205-2105

Condos-Furn

SUTTON PLACE - 2BA/2BR, 2nd floor, 1250 SF, screen porch; new cabinets, countertops and carpet. Cathedral ceilings. No dogs. $59,000 (772)465-8720

THE ESTUARY - 2BR/2BA in gated complex, Stuart. Highly upgraded int. Com. pool, marina $159K (609)319-7023

VISTA ROYALE 1ST. FLOOR Vista Royale 2 bed,2 bath First Floor, Excellent Condition, fully furnished.$117,000 Call (508)523-3573

Waterfront/Beach Property

N. HUTCHINSON ISL. OCEAN RESORT
CO-OP INC. PARADISE
Full ammenities, w/ocean & marina. Furnished 1/1 manf cabin. Sell $139,000. Or rent monthly for $1,500; small motor home as partial trade. Call Van (772)519-0962

Farms & Acreage

NORTH FLORIDA LAND
421 Acres, The area is well know for its fantastic hunting and fishing, Pines and Hard woods. $1,150/acre.
Call for Appt. 352-867-6018

Manufactured Homes

Ft. Pierce Tanglewood Mobile Home Sales Inc.
Brand New 2017 3/2 16'x66'
Newly Renov 1996 3/2 16'x56'
Call **772-882-0237** for pricing
Inhouse Fina Avail to Qual buyers; All age Family Comm
www.TanglewoodMHP.com

FT. PIERCE - 2/1 Good starter home! Windsong Mobile Home Park, Appls inclu. Near shopping $9K (772)834-3222

HOBE SOUND - 2/2, 55+, **No Dogs**, Beautiful, W/D, move in ready, new kit, scrned porch, new A/C. Appl. incl. New 10x12 wd storage shed. **New tan exterior paint!** $59,999 772-341-9011

INDIANWOOD GOLF & CC - 2BR, 55+ View one mile! Premium lot, 2/2 Total remodel. $89,000 furn., w/share. Only $750/mo. (772)285-0423.

Indianwood Golf & CC 55+ 1700 SF Corner lot, furnished 2/2, golf cart incl. $84,000 w/share. Most see! 772-597-0825/603-785-2693

STUART - 2/2/2CP, Natalie Estates - 55+ no dogs, w/d, new AC/stove, scrn porch, lo maint fee $28K (772)221-8789

VERO BEACH - Newly updated 2bd/1.5ba, central air, parquet flrs. **55+ COMMUNITY** No pets. East close to beach and shopping. $13,900. Call Keith 772-717-1247 WEB ID 1828611

For Sale By Owner

PALM CITY - PINE RIDGE VILLA 2/2/1 Tile, wood laminate floors, comm. pool, club house, tennis court. Hurricane Windows and Shutters. Many Upgrades!!! (772)233-9142 **WEBID 1801271**

VERO BEACH - 1844 24th Ave, 3BR/2BA, 1140 ft² home, 10,454 ft² lot. Huge Back Yard. No RV or Boat Trailer Restrictions. No HOA. $149999K Email fromangs@gmail.com (772)971-4000

Lots/Acreage for Sale

VERO BEACH Bent Pine Golf Course Best cul-de-sac lot in guard gated comm. Cleared with lg trees. $195K. See http://bentpine.wixsite.com/lotforsale for photos & details or call 954-655-1103

Cemetery Lots

CEMETERY PLOTS
16 nationalized cemetery plots Hillcrest Memorial Gardens, Fort Pierce, FL $6,000 per lot Contact David Fender (772)528-7043

FOREST HILLS - PALM CITY
Two attractively located side-by-side lots in Oakcrest I #88 - Spaces 1 & 2. $3900/pair. Prices set to go up Nov. 11 Current value: $4700 (772)223-8829

HILLCREST MEMORIAL GARDENS Cemetary lot pkg incl space, vault, marker, open/close. $3000 (772)332-8426

Real Estate Rentals

Apartments - Furnished

FORT PIERCE - Large 1 bdrm, Living & Dining Room, Private Entrance. Furnished, all utils. Satellite TV, Great Location. Lease required. No pets. Call 772-971-3852

JENSEN BEACH - 1/1 furn cottage, $775 plus sec. Elec incl, close to water, WD avail, Very Clean! 772-233-0262

STUART - waterfront efficiency on St. Lucie River, downtown, in historic district, off street parking, CLEAN, no pets; Rent includes utilities; Call 772-283-5677 ID 1810508

Apartments - Unfurn.

FORT PIERCE - SOUTH BEACH 2BR, 1.5BA. Townhouse, tile & carpet, Cent. AC/H, near beach, 1-adult dog 25lbs Pet dep. req. $850/mo+$850 Sec. 772-971-8484 **WEBID**1802262

FORT PIERCE
1BR/1BA 2BR/2.5BA
www.CortezVillage.net
(772) 466-1505
WEB ID 1817608

STUART - 2BR, 2BA, Executive Apt. in North River Shores. Screened porch. Washer & Dryer. $895/month. Security required. Call 561-662-7908 WEBID 1831241

VERO BEACH - 2/1, tri-plex, completely remodeled. 909 19th Place. Close to beach/shopping. No pets/smoke. $950/mo FLS; rent covers garbage & lawn care. (772)559-1104

WHITE CITY
Townhome Community
2 Bedroom, Pool
772-466-0091
www.Weatherbee
Townhomes.net
WEB ID 1802496

Homes Furnished

PORT SALERNO - Waterfront! 7 boat slips! Best view on the Manatee Pocket! 4bd/2ba, fur. $750,000 Doug 561-308-3488

Homes Unfurnished

EAGLEWOOD Well-kept 2/2/1.5 w/olc 55+ golf comm Great golf, pond & garden views. Use of golf cart, 18-hole course w/rental Comm pool, tennis, bocce ball. $2150/mo + wtr/elec. (561)613-2938

HOME FOR RENT. - East Lake Village. 3 bed 2 1/2 bath. 2 car. Large master suite. W/D. Available 12/15/17. $1300month. Call Brenda 574-361-0666. (772)335-4888

SEBASTIAN - 359 S Wimbrow Dr. 2/2/1CG duplex Screened back porch, tile/carpet $900+F/L/S (772)999-5575

Condos Furnished

WINTER RENTAL -VISTA HARBOR - 2/2, 1st fl corner condo, fully equipped, over 55's, 3-months min. Phone 631 2410544, (631)385-1540

Condos Unfurnished

HUTCHINSON ISLAND/JENSEN
Lovely Beach House
2BR/1BA/1CG
all appls, private yard, screen porch, sm pet $1200/mo FLS (262)784-1094 after 7pm ET
Photos at WEBID 1791239

VERO BEACH - Fairways at Grand Harbor, Gated Comm. 2/2, Garage, Club House, Tennis Court/Gym $995 /mo. Mr. Louis 772-532-3409
Web ID 1123689

Townhouse/Villas Unfurn

WEATHERBEE VILLAS
2/1 by Gator Trace CC 55+
F/L/S East of US 1
Won't last!
Call Larry! $900/mo.
1223 East Weatherbee Road
(772)359-0360

Manufactured Homes

VERO BEACH - Large 1bd/1ba, tile floors, new a/c, washer/dryer. $695/month 55+ **COMMUNITY.** NO PETS East close to beach & shopping. F&S. Call Vicki 772-453-9051 WEB ID 1828588

VERO BEACH - Studio style 1bd/1ba, totally updated, central air, scrn porch, east close to beaches & shops **55+ COMMUNITY. No pets.** $525/MO all utils inc. Call Vicki 772-453-9051 WEB 1828602

Beach Rentals

HUTCHINSON ISLAND/VERO Penthouse 12th floor ocean front 2/2 furn condo. Beautiful views. No pets. $7100/mo for Dec. 17 to April 2018. View photos online. 813-629-7856 WEB ID 1823859

HUTCHINSON ISLAND SOUTH 1br/2ba condo. Ocean, river and golf views. $4500/month, 3 mo. min. Call 248-377-1596 **WEBID** 1791920

Seasonal/Vacation Rentals

SOUTH HUTCHINSON ISLAND 1BR/1BA, Ocean Front, 3rd Floor in Pelican Building, Complex IRP. Available Dec 2017 (772)229-2422

Roommates

PORT ST. LUCIE - Renter to share pool home. Room with private bath entry.
Close to I-95.
NO SMOKE/DRUGS/DRAMA
$400/mo 772-359-4971

Real Estate Commercial

Industrial Property /Sale

LEASED 18 ACRE INDUSTRIAL 18.01 Industrial. Leased to a Motocross Park. Only 1 Mile West of I-95 on SR 512. Great Development Opportunity! Call:561.389.7027 (561)389-7027

Commercial Property /Sale

FELLSMERE- Big Lot,Grill/Cafe Live-In $379,900; 772-713-6071

Business Property /Sale

SEBASTIAN Office US 1 $399,900 Quick Sale! 772-713-6071

Transportation

Automobiles for Sale

BUICK LESABRE - 2004, Beige Lthr Nice! $4700. 772-336-1644

CADILLAC - 2008, STS-4. Moon roof, leather, all factory options, new tires, 90K miles, $7000. (772)562-8207.

CADILLAC SRX - 2006, Loaded, leather, sunroof, $6500 (304)956-0096, (304)667-3656

HYUNDAI SONATA - 2008, 87K mi, well kept, runs excellent. $3500 (772)532-3591.

KIA CADENZA - 2017, Premium V6 lthr, 1K mi. Vero Beach $23,975 772-321-5455 DLR.

LINCOLN MKS - 2013, Black, w/tan leather seats, 4-Door, 36k/mi, backup camera, like new. Great Deal! $28K 813-966-0664, or 772-559-6401

Classic Cars

FORD THUNDERBIRD - 1965. Runs Good. Good interior. Lots of rust. New Tires. Original 390ci motor. Spare parts. $900 (772)466-3230 ID1820388

Vehicles Wanted

AAA AUTO ANALYSIS
All Makes • All Price Ranges • We buy Cars, Trucks & Motorcycles. Est. 1981
772-260-9707

Auto Parts & Acc

2000 JAGUAR - Convert XK8, 120k mi, needs trans. Run great $700 772-913-4543

Recreation

Boats/Motors/Marine

12' BASS TRACKER-W - 2.5 hp Merc, Ex Cond! Hardly Used- less than 12 hrs! Seats, no trlr $1800 Firm; 772-559-4652

2000 TWIN VEE - 20' CC 2014 twin 70hp 4S Suzukis. Torsion bars. $18K (304)667-3656.

Campers & RV's

1999 WINNEBAGO 35' V10, 63,098 mi, satellite, cover, 12' slide-out. Exc Cond! Many extras $20K; 772-778-5538

THANKSGIVING DAY EARLY DEADLINES
Treasure Coast Newspapers will be CLOSED on

Thursday, November 23, 2017
In observance of
THANKSGIVING DAY

CLASSIFIEDS DEADLINES

Tuesday, November 21
Deadline:
Monday, Nov. 20 at 2pm

Wednesday, November 22
Deadline:
Monday, Nov. 20 at 4pm

Thursday, November 23
Deadline:
Tuesday, Nov. 21 at 12pm

Friday, November 24
Deadline:
Tuesday, Nov. 21 at 2pm

Saturday, November 25
Deadline:
Wednesday, Nov. 22 at 12pm

Sunday, November 26
Deadline:
Wednesday, Nov. 22 at 2pm

Monday, November 27
Deadline:
Wednesday, Nov. 22 at 4pm

Jupiter Courier -
Thursday, November 23
Deadline:
Friday, Nov. 17 at 2pm

TCP
Treasure Coast Newspapers

Motorcycles/Mopeds

2008 HARLEY-DAVIDSON - FLHTCU Ultra Classic Electra Glide, 29693 miles, excellent condition, $2500. Call (386)447-1525 WEBID1820954 Email: krma@netscape.com

The key to selling your car starts here

Wheels/Recreation

Place your ad online at
localfieds
Reach the locals!

RV Parks/Resorts/Camp

RV LOTS
$400/Month
+ Utilities. 55+ comm
386-233-8097 or
305-338-5063 WEB 1804980

SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 6, 2017

A. Call to Order

Chairman Shawn Sexton called the December 6, 2017 Regular Board Meeting of the Sebastian River Improvement District to order at 10:03 a.m. at the Law Office of Samuel Block, 1555 Indian River Drive, Suite B125, 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 November 22, 2017, as legally required.

C. Establish Quorum

A quorum was established with the following Supervisors present:

Board of Supervisors

Chairman	Sean Sexton	Present
Supervisor	Jeff Bass	Present
Supervisor	Tom Hammond	Present

Staff members in attendance were:

District Administrator	Todd Wodraska	Special District Services, Inc.
District Counsel	Samuel Block	Samuel A. Block, P.A.
District Engineer	George Simon	Carter & Associates

Members of the public in attendance:

- Dan Corrigan
- Edward de la Parte
- Jason Nunemaker
- Bob Ulevich
- Corrigan Engineer

D. Additions or Deletions to Agenda

Mr. Simons requested to add the following items:

- Water Farm Update
- Potential Expansion of the South Sand Mind

There were no objections.

E. Comments from the Public for Items Not on the Agenda

There were no comments from the public for items not on the agenda.

F. Approval of Minutes

1. September 7, 2017 Regular Board Meeting

There was a **motion** made by Mr. Bass, seconded by Mr. Sexton, to approve the minutes of September 7, 2017, Regular Board Meeting, as presented. The **motion** carried unanimously.

G. Ratification of Actions Taken During September 7, 2017 with No Quorum

Mr. Wodraska requested that the Board ratify all actions taken during and after the September 7, 2017 meeting where there was not a quorum due to Hurricane Irma threatening the area.

There was a **motion** made by Mr. Bass, seconded by Mr. Hammond, to ratify the Actions Taken During September 7, 2017 with No Quorum. The **motion** carried unanimously.

H. Old Business

1. Update on FEMA Maps

Mr. Simons reported that there is an impasse with the FEMA Engineers over the flood plain maps and he is very concerned that FEMA did not model Lateral D correctly. Mr. Simons recommended that Carter & Associates perform their own modelling for the maps at an estimated cost of $15,000.

Mr. Bass asked if the current models are detrimental to SRID property owners. Mr. Simon answered yes and very detrimental the closer the property is to Lateral D.

There was a **motion** made by Mr. Bass, seconded by Mr. Hammond, to authorize the District Engineer to perform modelling work on the FEMA maps for a cost not to exceed $15,000. The **motion** carried unanimously.

2. Update on 82nd Avenue Improvements

Mr. Simon reported that there was a resubmittal of the plans on September 18th from FDOT but he has not heard anything since then. He reported that the appraiser has been scheduling work along the SRID right of ways in anticipation of the necessary acquisitions.

3. Update on CR510 Project – FDOT Appropriate Lateral D Crossing

Mr. Simons explained that the SRID has granted a conceptual permit approval for the box culvert crossing over Lateral D but that FDOT will have to apply for an SRID permit once the planning and design work are completed.

4. Discussion Regarding Setting Lateral D Watershed Volume Limitations

Mr. Wodraska explained that the SRID has discussed this item for several years and held many meetings and workshops and is now seeking direction on how the Board would like to proceed, if at all.

Mr. Simons passed out some recent pictures of Lateral D that showed some clearing of trees and debris and possibly widening of the canal. He noted that this work was performed or authorized by the SRID and could impact drainage for surrounding properties.

After a lengthy discussion there was consensus that it would be most helpful to get clarification on interpreting the decades-old decree regarding drainage in the canal.

Mr. Nunemaker, City Manager of Fellsmere, requested that the Comprehensive Plan of the City and Indian River County being taken into consideration during this process.

Mr. Ulevich asked if the SRID still has the temporary 2" Rule resolution that was adopted a few years ago. Mr. Block answered yes, that resolution was adopted and still holds.

The consensus of the SRID Board agreed that "doing nothing is not an option" and wanted to see some movement on the issue.

Mr. Bass suggested engaging a mediator to try and find a solution that all parties could agree to. The attorneys in the room laid out the process for selecting a mediator and how it typically works.

Several entities were mentioned as potential stakeholders in this process including: SRID, Corrigan property owners, Ansin property owners, City of Fellsmere, Indian River County, the St. Johns River Water Management District, and possibly the City of Sebastian and the Vero Lake Water Control District.

There was a **motion** made by Mr. Bass, seconded by Mr. Hammond and passed unanimously to direct the SRID staff to proceed toward mediation between only the Sebastian River Improvement District, the Corrigan property owners and the Ansin property owners regarding Lateral D Watershed volume limitations.

I. New Business

1. Consider Approval of Quail Valley Permit Application for Golf Course Expansion

Mr. Simon reported there was a request to build an additional 9 holes of golf several months ago but he had not heard back. The consensus of the Board agreed to table this request until we hear back from them.

2. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

There was a **motion** made by Mr. Bass, seconded by Mr. Hammond, to approve Resolution No. 2017-05 – Adopting a Fiscal Year 2016/2017 Amended Budget, as presented.

J. Administrative Matters

1. Water Quality Report

The report was provided in the agenda packet.

1. Updates Regarding Sand Mine Permits

Blue Goose South-
Mr. Simons reported that he had reviewed plans for expansion of the mine.

Hammond Ranch-
This permit was extended to September 30, 2018.

Wild Turkey-
This permit was extended to September 30, 2018.

Davis Sand Mine
This permit was extended to September 30, 2018. Mr. Davis also stated that there will be another sand mine on property adjacent to his.

Mr. Simons also noted that there is a proposed Corrigan sand mine that both the SRID and Indian River County have raised concerns over regarding drainage and haul routes but those concerns have not been addressed.

Mr. Simons also showed draft plans of a water farming project that is being implemented on the Graves Brothers property that has a ten year projected life.

Mr. Hammond asked who has final approval for water farms. Mr. Simons answered final approval lies with the FDEP.

K. Board Member Comments

Mr. Wodraska reminded everyone that the next meeting is scheduled for Wednesday March 7, 2018.

L. Adjournment

The meeting adjourned at 11:36 a.m.

Secretary/Assistant Secretary **Chair/Vice-Chairman**

Dear SRID Supervisors,

Attached is the offer package for FDOT to acquire approximately 13 acres of right-of-way they need to make the improvements to 82nd Ave.
The offer breaks down as follows:

Land	$86,700
Improvements	$26,100
Total	$112,800

I also have the appraisal and a maps but they are large files so let me know if you want them.
I plan to discuss whether to accept/reject/negotiate the offer at our March 7, 2018 meeting.

Regards,

Todd Wodraska
District Administrator
Sebastian River Improvement District

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

January 10, 2018

Sebastian River Improvement District,
a drainage district organized and existing under
the General Drainage Laws of the State of Florida,
a/k/a Sebastian River Water Control District,
f/k/a Sebastian River Drainage District
P.O. Box 690336
Vero Beach, FL 32969

SUBJECT: Acquisition Purchase Offer Package
Item/Segment No.: 2308792
County Road No.: 609 (82nd Ave/Ranch Road)
County: Indian River
Parcel No.: 103

Dear Property Owner:

The Florida Department of Transportation (Department) requires property owned by you for the necessary road improvements planned for the above-referenced project. The Department has hired a private real estate appraiser, who has completed extensive market research and has appraised this property to determine its fair market value. After a thorough review by the Department's Review Appraiser, I am authorized to offer you, on behalf of the Department, $112,800.00 for Parcel 103 as just and full compensation for the property described herein on the documents enclosed.

Enclosed and listed below is pamphlet and a number of documents summarized as follows:

1. Acquisition Process Pamphlet: Explains the rights and benefits to which you are entitled under the Department's real estate acquisition process.

2. Notice to Owner: Explains your rights and options and the process we must follow by law in acquiring your property.

3. Questionnaire: Please complete this form so we can confirm the information we have is accurate.

4. Right of Way Map & Legal Description: A right of way map and description of the property being acquired by the Department.

5. 90-Day Letter of Assurance: Extends to you the Department's assurance that you will not be required to move from this property before at least 90 days have elapsed from the date you received this letter.

6. Request for Taxpayer Identification Number: The Internal Revenue Service and the State Comptroller require either the property owner's Federal Tax Identification or Social Security number for reporting purposes.

7. Donation Letter: The Department requests that your consideration be given to donating the subject property.

8. Statement of Offer: States the Department's offer of just compensation based on Fair Market Value of the property.

9. Purchase Agreement: After your review of the enclosed information, if you decide to accept the Department's offer, please sign, date and return this form to me. Your signature on the Purchase Agreement will allow me to begin the process of check ordering, scheduling of real estate closing, etc.

10. Request for Copy of the Department's Appraisal: Once the Department receives written confirmation of your request for a copy of the Department's appraisal report, it will be provided.

11. Representative Authorization: Authorizes the Department to negotiate with the parcel owner's representative, if applicable.

12. Warranty Deed: This parcel is being acquired in fee simple title. This is the instrument of conveyance to be executed prior to or at the time of closing. Signatures must be witnessed by two (2) individuals and acknowledged by a Notary Public.

After review of the enclosed documents, if you are in agreement, please execute the Purchase Agreement and Request for Taxpayer Identification Number and return the documents to our office. We sincerely believe that we can reach an amicable and mutually satisfactory agreement and look forward to hearing from you in the near future.

If you have any questions regarding any of the procedures stated earlier or the documents enclosed, please call me at (954) 777-4421 or email Ashleigh.Schneider@dot.state.fl.us.

Sincerely,

Ashleigh Schneider
Senior Right of Way Agent

Delivered by: _____ Date: 1/10/18

Received by: _____ Date: 1/10/18

Enclosure(s)

Copy: Records Management
Agent File

Item/Segment No.: 2308792
Managing District: 4
County Road No.: 609
County: Indian River
Parcel No.: 103

RECEIPT FOR:

FDOT

ACQUISITION PROCESS

OFFICE OF RIGHT OF WAY FDOT

The rights explained in this pamphlet are derived from Chapter 73, Florida Statutes. The relevant portions of Chapter 73 concerning the real estate acquisition process of real property are provided for your information at www.FDOT.gov.

Effective: October 13, 2017

The Florida Department of Transportation's (FDOT) mission is to provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.

To accomplish our mission, sometimes it is necessary for us to acquire private property. Because you are the owner of property that will be needed for a transportation facility, we have prepared this pamphlet to briefly explain our acquisition process as well as your rights and options.

Receipt Acknowledged: _____ Date: 1/10/18

Delivered By: _____ Date: 1/10/18

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

NOTICE TO OWNER

January 10, 2018

Sebastian River Improvement District,
a drainage district organized and existing under
the General Drainage Laws of the State of Florida,
a/ka/ Sebastian River Water Control District,
f/k/a Sebastian River Drainage District
P.O. Box 690336
Vero Beach, FL 32969

ITEM/SEGMENT #:	2308792
MANAGING DISTRICT:	4
F.A.P. #:	N/A
COUNTY ROAD #:	609
COUNTY:	Indian River
PARCEL #:	103

Dear Property Owner:

The Florida Department of Transportation is planning the following improvement of the above referenced transportation facility:

New Road Construction

Our research shows you own property needed for this project. This letter, along with the enclosed pamphlet entitled **Acquisition Process**, explains your rights and options and the process we must follow by law in acquiring your property. The following enclosed documents identify the property that is needed:

Right of Way Map & Legal Description

We recognize that a proposed transportation project, particularly one which requires the acquisition of private property, will usually result in many questions and concerns. Please be assured you will have sufficient time to have your questions answered, to consider and understand your rights, options and responsibilities, and make all necessary arrangements. Throughout this process we will do our best to ensure your questions are answered, that you are treated fairly and receive all of the rights you are guaranteed by law, and that you receive a fair price for your property.

Under Federal and State law, you are entitled to certain rights and protections when the State must acquire real estate from you. The following is a summary of your rights:

- You may obtain copies of the Department's appraisal, right of way maps and construction plans.
- We will make a written offer to you to purchase your property and will negotiate with you, in good faith, to reach a mutually acceptable purchase price.
- If we cannot agree on a purchase price, we will not file a condemnation lawsuit until at least 30 days after you receive our initial written offer.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

Your rights and options are more fully explained in the enclosed pamphlet entitled **Acquisition Process**. We encourage you to read this pamphlet carefully and contact us if you have any questions.

We want to negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let us know. Regardless of whether we can reach agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

If you experience any problems, please do not hesitate to contact:

Michael Steinbaum
Florida Department of Transportation
3400 W. Commercial Blvd.
Ft. Lauderdale, FL 33309
(954) 777-4287

Sincerely,

Susan Day
District Right of Way Manager
By: Ashleigh Schneider, Right of Way Agent

Enclosures:

Legal Description (and/or right of way map)
Acquisition Process Pamphlet

CC: Records Management

Received by: _____

Certified Mail Number:

Date: 1/10/18

Attachment "A"

QUESTIONNAIRE

FINANCIAL PROJECT ID: 2308792
MANAGING DISTRICT: 4
F.A.P. NO.: N/A
COUNTY ROAD NO.: 609
COUNTY: Indian River
PARCEL NO.: 103
ATTENTION: Ashleigh Schneider
(Right of Way Agent)

Dear Property Owner:

Please complete the following questions and mail to this office in the enclosed self-addressed, stamped envelope.

1. Are you the owner of the property identified above? Yes.

2. I have sold all N/A or part N/A of the property to:
   Name: _____.
   Address: _____.
   Approximate Date Sold: _____.

3. Other than my spouse, I share ownership of this property with:
   Name: N/A.
   Address: _____.
   Telephone No.: _____.

4. Please list the appropriate contact person for this property:
   Name and Title: _____.
   Address: _____.
   Telephone No.: _____.

5. Is there an ongoing business on this site? NO.

6. If yes, who owns the business?
   Name: _____.
   Address: _____.
   Telephone No.: _____.

7. Additional Comments: _____
   _____
   _____.

Utility Leases - ATT & maybe others

_____
Property Owner's Signature

Todd Wodraska, District Manager
Printed Name & Title

1/10/18
Date

FM: 2308792
Parcel 103
Sebastian River Improvement District
(Note: Not drawn to scale)

C.R. 609 (82nd Avenue/Ranch Road)
Continued on Next Page

FM: 2308792
Parcel 103
Sebastian River Improvement District
(Note: Not drawn to scale)

C.R. 609 (82nd Avenue/Ranch Road)

Item Segment No. 2308792 Fee Simple Right of Way
Section 88503-2611
07-27-17

Parcel No. 103 County Road 609 Indian River County Description

A portion of the West One-Half (W. 1/2) of Section 1, and the West One-Half (W. 1/2) of Section 12, Township 32 South, Range 38 East, and a portion of the West One-Half (W. 1/2) of Section 36, Township 31 South, Range 38 East all lying in Indian River County, Florida, as shown on the Florida Department of Transportation Right of Way map for Item/Segment No. 2308792, Section 88503-2611; said portion more particularly described as follows:

Commence at a Parker-Kalon nail and tin tab marking the Northwest Corner of said Section 36, said Corner also being on the Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road) and the Baseline of Survey of County Road 510 (Wabasso Road); thence South 00°07'33" West along the West line of said Section 36 and said Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road), a distance of 39.72 feet; thence South 89°52'27" East along a line at a right angle from the previously described course, a distance of 79.50 feet to the POINT OF BEGINNING; thence North 89°55'30" East along the Southerly Existing Right of Way line of said County Road 510 (Wabasso Road), a distance of 45.50 feet to a point on the Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,234.76 feet to a point on the Northerly Existing Right of Way line of the C-2-E Canal as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence South 89°44'34" East along said Northerly Existing Right of Way line, a distance of 66.00 feet; thence South 00°07'33" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-2-E Canal; thence North 89°44'34" West along said Southerly Existing Right of Way line, a distance of 66.00 feet to a point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,274.17 feet to a point on the South line of the Northwest One Quarter of said Section 36; thence continue South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,274.18 feet to a point on the Northerly Existing Right of Way line of the C-3-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence South 89°36'49" East along said Northerly Existing Right of Way line, a distance of 64.00 feet, thence South 00°07'33" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-3-E Canal, thence North 89°36'49" West along said Southerly Right of Way line, a distance of 76.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,273.45 feet; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 0.71 feet to a point on the South line of said Section 36; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the Northerly Existing Right of Way line of the C-4-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida;

(Continued on the next page)

thence South 89°41'55" East along said Northerly Right of Way line, a distance of 67.50 feet, thence South 00°03'22" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-4-E Canal, thence North 89°41'55" West along said Southerly Existing Right of Way line, a distance of 67.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the South line of the Northwest One Quarter of said Section 1; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the Northerly Existing Right of Way line of the C-5-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence North 89°59'58" East along said Northerly Existing Right of Way line, a distance of 65.50 feet, thence South 00°03'22" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-5-E Canal; thence South 89°59'58" West along said Southerly Existing Right of Way line, a distance of 65.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the South line of said Section 1; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 0.54 feet; thence South 00°11'11" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 145.22 feet; thence North 89°48'49" West, a distance of 61.50 feet; thence North 00°11'11" East, a distance of 145.15 feet; thence North 00°03'22" East, a distance of 0.24 feet to a point on the South line of said Section 1; thence continue North 00°03'22" East, a distance of 655.11 feet; thence North 00°47'07" East, a distance of 550.04 feet; thence North 00°03'22" East, a distance of 1,477.99 feet to a point on the South line of the Northwest One Quarter of said section 1; thence continue North 00°03'22" East, a distance of 0.40 feet; thence North 00°37'45" East, a distance of 200.01 feet; thence North 00°03'22" East, a distance of 1,271.59; thence North 00°44'37" East, a distance of 750.05 feet; thence North 00°03'22" East, a distance of 461.00 feet to a point on the South line of said Section 36; thence continue North 00°03'22" East, a distance of 0.44 feet; thence North 00°07'33" East, a distance of 2,647.79 feet to a point on the South line of the Northwest One Quarter of said Section 36; thence continue North 00°07'33" East, a distance of 0.09 feet; thence North 00°41'55" East, a distance of 200.06 feet; thence North 00°07'33" East, a distance of 1,440.00 feet; thence North 00°49'17" East, a distance of 700.20 feet; thence North 00°07'33" East, a distance of 268.29 feet to the POINT OF BEGINNING.

Containing 13.538 acres, more or less.

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

January 10, 2018

In reply refer to:

Sebastian River Improvement District,
a drainage district organized and existing under
the General Drainage Laws of the State of Florida,
a/k/a Sebastian River Water Control District
f/k/a Sebastian River Drainage District,
P.O. Box 690336
Vero Beach, FL 32969

ITEM/SEGMENT #:	2308792
MANAGING DISTRICT:	4
F.A.P. #:	N/A
STATE ROAD #:	CR-609
COUNTY:	Indian River
PARCEL #:	103
Initiation of Negotiations:	January 10, 2018

90-DAY LETTER OF ASSURANCE

Dear Property Owner(s):

As you are aware, the State of Florida Department of Transportation is in the process of acquiring right of way for the above-referenced project in your area. It has been determined that you, your family, your business or farm operation, or personal property you may own will need to be relocated from this real property which is needed for the construction of this transportation facility.

To ensure that you receive adequate time to relocate, the Department hereby assures that you will not be required to move from the subject property before at least ninety (90) days have elapsed from the date of receipt of this letter. This assurance applies to you, your family, your business or farm operation, or personal property you may own. Further, you will be given a written notice which will specify the actual date by which the property must be vacated and surrendered to the Department. You will receive this latter notice at least thirty (30) days prior to the date specified.

If you are a residential occupant and have not been offered a comparable replacement dwelling with this letter, you are further assured that you will not be required to move in less than 90 days from the date such a dwelling is made available to you.

It is the sincere desire of the Department to assist you in your relocation necessitated by this acquisition and to answer any questions you may have. Should you desire further information, our Relocation Assistance Office is located at:

3400 West Commercial Blvd
Fort Lauderdale, Florida 33309-3421
(954) 777-4243

Sincerely,

Susan Day
District Right of Way Manager

By: Ashleigh Schneider, Right of Way Agent

Receipt Acknowledged: _____ _____
Addressee Date

(1) Original to Property Owner/Tenant
(2) Acknowledged Copy to District Office Official Record File

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

REQUEST FOR TAXPAYER IDENTIFICATION NUMBER

575-030-27
RIGHT OF WAY
10/16

Sebastian River Improvement District

ITEM/SEGMENT NO.:	2308792
MANAGING DISTRICT:	4
F.A.P. NO.:	N/A
STATE ROAD NO.:	CR-609
COUNTY:	Indian River
PARCEL NO.:	103

The Florida Department of Transportation will be acquiring, or has acquired property owned by you for a transportation project or will be processing a payment to you related to the above referenced parcel. Federal regulations require that we report this transaction to the Internal Revenue Service (IRS), therefore we must obtain your correct Taxpayer Identification Number (TIN).

If you fail to furnish your correct TIN you may be subject to an IRS penalty. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

See the attached instruction for how to enter names and TINs. If you have any questions please let us know.

Name	**Phone Number**
Sebastian River Improvement District	561.630.4922
Business Name, if different from above	**Phone Number**
Address (number, street, and apt. or suite no.)	**OWNERSHIP INTEREST**
2501A Burns Road	☐ Sole Owner
City, State, and ZIP Code	☐ Part Owner with _____ % interest
Palm Beach Gardens, FL 33410	☒ Not Applicable (Vendor Only)

TAXPAYER IDENTIFICATION NUMBER (TIN)

For individuals, this is your social security number (SSN): ___ ___ ___ - ___ ___ - ___ ___ ___ ___

For other entities, it is your employer identification number (EIN): 65-0196707

If you do not have a TIN, see attached instructions for **How to get a TIN.**

Below, choose one number that accurately describes the business or the individual.

☐ **1 - CORPORATION, PROFESSIONAL ASSOCIATION OR PROFESSIONAL CORPORATION**
(A corporation formed under the laws of any state within the United states.)

☐ **2 - NOT FOR PROFIT CORPORATION** (Section 501(c)(3) Internal Revenue Code)

☐ **3 - PARTNERSHIP, JOINT VENTURE, ESTATE, TRUST OR MULTIPLE MEMBER LLC**

☐ **4 - INDIVIDUAL, SOLE PROPRIETOR, SELF EMPLOYED OR SINGLE MEMBER LLC**

☐ **5 - NONCORPORATE RENTAL AGENT**

☑ **6 - GOVERNMENTAL ENTITY** (City, County, State or U.S. Government)

☐ **7 - FOREIGN CORPORATION OR ENTITY** (A foreign entity formed under the laws of a country other than the United States.) If YES is marked below, complete and attach Form W-8ECI.
Is income effectively connected with business in the United States? ☐ YES ☐ NO

☐ **8 - NONRESIDENT ALIEN** (An individual temporarily in the U.S. who is not a U.S. citizen or resident.)

CERTIFICATION

Under penalties of perjury, I certify that the number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me).

Sign Here _____ **Date** 6/10/18

Title District Manager **Email (optional)** twodraska@sdsinc.org

Instructions for

Names and Taxpayer Identification Numbers

1. Individuals should enter the name shown on your social security card. If you have changed your last name due to marriage without informing the Social Security Administration of the name change, enter your first name, the last name shown on your social security card, and your new last name.

2. Married Couples should give the name and SSN of either person.

3. Custodian Accounts (Guardianship) must give the ward's name and SSN. Do not furnish the TIN of the guardian.

4. For a **Trust Account that is not a legal or valid trust under state law,** give the name and SSN of the actual owner.

5. Limited Liability Company (LLC) - If a single-member LLC (including a foreign LLC with a domestic owner) disregarded as an entity separate from its owner under Treasury regulations section 301.7701-3, enter the owner's name on the "Name" line and enter the LLC name on the "Business Name" line. You may use either your SSN or EIN. If the LLC is a corporation, partnership, etc., enter the entity's EIN.

6. For a **Sole Proprietor or a Single-Owner LLC** enter your **individual** name as shown on your social security card. You may enter your business, trade, or "doing business as (DBA) name on the "Business name" line. You may enter either your SSN or EIN (if you have one). The IRS prefers that you use your SSN.

7. For a **Valid Trust**, name the trust and give the EIN for the trust. Do not furnish the TIN of the trustee.

8. For an **Estate**, the name should be shown as "The estate of (name of decedent)". Give the SSN of the decedent if he/she died in the calendar year of the closing. Give the EIN for the estate for any subsequent years following the death of the decedent. Do not furnish the TIN of the personal representative.

9. For an **Association, Club, Religious, Charitable, Educational, or other tax-exempt organization**, give the name and EIN of the organization.

10. For a **Partnership or Multi-Member LLC** give the name and EIN for the partnership, or LLC.

If you do not have a TIN, apply for one immediately. To apply for an SSN, get **Form SS-5**, Application for a Social Security Card, from your local Social Security Administration office or by calling 1-800-772-1213. Use **Form W-7**, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or **Form SS-4**, Application for Employer Identification Number, to apply for an EIN. You can get Forms W-7 and SS-4 from the IRS by calling 1-800-TAX-FORM (1-800-829-3676) or from the IRS Web Site at **www.irs.gov**.

If you do not have a TIN, write "Applied For" in the space for the TIN, sign and date the form. **Note:** Writing "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Florida Department of Transportation

RICK SCOTT
GOVERNOR

Office of Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

MIKE DEW
SECRETARY

Donation of Property to the Florida Department of Transportation

Sebastian River Improvement District,
a drainage district organized and existing under the General Drainage Laws of the State of Florida, a/k/a Sebastian River Water Control District, f/k/a Sebatian River Drainage District
P.O. Box 690336
Vero Beach, FL 32969

ITEM/SEGMENT NO.:	2308792
MANAGING DISTRICT:	4
F.A.P. NO.:	N/A
STATE ROAD NO.:	CR-609
COUNTY:	Indian River
PARCEL NO.:	103
INTEREST CONVEYED:	Fee Simple

This is to advise that the undersigned, as owner of the property or property interest referenced above and as shown on Right of Way maps for referenced project, desires to make a voluntary donation of said property or property interest to the State of Florida for the use and benefit of the Florida Department of Transportation.

The undersigned hereby acknowledges that he/she has been fully advised by a Department representative of his/her right to have the referenced property or property interest appraised, to accompany the appraiser during the appraisal inspection of the property, to receive full compensation for the above referenced property, and to receive reimbursement for reasonable fees and costs incurred, if any. Having been fully informed of the above rights, I hereby waive those rights unless otherwise noted below.

_____
Owner's Signature

_____
Type or Print Property Owner's Name

_____
Street Address

_____
City, State, Zip Code

_____
Date

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

STATEMENT OF OFFER

575-030-08
RIGHT OF WAY
03/17

Sebastian River Improvement District,
a drainage district organized and existing under
the General Drainage Laws of the State of Florida
a/k/a Sebastian River Water Control District,
f/k/a Sebastian River Drainage District
P.O. Box 690336
Vero Beach, FL 32969

ITEM/SEGMENT NO.: 2308792
DISTRICT: 4
FEDERAL PROJECT NO.: N/A
STATE ROAD NO.: CR-609
COUNTY: Indian River
PARCEL NO.: 103

Dear Property Owner:

As you are probably aware, the State of Florida Department of Transportation is in the process of acquiring the needed right of way for the above referenced facility. A determination has been made that either a part or all of your property will be needed. A search of the Public Records of the County in which this property is situated has been made and it was determined that property is owned by you.

The interest being acquired in your property is: Fee Simple

In addition, the following list will identify the buildings, structures, fixtures, and other improvements which are considered to be a part of the real property acquired, or personal property being acquired, if any: 2,558 LF Farm Fencing (5' posts w/5-strands of barbed wire) and 46 LF Farm Fencing (3' large posts w/3-strands of barbed wire)

The following items were excluded: N/A

You are further advised that the Department's offer of just compensation for the property required for the construction of this facility is based on the Fair Market Value of the property and that the Department's offer to you is not less than the approved appraised value of the property.

The following represents a summary of the Department's offer to you and the basis therefore:

Land	$ 86,700.00
Improvements	$ 26,100.00
Real Estate Damages	$ 0.00
Total	$ 112,800.00

This Statement of Offer is not a contract; if you agree to accept this offer, you will be required to sign a purchase agreement. Any additional information you may require can be obtained through the Department's Representative that contacted you. If that representative is not readily available, please contact:
Michael Steinbaum, FDOT Project Manager
at 3400 West Commercial Blvd., Fort Lauderdale, FL 33309 (954) 777-4287.

Sincerely,

Susan Day
District Right of Way Manager
By: Ashleigh Schneider
Senior Right of Way Agent

Delivered By — Ashleigh J. Schneider (Type or Print Name) — 1/10/18 (Date)

Receipt Acknowledged By — Todd Wodraska (Type or Print Name) — 1/10/18 (Date)

ITEM SEGMENT NO.: 2308792
DISTRICT: 4
FEDERAL PROJECT NO.: N/A
STATE ROAD NO.: CR-609
COUNTY: Indian River
PARCEL NO.: 103

Seller: Sebastian River Improvement District, a drainage district organized and existing under the General Drainage Laws of the State of Florida, a/k/a Sebastian River Water Control District, f/k/a Sebastian River Drainage District

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property:

(a) Estate Being Purchased: ☒ Fee Simple ☐ Permanent Easement ☐ Temporary Easement ☐ Leasehold

(b) Real Property Described As: See attached Exhibit A

(c) Personal Property: N/A

(d) Outdoor Advertising Structure(s) Permit Number(s): N/A

Buildings, Structures, Fixtures and Other Improvements Owned By Others: N/A
These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	**Real Property**	
	Land	1. $ 86,700.00
	Improvements	2. $ 26,100.00
	Real Estate Damages (Severance/Cost-to-Cure)	3. $ 0.00
	Total Real Property	**4. $ 112,800.00**
(b)	**Total Personal Property**	**5. $ 0.00**
(c)	**Fees and Costs**	
	Attorney Fees	6. $ 0.00
	Appraiser Fees	7. $ 0.00
	_____	
	_____	
	_____ Fee(s)	8. $ 0.00
	Total Fees and Costs	**9. $ 0.00**
(d)	**Total Business Damages**	**10. $ 0.00**
(e)	**Total of Other Costs**	**11. $ 0.00**
	List: _____	
	_____	

Total Purchase Price (Add Lines **4, 5, 9, 10** and **11**) **$ 112,800.00**

Total Global Settlement Amount

(f)	Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing	$ 112,800.00
(g)	Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender of possession or N/A	$ 0.00

III. Conditions and Limitations

(a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.

(b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.

(c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.

(d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.

(e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.

(f) Pursuant to **Rule 14-10.004, Florida Administrative Code,** Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.

(g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.

(h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.

(i) Other: N/A

(j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with **Section 286.23, Florida Statutes**.

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

☐ There is an addendum to this agreement. Page _____ is made a part of this agreement.
☒ There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

Seller(s)

_____
Signature Date

_____
Type or Print Name

_____
Signature Date

_____
Type or Print Name

Buyer

State of Florida Department of Transportation

BY: _____
Signature Date

_____
Type or Print Name and Title

VII. FINAL AGENCY ACCEPTANCE

The Buyer has granted Final Agency Acceptance this _____ day of _____, _____.

BY: _____
Signature

Susan Day, District Right of Way Manager
Type or Print Name and Title

Legal Review: _____
Date

Laurice C. Mayes, Esq., Senior Attorney, District Four
Type or Print Name and Title

Exhibit A

Item Segment No. 2308792
Section 88503-2611
07-27-17

Fee Simple Right of Way

Parcel No. 103 County Road 609 Indian River County Description

A portion of the West One-Half (W. 1/2) of Section 1, and the West One-Half (W. 1/2) of Section 12, Township 32 South, Range 38 East, and a portion of the West One-Half (W. 1/2) of Section 36, Township 31 South, Range 38 East all lying in Indian River County, Florida, as shown on the Florida Department of Transportation Right of Way map for Item/Segment No. 2308792, Section 88503-2611; said portion more particularly described as follows:

Commence at a Parker-Kalon nail and tin tab marking the Northwest Corner of said Section 36, said Corner also being on the Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road) and the Baseline of Survey of County Road 510 (Wabasso Road); thence South 00°07'33" West along the West line of said Section 36 and said Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road), a distance of 39.72 feet; thence South 89°52'27" East along a line at a right angle from the previously described course, a distance of 79.50 feet to the POINT OF BEGINNING; thence North 89°55'30" East along the Southerly Existing Right of Way line of said County Road 510 (Wabasso Road), a distance of 45.50 feet to a point on the Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,234.76 feet to a point on the Northerly Existing Right of Way line of the C-2-E Canal as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence South 89°44'34" East along said Northerly Existing Right of Way line, a distance of 66.00 feet; thence South 00°07'33" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-2-E Canal; thence North 89°44'34" West along said Southerly Existing Right of Way line, a distance of 66.00 feet to a point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,274.17 feet to a point on the South line of the Northwest One Quarter of said Section 36; thence continue South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,274.18 feet to a point on the Northerly Existing Right of Way line of the C-3-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence South 89°36'49" East along said Northerly Existing Right of Way line, a distance of 64.00 feet, thence South 00°07'33" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-3-E Canal, thence North 89°36'49" West along said Southerly Right of Way line, a distance of 76.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,273.45 feet; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 0.71 feet to a point on the South line of said Section 36; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the Northerly Existing Right of Way line of the C-4-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida;

(Continued on the next page)

Item Segment No. 2308792
Section 88503-2611
07-27-17

Fee Simple Right of Way

Parcel No. 103 County Road 609 Indian River County Description

thence South 89°41'55" East along said Northerly Right of Way line, a distance of 67.50 feet, thence South 00°03'22" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-4-E Canal, thence North 89°41'55" West along said Southerly Existing Right of Way line, a distance of 67.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the South line of the Northwest One Quarter of said Section 1; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the Northerly Existing Right of Way line of the C-5-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence North 89°59'58" East along said Northerly Existing Right of Way line, a distance of 65.50 feet, thence South 00°03'22" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-5-E Canal; thence South 89°59'58" West along said Southerly Existing Right of Way line, a distance of 65.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the South line of said Section 1; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 0.54 feet; thence South 00°11'11" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 145.22 feet; thence North 89°48'49" West, a distance of 61.50 feet; thence North 00°11'11" East, a distance of 145.15 feet; thence North 00°03'22" East, a distance of 0.24 feet to a point on the South line of said Section 1; thence continue North 00°03'22" East, a distance of 655.11 feet; thence North 00°47'07" East, a distance of 550.04 feet; thence North 00°03'22" East, a distance of 1,477.99 feet to a point on the South line of the Northwest One Quarter of said section 1; thence continue North 00°03'22" East, a distance of 0.40 feet; thence North 00°37'45" East, a distance of 200.01 feet; thence North 00°03'22" East, a distance of 1,271.59; thence North 00°44'37" East, a distance of 750.05 feet; thence North 00°03'22" East, a distance of 461.00 feet to a point on the South line of said Section 36; thence continue North 00°03'22" East, a distance of 0.44 feet; thence North 00°07'33" East, a distance of 2,647.79 feet to a point on the South line of the Northwest One Quarter of said Section 36; thence continue North 00°07'33" East, a distance of 0.09 feet; thence North 00°41'55" East, a distance of 200.06 feet; thence North 00°07'33" East, a distance of 1,440.00 feet; thence North 00°49'17" East, a distance of 700.20 feet; thence North 00°07'33" East, a distance of 268.29 feet to the POINT OF BEGINNING.

Containing 13.538 acres, more or less.

REQUEST FOR APPRAISAL – FEE OWNER

The Florida Department of Transportation
Office of Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

SUBJECT: Request for Appraisal – Fee Owner
Item/Segment #: 2308792
State Road No.: CR-609
County: Indian River
Parcel No.: 103

Dear Ashleigh Schneider,

I request to receive a copy of the appraisal report upon which the offer to purchase my property is based.

Todd Wodraska
Name (Print)

Signature

1/10/18
Date

I have received a copy of the requested appraisal report.

Todd Wodraska
Name (Print)

Signature

1/10/18
Date

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

REPRESENTATIVE AUTHORIZATION

575-030-02
RIGHT OF WAY
12/16

Address of the District or Satellite Office where the completed form will be submitted.
FDOT District 4 Right of Way
3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

ITEM/SEGMENT NO.: 2308792
MANAGING DISTRICT: 4
F.A.P. NO.: N/A
STATE ROAD NO.: CR-609
COUNTY: Indian River
PARCEL NO.: 103

Attention: Ashleigh Schneider

Dear FDOT Right of Way Manager:

This is to advise you that I hereby authorize _____

of _____

who was hired by me as of _____ (date) to (indicate extent of authorization by marking one or both boxes as applicable):

☐ Represent me in all future dealings in the above referenced project and parcel(s).

☐ Accept service of process in my behalf concerning any legal proceedings in eminent domain which may ensue.

OWNER(S)/TENANT(S):

_____ _____ _____ _____
Signature Date Signature Date

_____ _____
Printed Name Printed Name

This is to advise you that I am authorized to represent _____

of _____ in the

capacity(ies) set forth above. I ☐ am ☐ am not a member of the Florida Bar. ☐ I will accept service of process.

NOTE: This document must be notarized if the agent **is not** a member of the Florida Bar but is authorized to accept service of process.

State of _____

County of _____

Sworn to and subscribed before me this _____
day of _____, _____ by
_____ who is
(Name of Affiant)
personally known to me or has produced _____
_____ as identification.

_____
Notary's Signature
(Print, type or stamp name of notary public)
[SEAL]

_____ _____
Representative Signature Date

_____
Representative Printed Name

_____
_____
_____
Representative Address

Phone: _____

01-GWD.02-06/93

This instrument prepared
under the direction of:
Laurice C. Mayes, Esq. 1/5/18
Legal Description prepared by:
Louis Cefolia, P.S.M. (07-27-17)
Document prepared by:
Grace K. Abel (12-14-17)
Department of Transportation
Right of Way Production Services
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

Parcel No.	103.1
Item/Segment No.	2308792
Section:	88503-2611
Managing District:	04
C.R. No.	609 (82nd Ave / Ranch Road)
County:	Indian River

WARRANTY DEED

THIS WARRANTY DEED Made the _____ day of _____, 201____, by **SEBASTIAN RIVER IMPROVEMENT DISTRICT, a drainage district organized and existing under the General Drainage Laws of the State of Florida, also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District**, whose address is: 2501 Burns Road, Suite A, Palm Beach Gardens, FL 33410, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Grantee: (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County, Florida, viz:

Parcel No. 103 Item/Segment No. 2308792

A portion of the West One-Half (W. 1/2) of Section 1, and the West One-Half (W. 1/2) of Section 12, Township 32 South, Range 38 East, and a portion of the West One-Half (W. 1/2) of Section 36, Township 31 South, Range 38 East all lying in Indian River County, Florida, as shown on the Florida Department of Transportation Right of Way map for Item/Segment No. 2308792, Section 88503-2611; said portion more particularly described as follows:

Commence at a Parker-Kalon nail and tin tab marking the Northwest Corner of said Section 36, said Corner also being on the Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road) and the Baseline of Survey of County Road 510 (Wabasso Road); thence South 00°07'33" West along the West line of said Section 36 and said

(Continued on the next page)

Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road), a distance of 39.72 feet; thence South 89°52'27" East along a line at a right angle from the previously described course, a distance of 79.50 feet to the POINT OF BEGINNING; thence North 89°55'30" East along the Southerly Existing Right of Way line of said County Road 510 (Wabasso Road), a distance of 45.50 feet to a point on the Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,234.76 feet to a point on the Northerly Existing Right of Way line of the C-2-E Canal as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence South 89°44'34" East along said Northerly Existing Right of Way line, a distance of 66.00 feet; thence South 00°07'33" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-2-E Canal; thence North 89°44'34" West along said Southerly Existing Right of Way line, a distance of 66.00 feet to a point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,274.17 feet to a point on the South line of the Northwest One Quarter of said Section 36; thence continue South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,274.18 feet to a point on the Northerly Existing Right of Way line of the C-3-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence South 89°36'49" East along said Northerly Existing Right of Way line, a distance of 64.00 feet, thence South 00°07'33" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-3-E Canal, thence North 89°36'49" West along said Southerly Right of Way line, a distance of 76.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°07'33" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,273.45 feet; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 0.71 feet to a point on the South line of said Section 36; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the Northerly Existing Right of Way line of the C-4-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence South 89°41'55" East along said Northerly Right of Way line, a distance of 67.50 feet, thence South 00°03'22" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-4-E Canal, thence North 89°41'55" West along said Southerly Existing Right of Way line, a distance of 67.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the South line of the Northwest One Quarter of said Section 1; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the Northerly Existing Right of Way line of the C-5-E Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; thence North 89°59'58" East along said Northerly Existing Right of Way line, a distance of 65.50 feet, thence South 00°03'22" West, a distance of 100.00 feet to a point on the Southerly Existing Right of Way line of said C-5-E Canal; thence South 89°59'58" West along said Southerly Existing Right of Way line, a distance of 65.50 feet to the point of intersection with said Easterly Existing S.R.I.D. Right of Way line; thence South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 1,291.39 feet to a point on the South line of said Section 1; thence continue South 00°03'22" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 0.54 feet; thence South 00°11'11" West along said Easterly Existing S.R.I.D. Right of Way line, a distance of 145.22 feet; thence North 89°48'49" West, a distance of 61.50 feet; thence North 00°11'11" East, a distance of 145.15 feet; thence North 00°03'22" East, a distance of 0.24 feet to a point on the South line of said Section 1; thence continue North 00°03'22" East, a distance of 655.11 feet; thence North 00°47'07" East, a distance of 550.04 feet; thence North 00°03'22" East, a distance of 1,477.99 feet to a point

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on the South line of the Northwest One Quarter of said section 1; thence continue North 00°03'22" East, a distance of 0.40 feet; thence North 00°37'45" East, a distance of 200.01 feet; thence North 00°03'22" East, a distance of 1,271.59; thence North 00°44'37" East, a distance of 750.05 feet; thence North 00°03'22" East, a distance of 461.00 feet to a point on the South line of said Section 36; thence continue North 00°03'22" East, a distance of 0.44 feet; thence North 00°07'33" East, a distance of 2,647.79 feet to a point on the South line of the Northwest One Quarter of said Section 36; thence continue North 00°07'33" East, a distance of 0.09 feet; thence North 00°41'55" East, a distance of 200.06 feet; thence North 00°07'33" East, a distance of 1,440.00 feet; thence North 00°49'17" East, a distance of 700.20 feet; thence North 00°07'33" East, a distance of 268.29 feet to the POINT OF BEGINNING.

Containing 13.538 acres, more or less.

TOGETHER with all 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

[Signatures follow on the next page]

Signed, sealed and delivered in the presence of:

SEBASTIAN RIVER IMPROVEMENT DISTRICT, a drainage district organized and existing under the General Drainage Laws of the State of Florida, also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District

_____
Witness signature:

_____
Print witness name:

By:_____

Print Name:_____
Member Board of Supervisors

_____
Witness signature:

By:_____

_____
Print witness name:

Print Name:_____
Member Board of Supervisors

_____
Witness signature:

By:_____

Print Name:_____
Member Board of Supervisors

_____
Print witness name:

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this _____ day of __, 201____, by _____, Board of Supervisors Member of **SEBASTIAN RIVER IMPROVEMENT DISTRICT, a drainage district organized and existing under the General Drainage Laws of the State of Florida, also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District** who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and state last aforesaid this _____ day of _____, 201____.

_____
Notary Public
Print Name:_____
My Commission Expires:_____
Notary Seal

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this _____ day of __, 201____, by _____, Board of Supervisors Member of **SEBASTIAN RIVER IMPROVEMENT DISTRICT, a drainage district organized and existing under the General Drainage Laws of the State of Florida, also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District** who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and state last aforesaid this _____ day of _____, 201____.

_____
Notary Public
Print Name:_____
My Commission Expires:_____
Notary Seal

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this _____ day of __ , 201____, by _____, Board of Supervisors Member of **SEBASTIAN RIVER IMPROVEMENT DISTRICT, a drainage district organized and existing under the General Drainage Laws of the State of Florida, also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District** who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and state last aforesaid this _____ day of _____, 201____.

_____
Notary Public
Print Name:_____
My Commission Expires:_____
Notary Seal

MEMO

TO: Board of Supervisors SRID

FROM: Todd Wodraska, District Administrator

DATE: February 28, 2018

RE: Lateral D Watershed – Mediator

Background:

At their meeting on December 6, 2017, the Board of Supervisors of the Sebastian River Improvement District (SRID) decided to pursue mediation as a means to determine volume limitations in the Lateral D canal that could potentially impact the future development of your property. The SRID Board views mediation as the best alternative to provide clarity on vague language from the decades-old court decree that has long been a source of consternation over drainage regulations. The SRID Board directed me to take the initial steps of coordinating the selection of a mediator with representatives of the Corrigan and Ansin properties, since they are the parties specifically noted in the decree.

Dates of conference calls and their general purpose:

January 17, 2018- Kickoff call
February 7, 2018- Mediator recommendations
February 14, 2018- Mediator Interviews (two separate calls)
February 21, 2018- Mediator selection/recommendation discussion

Participants on calls: (there may have been others on certain calls, but in general)

Todd Wodraska- SRID
Len Lindahl- SRID
George Simon- SRID
Sam Block- SRID
Edward de la Parte- Corrigan
Dan Corrigan- Corrigan
Scott Hodges- Ansin

Agreed upon Goal of Mediation:

Find a fair and just solution for the Lateral D Watershed

Mediators

1. Carlos Alvarez
2. Jim Nicholas

Recommendation

Both mediators are well qualified and respected professionals capable of doing the job. The consensus of the group was that Carlos Alvarez offered the most cost effective rate structure for a mediation that may include several parties. The major differentiation was that Mr. Alvarez stated that his rate held steady at $300 per hour (plus only one hour charged for travel) regardless of how many parties were involved in the mediation. When I asked Mr. Nicholas his rate for multiple parties in a mediation he stated that his rate would go up as more participants joined the mediation but he would cap his rate at $500 per hour.

OTHER CONSIDERATIONS

Retaining Special Counsel

Sam Block and I both agreed that if the SRID is going to pursue mediation it would be in the SRID's best interest to engage special counsel who has experience in these types of negotiations with governments. (See engagement letter attached)

Costs to SRID

I have been trying to estimate what the cost of mediation might be to the SRID. This is difficult to estimate and could have a wide range but in speaking with legal and engineering professionals the range is between $20,000 - $50,000. While the SRID has modest reserves, this expense has not been budgeted in this current fiscal year, and we'd need to have a discussion about whether we should potentially assess landowners during the upcoming budget cycle.

Participants

The SRID Board was clear at the December 2017 meeting that you wanted to keep the mediation to the three parties in the decree (SRID, Corrigan, Ansin).
The attorney for the Corrigan's wrote the following:

(Verbatim from Ed de la Parte)
Gentlemen,

I am providing you a list of property owners and/or governmental entities the Corrigan family believes should be invited to participate in Lateral D Watershed mediation. We understand this is one of the items that the SRID Board of Supervisors will be asked to consider at its upcoming meeting. We can discuss further during our conference call tomorrow.

Lateral D Mediation Participants:

1. Corrigans
2. Anson
3. Vero Lakes Estate Property Owners Association
4. Pine Lakes Estates
5. Sunburst/Encore, LP
6. McDonald's Corporation
7. Racetrack Petroleum
8. Indian River County School Board
9. St. Johns River Water Management District
10. Indian River County
11. City of Fellsmere
12. City of Sebastian
13. Sebastian River Improvement District
14. Vero Lakes Water Control District

(END)

Participants continued…

SRID staff needs direction on whether the Board is willing to include all or some of these recommended participants. Also, it is unclear on how the expense of mediation is handled when/if a party testifies in mediation but then does not agree to pay. There is a concern allowing the expense of the mediation to potentially grow out of control with appropriate safeguards.

Delegation of Authority

It was suggested during the calls that either a member of the Board or staff be authorized to speak on behalf of the Board during mediation. We need to think this through and understand that all of our discussion about this topic as an Improvement District needs to follow the Sunshine Law. There is no provision for a private discussion during mediation for the SRID, putting the private landowners' in a potentially stronger position.

February 16, 2018

Sebastian River Improvement District
c/o Todd Wodraska
The Oaks Center
2501A Burns Road
Palm Beach Gardens, Florida 33410-5204

Re: Special Counsel Representation on Pending Legal Issues Regarding Lateral D Watershed

Dear Mr. Wodraska:

This will serve as a proposal of the terms under which our firm will provide legal services to you regarding Special Counsel Representation on Pending Legal Issues Regarding Lateral D Watershed. This letter is intended to explain briefly our billing practices and procedures.

Our fees will be based upon the ethical rules governing our practice. The amount of our statement will be the fair value of the services provided taking into account the time spent by the lawyers involved, the type of service we are being asked to perform, any special level of expertise required, the size and scope of the matter, the results obtained, and other relevant considerations.

Currently, our hourly rates range from $250.00 per hour for our most junior associates to $350.00 per hour for our most senior partner. My hourly rate is $350.00. Other lawyers, law clerks, and legal assistants of our firm will participate in the representation to the extent appropriate. We use associates and paralegals whenever advisable so we can provide legal services more economically.

It is our policy to provide to you the most effective support systems available, while at the same time allocating the costs of such systems in accordance with the usage of the services by individual clients. Therefore, in addition to our fees for legal services, we also charge separately for certain costs and expense disbursements, including messenger, courier and other communication costs; long-distance telephone; document reproduction; secretarial overtime when required by the matter's timing; and computer research facilities. Large disbursement billings may be forwarded by us to you for direct payment by you to the supplier.

Our billing statements to you will be rendered on a monthly basis and are due and payable upon receipt. We will make every effort to include disbursements in the statement for the month in which the disbursements are incurred. Some disbursements are not available to us until the

following month in which case a supplemental statement will be rendered for these additional charges.

We appreciate the opportunity to be of service to you now and in the future. Our goal is to provide legal services to you on the most cost efficient basis possible. If at any time you wish to either discuss our billing policies and procedures generally, or a particular statement specifically, we encourage you to contact us.

Please indicate your understanding of the agreement to the above-described engagement by signing and dating this letter in the spaces provided below. Please do not hesitate to contact me should you have any questions or comments.

Sincerely,

MANSON BOLVES DONALDSON VARN, P.A.

Douglas Manson

ACKNOWLEDGED AND AGREED:

_____

Dated: _____

DPM/dlr

8 East Tower Circle
Ormond Beach, FL 32174
(386)672-5668

SAMPLE ACKNOWLEDGMENT

Samples Submitted By: Sebastian WCD
Client Project ID: Sebastian Quarterly SW
Client PO#:

Pace Project Manager: Terrence Anderson
Phone 954-582-4300
terrence.anderson@pacelabs.com
Pace Analytical Project ID: 35371530
Samples Received: February 1, 2018 02:20 PM
Estimated Completion: February 12, 2018

CC: Frances Ware,Todd Wodraska

Customer Sample ID	Pace Analytical Lab ID	Matrix	Date/Time Collected	Method
510 BRIDGE	35371530001	Water	02/01/18 11:35	2540C Total Dissolved Solids 2540D Total Suspended Solids 300.0 IC Anions 350.1 Ammonia 351.2 Total Kjeldahl Nitrogen 353.2 Nitrogen, NO2/NO3 365.3 Phosph. Total Low Level 5210B BOD Field Data Salinity by Conductivity

Please contact your project manager if you recognize any discrepancy in this form or have any questions about your project.

Thank you for choosing Pace Analytical Services, LLC.

8 East Tower Circle
Ormond Beach, FL 32174
(386)672-5668

SAMPLE ACKNOWLEDGMENT

Analyte List

Customer Sample ID	Method	Compound	Reporting Limit	Units
510 BRIDGE	Salinity by Conductivity	Salinity	7	ppt
	2540C Total Dissolved Solids	Total Dissolved Solids	5	mg/L
	2540D Total Suspended Solids	Total Suspended Solids	5	mg/L
	300.0 IC Anions 28 Days	Chloride	5	mg/L
	350.1 Ammonia	Nitrogen, Ammonia	0.05	mg/L
	351.2 Total Kjeldahl Nitrogen	Nitrogen, Kjeldahl, Total	0.5	mg/L
	353.2 Nitrogen, NO2/NO3 unpres	Nitrogen, Nitrate	0.05	mg/L
	365.3 Phosph. Total Low Level	Phosphorus, Total (as P) LL	0.004	mg/L
	5210B BOD, 5 day	BOD, 5 day	2	mg/L
	Field Data	Collected By		
		Collected Date		
		Collected Time		
		Field pH		Std. Units
		Field Temperature		deg C
		Appearance		
		Field Specific Conductance		umhos/cm
		Field Oxidation Potential		mV
		Oxygen, Dissolved		mg/L
		Field Residual Chlorine		
		REDOX		mV
		Turbidity		NTU
		Chlorine, Total Residual		mg/L
		Chlorine, Free		mg/L
		Permit number		
		Chain-of-custody number		
		Depth to Water		feet
		Water Level(NGVD)		feet
		Reference Elevation		feet
		Field Oxidizers		
		Well Volume Purged		
		Iron, Ferrous		mg/L
		Sulfite		mg/L
		Salinity		ppt
		Sulfide		mg/L

Please contact your project manager if you recognize any discrepancy in this form or have any questions about your project.

Thank you for choosing Pace Analytical Services, LLC.