



SEBASTIAN RIVER IMPROVEMENT DISTRICT

INDIAN RIVER COUNTY

**SEPTEMBER 12, 2018
REGULAR BOARD MEETING
& PUBLIC HEARING
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 B-125
Vero Beach, Florida 32960
BOARD OF SUPERVISORS
REGULAR BOARD MEETING & PUBLIC HEARING
September 12, 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. June 6, 2018 Regular Board Meeting Minutes.....Page 3
- G. Public Hearing
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Fiscal Year 2018/2019 Final Budget
 - 3. Consider Resolution No. 2018-03 – Adopting a Fiscal Year 2018/2019 Final Budget.....Page 10
- H. Old Business
 - 1. Update Regarding 82nd Avenue FDOT Project
 - a. North 2 Miles – Discuss SRID Appraisal.....Page 14
 - b. South 5 Miles
- I. New Business
 - 1. Discussion Regarding Repairs to the Lateral D Gate Structure
 - 2. Discussion Regarding Conflict Resolution.....Page 86
 - 3. Consider Approval of Permit Application – Graves Brothers Dispersed Water Farm.....Page 95
 - 4. Consider Resolution No. 2018-04 – Adopting a Fiscal Year 2018/2019 Meeting Schedule.....Page 96
- J. Administrative Matters
 - 1. Financial Report.....Page 98
 - 2. Water Quality Report.....Page 99
 - 3. Sand Mine Updates
- K. Board Members Comments
- L. 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



SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JUNE 6, 2018

A. CALL TO ORDER

District Administrator Todd Wodraska called the June 6, 2018, Regular Meeting of the Sebastian River Improvement District to order at 9:00 a.m. CJ Cannons Restaurant, 3414 Cherokee Dr., Vero Beach, FL 32963.

B. PROOF OF PUBLICATION

District Manager Todd Wodraska offered Proof of Publication showing that notice of the Regular Board Meeting had been published in the *Indian River Press Journal*, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following attendees:

Sean Sexton	Present
Jeff Bass	Present
Tom Hammond (arrived at 9:23 am)	Present

Also in attendance were staff members:

District Manager Todd Wodraska	Special District Services, Inc
General Counsel Sam Block	Samuel Block, P.A
District Engineer George Simons & Marvin Carter	Carter & Associates, Inc.

See sign in sheet for others.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

No comments.

F. APPROVAL OF MINUTES

1. March 7, 2018, Regular Board Meeting

Minutes from the March 7, 2018, Regular Board Meeting were approved, as presented, on a **motion** made by Mr. Hammond, seconded by Mr. Bass and the **motion** carried unanimously.

SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JUNE 6, 2018

G. OLD BUSINESS

1. Update on FEMA Maps

Mr. Simons reported that he has been in contact with the engineers, AECOM, who have been tasked with preparing the FEMA flood plain maps and expressed his objection to the maps, especially that the maps do not accurately portray Lateral D.

2. Update Regarding 82nd Avenue Right of Way Acquisition

Ms. Ashleigh Schneider, representing FDOT, reviewed the proposal for FDOT to acquire 13.538 acres from the SRID for the 82nd Avenue extension project. The cost per acre offered is \$6,400 for a total of \$86,700 and there were other considerations in the amount of \$26,100 for a total offer of \$112,800.

Ms. Schneider asked if there is a lease agreement between the SRID and Graves Brothers. Mr. Bass and Mr. Simons confirmed there is no lease agreement.

The Board asked what the expected timing is for FDOT. Ms. Schneider responded that FDOT hopes to have an agreement in place by October 2018 but noted that they may have to go through the eminent domain process if there is no agreement.

After a brief discussion, the consensus of the Board directed staff to engage with an independent appraiser in order to understand whether to accept the FDOT offer or produce a counter proposal that could be discussed at the next meeting in September.

H. NEW BUSINESS

1. Discussion Regarding Letter from Indian River County Regarding Lateral D Canal

Mr. Wodraska noted that the SRID received a letter from the IRC Manager, which was in the meeting book, about maintaining the Lateral D canal. After a brief discussion the consensus of the Board was to respond to the letter by sending Indian River County a copy of the court decree.

2. Discussion Regarding Repairs to the Lateral L Gate Structure

Mr. Wodraska reported that with recent heavy rains there was a need to open the rarely used Lateral L structure, which was poor shape. The staff made some repairs on an emergency basis but it showed a need to pursue options for a replacement structure.

SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JUNE 6, 2018

Mr. Simons passed out a proposal from Grove Welders, Inc. that offered two options for new gates. Option 1 called for a stainless steel gate that would cost approximately \$42,250 to install. Option 2 included a radial arm gate for a total cost of about \$70,800.

The Board expressed a desire to explore a re-design of the gate to allow water to flow over the gates and also seek potential grant opportunities.

The Board did authorize the expense to purchase a gate operator for about \$4,100 in the interim.

3. Consider Request for Determination from FDOT of Appropriate Lateral D Crossing

Mr. Tommy Ruiz, project manager of the CR510 road widening, reviewed the maps and the design options with regard to the crossing of the Lateral D canal. He explained that this is the planning phase of the project and that they would be seeking a conditional right-of-way permit from the SRID.

Mr. Ruiz stated that FDOT is recommending a three-box culvert as the preferred crossing over Lateral D. It has not been determined if the existing Lateral D bridge would remain or be removed. It was confirmed that Indian River County would be responsible for the maintenance of the road, including the culvert.

There was a **motion** made by Mr. Bass, seconded by Mr. Hammond, to approve a three-box culvert as an acceptable crossing over the Lateral D canal. The **motion** carried unanimously.

4. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Annual Budget

Mr. Wodraska presented Resolution No. 2018-01, entitled:

RESOLUTION NO. 2018-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SEBASTIAN RIVER IMPROVEMENT DISTRICT APPROVING A
PROPOSED BUDGET FOR FISCAL YEAR 2018/2019.**

Mr. Wodraska presented the proposed budget for the upcoming fiscal year that begins on October 1, 2018, and ends on September 30, 2019. He explained that in order to fund the entire budget for the year, the assessment would be \$20.82 per acre but staff is recommending assessing \$17.50 per acre and utilizing fund balance, if necessary.

SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JUNE 6, 2018

There was a **motion** to approve Resolution No. 2017-01, adopting the proposed FY 18/19 budget, at \$17.50 per acre and setting the Public Hearing for September 5, 2018, at 10:00 a.m. the Law Office of Samuel Block, P.A., made by Mr. Hammond, seconded by Mr. Sexton. The **motion** carried unanimously.

5. Consider Resolution 2018-02 Adopting a Statewide Mutual Aid Agreement

Resolution No. 2018-02 was presented, entitled:

RESOLUTION NO. 2018-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SEBASTIAN RIVER IMPROVEMENT DISTRICT, STATE OF
FLORIDA, APPROVING THE *REVISED* FLORIDA STATEWIDE
MUTUAL AID AGREEMENT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

There was a **motion** made by Mr. Bass, seconded by Mr. Hammond, approving Resolution 2018-02, Electronic Approval Process and Authorized Signatories, including Supervisor Jeff Bass. The **motion** carried unanimously.

I. ADMINISTRATIVE MATTERS

1. Water Quality Report

Mr. Simons reviewed the report that was in the meeting book noting the water quality appeared to be good. Mr. Hammond asked if the water quality in the SRID has improved over time. Mr. Simons answered the it is difficult to say because there are some many outside factors.

2. Sand Mine Updates

Mr. Simons reported that the Davis Sand Mine drainage permit has been reinstated and the mine is back operating. All of the other sand mines are also meeting the conditions of their drainage permits.

J. BOARD MEMBER COMMENTS

The Board asked staff to send the Lateral D Court Decree to all Lateral D stakeholders to make sure they are aware of its existence.

SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JUNE 6, 2018

K. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:53 a.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chair

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

AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

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Customer	Ad Number	Copyline	PO #
432751 - SPECIAL DISTRICT SERVICES INC	2096850	Notice of Public Hearing and Regular	

Pub Dates

August 24, 2018

August 31, 2018

Sworn to and subscribed before me this day of, August 31, 2018, 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



Notice of Public Hearing and
Regular Board Meeting of the
Sebastian River Improvement
District

The Board of Supervisors of the Sebastian River Improvement District will hold a Public Hearing and Regular Board Meeting on September 12, 2018, at 10:00 a.m., or as soon thereafter as can be heard, at the offices of Samuel A. Block, P.A. located at 1555 Indian River Boulevard, Suite B-125, Vero Beach, Florida 32960.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2018/2019 Proposed Final Budget of the Sebastian River Improvement District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at 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 meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Sebastian River Improvement
District

www.sebastianriverid.org

Pub: 08/24/18 & 08/31/18
TCN 2096850

RESOLUTION NO. 2018-03

A RESOLUTION OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.

WHEREAS, the Sebastian River Improvement District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 12th day of September, 2018.

ATTEST:

**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sebastian River Improvement District

**Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

CONTENTS

I FINAL BUDGET

FINAL BUDGET
SEBASTIAN RIVER IMPROVEMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
NAV ASSESSMENTS	149,989	165,745	175,755	10,046 Acres @ \$17.50
R-O-W USE FEES	14,765	14,500	14,765	
PERMIT FEES	0	0	5,000	
OTHER REVENUES	0	1,000	0	
INTEREST INCOME	2,112	750	840	Interest Projected At \$70 Per Month
TOTAL REVENUES	\$ 166,866	\$ 181,995	\$ 196,360	
EXPENDITURES				
LEGAL	7,152	6,500	7,500	\$1,000 Increase From 2017/2018 Budget
DISTRICT ADMINISTRATIVE	26,298	27,000	27,000	\$2,250 Per Month
OPERATIONS MANAGER	18,000	18,000	18,000	No Change From 2017/2018 Budget
OPERATIONS MANAGER - PAYROLL TAXES	1,377	1,377	1,377	Operations Manager *7.65%
ENGINEERING /GENERAL	25,789	25,000	25,000	No Change From 2017/2018 Budget
ENGINEERING /PERMIT	0	0	5,000	Engineering/Permit
ENGINEERING /SPECIAL PROJECTS	12,217	0	5,000	Engineering/Special Projects
ACCOUNTING / AUDIT	6,250	6,500	6,750	\$250 Increase From 2017/2018 Budget
INSURANCE	6,630	7,293	7,293	Insurance Company Estimate
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2017/2018 Budget
OTHER OPERATING FEES	0	4,923	0	Line Item Eliminated
DUES & SUBSCRIPTIONS	925	925	925	\$175 For Dept Of Economic Opportunity - \$750 For FL Assoc Special Districts
LEGAL ADVERTISEMENTS	758	950	950	No Change From 2017/2018 Budget
MISCELLANEOUS	1,793	1,825	1,900	Includes Travel, Postage & Office Supplies
WATER QUALITY ANALYTICAL SERVICE	922	0	1,000	Quarterly Service
R-O-W MAINTENANCE	30,213	50,000	50,000	No Change From 2017/2018 Budget
C/L VEGETATION MANAGEMENT	0	50,000	50,000	No Change From 2017/2018 Budget
MISCELLANEOUS MAINTENANCE	9,625	5,000	10,000	\$5,000 Increase From 2017/2018 Budget
TOTAL EXPENDITURES	\$ 149,449	\$ 206,793	\$ 219,195	
REVENUES LESS EXPENDITURES	\$ 17,417	\$ (24,798)	\$ (22,835)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,507)	(3,115)	(3,515)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(4,844)	(6,230)	(7,030)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 11,066	\$ (34,143)	\$ (33,380)	
PREVIOUS YEAR CARRYOVER	-	34,143	33,380	Comes from Current Fund Balance
NET EXCESS/ (SHORTFALL)	\$ 11,066	\$ -	\$ -	

Notes

Assessable Acres = 10,046

FY 2016 Assessment per Acre = \$13.50

FY 2016 Budgeted Carryover Funding Assessment per Acre = \$1.54

FY 2017 Assessment per Acre = \$14.50

FY 2017 Budgeted Carryover Funding Assessment per Acre = \$5.26

FY 2018 Assessment per Acre = \$16.50

FY 2018 Budgeted Carryover Funding Assessment per Acre = \$3.39

FY 2019 Assessment per Acre = \$17.50

FY 2019 Budgeted Carryover Funding Assessment per Acre = \$3.32

FUND BALANCE AS OF 9/30/16	\$ 216,662.73
FY 2016/2017 BUDGET ACTIVITY	\$ 11,066.48
FUND BALANCE AS OF 9/30/17	\$ 227,729.21

**AN APPRAISAL OF THE
SEBASTIAN RIVER IMPROVEMENT DISTRICT
LAND, LOCATED BETWEEN 69TH STREET
AND C.R. 510 INCLUDED IN THE FDOT
ACQUISITION FOR THE CONSTRUCTION
OF 82ND AVENUE
INDIAN RIVER COUNTY, FLORIDA**

**AKA FDOT PARCEL # 103
STATE PROJECT 2308792, SECTION 88503-2611**

Appraisal 18-366

YOUNG APPRAISAL & CONSULTING, LLC



YOUNG APPRAISAL & CONSULTING, LLC

Juliana E. Young, ARA, MAI
Cert Gen RZ571

1924 44th Avenue
Vero Beach, Florida 32966
772-569-4548
Fax # 772 569 1018
julie@young-appraisals.com

August 31, 2018

APPRAISAL 18-366

Mr. Todd Wodraska
Sebastian River Improvement District
C/O Special District Services Inc.
2501 A Burns Road
Palm Beach Gardens, Florida 33410-5204

RE: Sebastian River Improvement District land impacted by the FDOT road project from 69th Street to County Road 510 for the proposed 82nd Avenue project. Parcel #103, State Project 2308792, Section 88503-2611, Legal Description as of 6/26/2018, and plans dated 3/23/2018

Dear Mr. Wodraska:

I have inspected and analyzed the impact of the FDOT Parcel #103 taking from the Sebastian River Improvement District property. Additionally, I have analyzed the potential impact of damages due to the FDOT acquisition. This report is to provide you with an appraisal of the Market Value of the 12.436 acre acquisition, and the impact of damages to the remainder property, as of July 24, 2018, the date of inspection of the property. The property was inspected by Juliana Young, John Young and George Simons, Sebastian Improvement District representative.

The appraisal report consists of an **Appraisal Report**, and is performed in accordance with the Uniform Standards of Professional Appraisal Practices (USPAP). The opinions expressed in this report and the value conclusion reported are subject to the general and special limiting conditions contained herein. The property and improvements are described in the attached report, which is to be used by the client, Todd Wodraska and the Sebastian Improvement District for negotiations in the taking.

Based on the analyses presented in this report, it is my opinion as follows:

Market Value of the 12.436 acre taking, as of July 24, 2018:	\$326,000
Damages to fencing as a result of the taking, as of July 24, 2018:	\$ 29,721

Sincerely,

Juliana E. Young, ARA, MAI,
Cert Gen RZ571

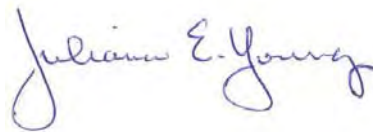


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INTRODUCTORY DESCRIPTION OF PROPERTY APPRAISED

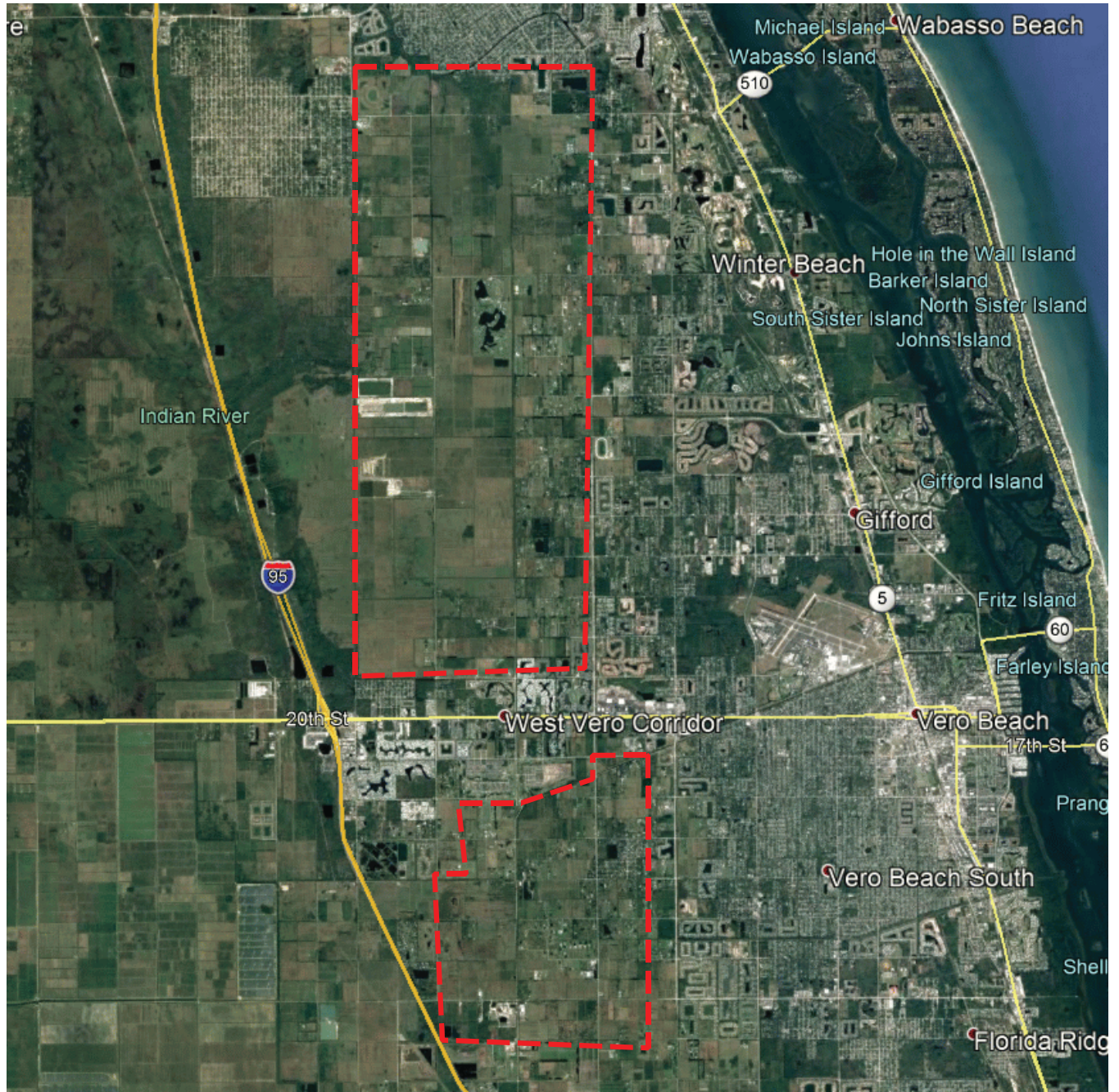
The property appraised includes the 12.436 acre FDOT acquisition Parcel #103, State Project 2308792, Section 88503-2611, Legal Description as of 6/26/2018, and plans dated 3/23/2018. The parcel is located on Sebastian River Improvement District land located north of 69th Avenue and South of County Road 512, on the east side of the Lateral C Canal. The acquisition is a strip of land, in varying widths from 43.5 feet to 61.5 feet wide, and approximately 2 miles in length.

The majority of potential damages will be mitigated by FDOT construction as indicated on the plans, which include:

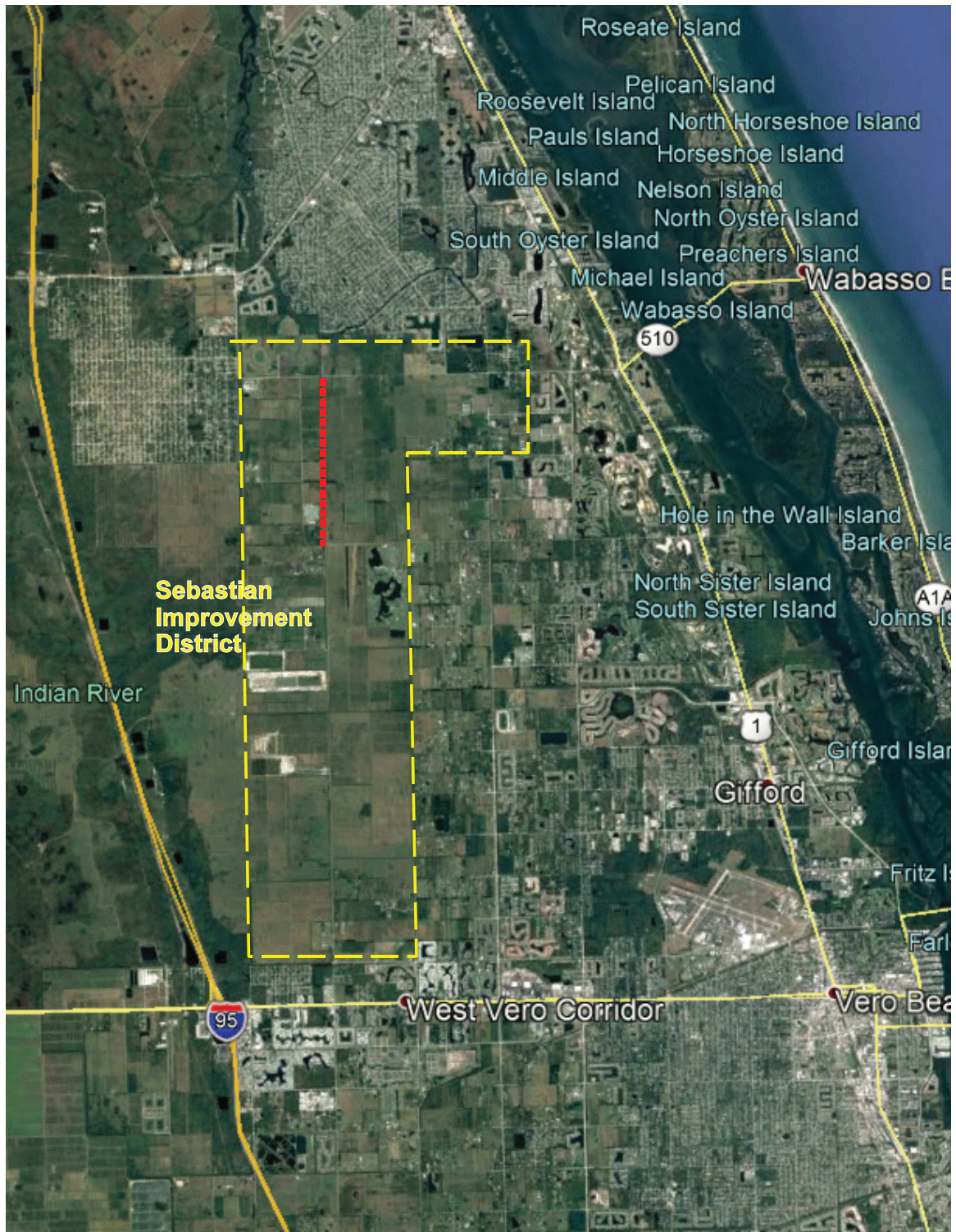
- 1) Development of the FDOT project in such a manner that all functional utility of the Sebastian Improvement District will be maintained.
- 2) Redevelopment of the Sebastian Improvement District canal maintenance road (stabilized marl road) 30 feet wide on the east side of the Lateral C Canal in the area identified as the construction easement.
- 3) Developing a stabilized canal sidewall, where width is insufficient for typical canal slope walls. (Permanent sheet piling steel)
- 4) Replacing culverts on the east-west Later Canals C5E, C4E, C3E, and C2E, 36" or 48" structures. These culverts will be located on Sebastian Improvement District land, with construction under a construction easement to the FDOT. In cases where these canals are not currently constructed. These culverts will be put in place under the roadway and stubbed out with brick and mortar on the east side for future use by the Sebastian Improvement District.
- 5) Replacing culverts, with 24" structures, for all other non-district canals that currently flow into the Lateral C Canal on the east side of the Lateral C Canal.
- 6) Sub Lateral Canal side slopes are to be stabilized with riprap to the top of the canal.
- 6) FDOT to maintain insurance liability for the construction easement area.
- 7) Access onto the canal maintenance berm will be provided for the Sebastian Improvement District maintenance equipment.

Damages not mitigated by the FDOT construction plans include removal of fencing. This fencing is located on portions of the Sebastian Improvement District lands to retain cattle on properties to the east of the Sebastian River Improvement District. Cost of replacing the fencing is included in the analysis, although this fencing will be replaced on land owned by Graves Brothers.

NEIGHBORHOOD MAP



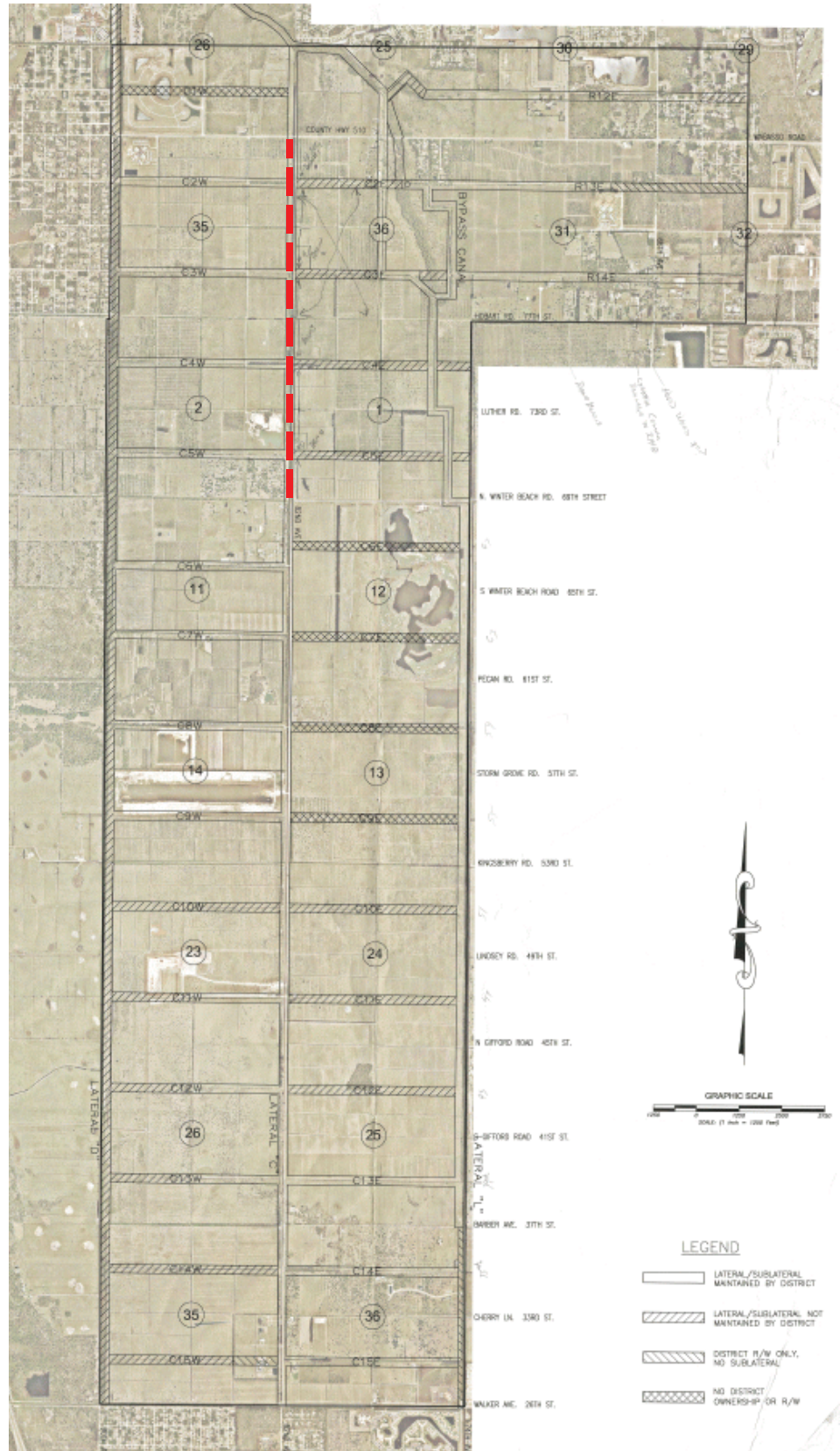
The subject neighborhood includes areas of transition from agricultural uses to rural residential, residential subdivision, and commercial uses, located east of Interstate 95 and adjacent to the Urban Service area of Indian River County. Several areas of the northern neighborhood within the Sebastian Improvement District have been incorporated into the City of Sebastian. Areas north of Stage Road 60 and west of the subject neighborhood have been incorporated into the City of Fellsmere. The neighborhood includes lands in the Sebastian Improvement District and the Indian River Farms Drainage District. State Road 60 Commercial/Multi-family corridor divides the neighborhood. Areas south of the neighborhood are negatively impacted by the Indian River County Landfill. Mid to long term development is in the process of converting to urban uses. No economic agricultural production remains in the neighborhood.

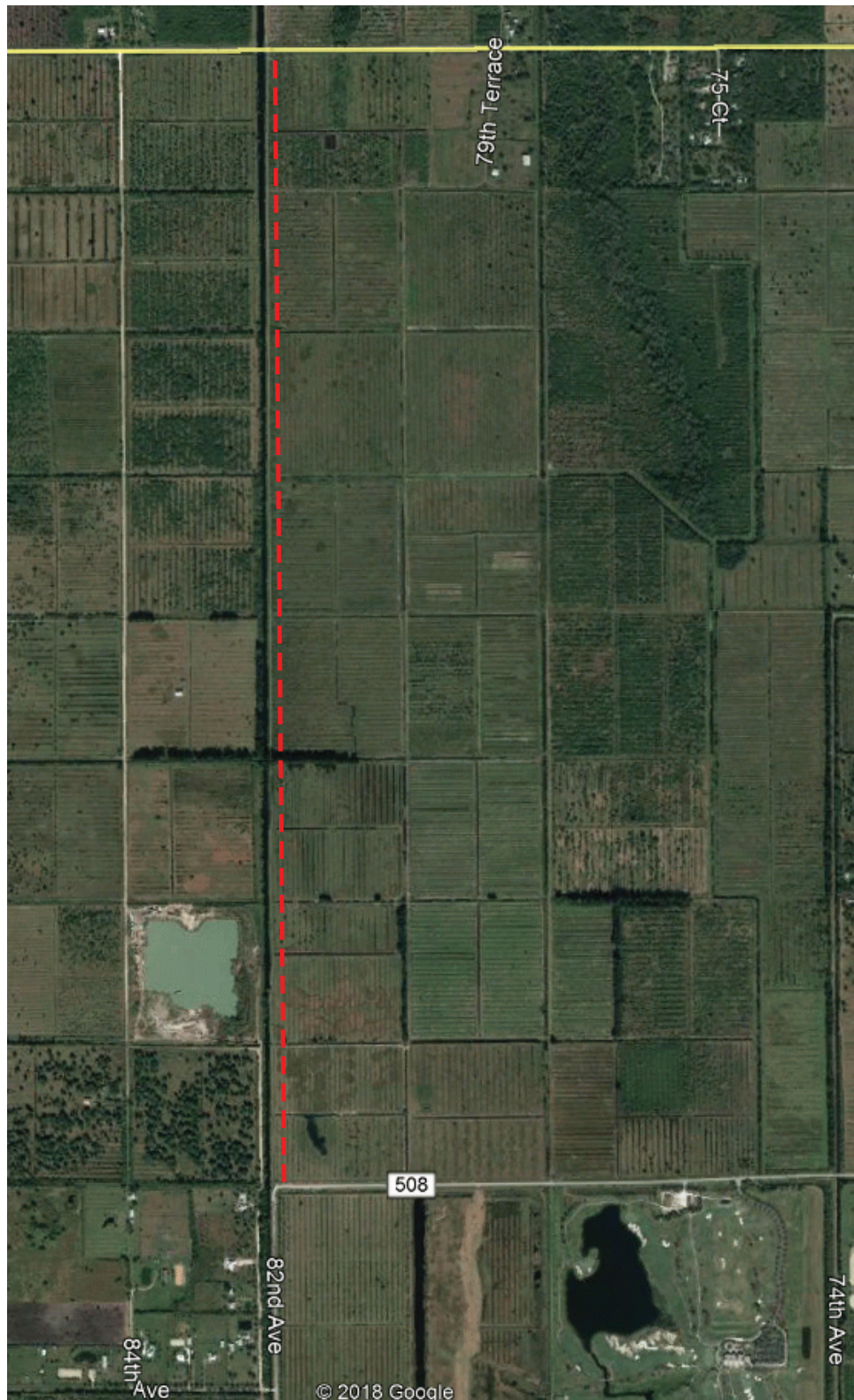
SEBASTIAN IMPROVEMENT DISTRICT LOCATION MAP

Subject taking area in red.

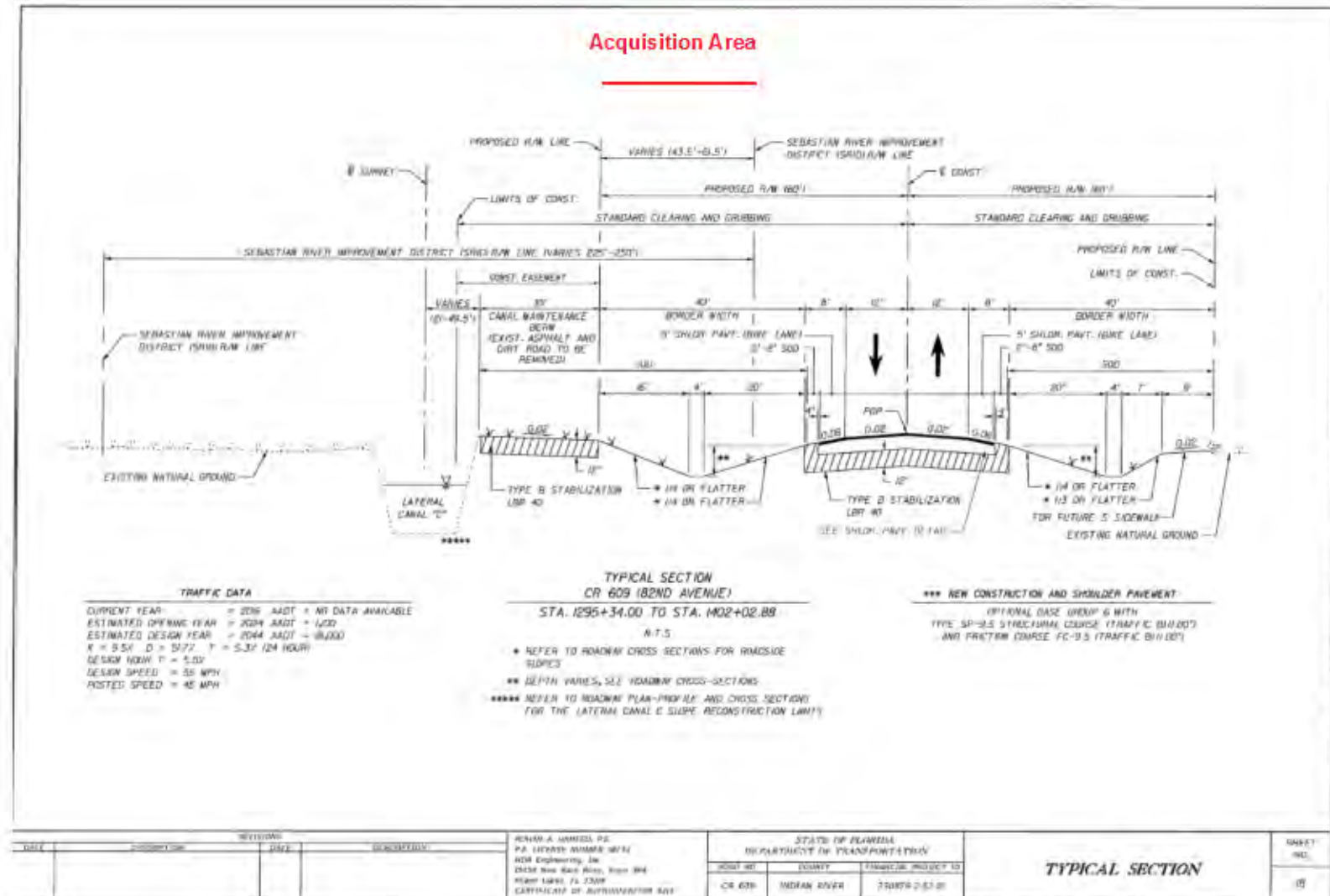
SEBASTIAN RIVER IMPROVEMENT DISTRICT MAP

Subject taking in red.



SUBJECT TAKING AREA AERIAL MAP

TYPICAL ROAD SECTION



SCOPE OF THE APPRAISAL AND REPORT FORMAT

The Scope of Work is defined as the type and extent of research and analyses in an assignment. The three main considerations of the Scope of Work are:

- 1) Identify the problem to be solved
- 2) Determine and perform the scope of work necessary to develop credible assignment results.
- 3) Disclose the scope of work in the report

The assignment is to value the FDOT 12.436 acre taking per Financial Project ID Item Segment No. 230879-2, Section 88503-2611, Parcel No. 103, per legal description dated 6/26/2018. The parcel is within the 82nd Avenue project, from 69th Street to County Road 510, Indian River County, Florida.

The report is presented in **Appraisal Report** format. The report is designed and prepared to be fully compliant with the Uniform Standards of Professional Appraisal Practice (USPAP, 2018-19). The appraisal format additionally includes formatting and guidelines as per the Uniform Appraisal Standards for Federal Land Acquisition 2016.

Problem to be solved:

Identify the Market Value of the 12.436 acre FDOT taking.
Identify any damages to the parent parcel caused by the taking, and assess cost of the damages.

Methodology:

- 1) Define the larger parcel
- 2) The larger parcel is a drainage and drainage system maintenance corridor. Value of the corridor is based on the contribution of the function of that corridor to the surrounding properties. A before and after acquisition valuation are not appropriate in the analysis of partial corridor takings. The utilized methodology for analysis of the value of the taking of the corridor is based on “across the fence” methodology. Only Direct Sales Comparison based on “across the fence” sales will be made. Neither the Cost or Income Approaches to value are appropriate for the subject taking parcel.
- 3) Market sales that provide the most similar Highest and Best Use in the “across the fence” properties are utilized in the analysis to the corridor taking area.
- 4) The market sales are utilized to formulate an opinion of value for the appropriate “across the fence” parcel in the taking area of the corridor.
- 5) Damages to the corridor are addressed independently. The development plans and 82nd Avenue development information that was provided to the appraiser supports that limited damages will result to the operation of the Sebastian Improvement District function. The value rendered herein is subject to the integrity of the Sebastian Improvement District canal and maintenance road structures developed as indicated in the road structure plans completed in a good workmanlike manner, and that the functional integrity of the canal and canal maintenance roads are maintained.

SCOPE OF THE ASSIGNMENT (continued)

Market sales of “across the fence” properties were attained through MLS, Indian River County Property Appraiser rolls, and market sources. The data gathered is limited to competing real estate markets. Data sources for sales include public recording of real estate sales transferred by warranty deed, general knowledge of sales that are publicized in the news media, or that are made known by real estate market participants, including brokers, bankers, buyers, sellers, and attorneys. Data is gathered and analyzed to interpret trends of the market participants. The analyzed data is then applied to the appropriate “across the fence” property for a value indication of the taking area.

The scope of work was performed by both Juliana Young and John Young. John Young, register trainee appraiser #RI23205 assisted with the inspection, data gathering, report writing, comparable analysis, and review. Juliana Young made inspection, and oversaw all aspects of the analysis and report preparation.

I, Juliana Young, the supervisory appraiser of the registered appraiser trainee, John Young, who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraise trainee named in this report as if it were my own work.

The appraiser is competent to complete the report in accordance with the competency provision of USPAP. The appraiser has acted in an independent capacity, and that the appraisal assignment is not based upon a requested minimum valuation of a specified valuation.

LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The value given in this appraisal report represents the opinion of the signer as to the Value AS OF THE DATE SPECIFIED. Values of real estate are affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. No responsibility is assumed for the legal description or for matters including legal or title considerations. The property title is assumed to be good and marketable unless otherwise stated.
3. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries of property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
12. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
13. Neither all nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected or any reference to the Appraisal Institute, or the MAI or SRA designations shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval of the appraiser.
14. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, agricultural chemicals, heavy metals, or solvents, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. The presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the

LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS (continued)

assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

15. The Contract for the appraisal of said premises is fulfilled by the signer hereto upon the delivery of this report duly executed.

SPECIAL LIMITING CONDITIONS

The values rendered in this report are subject to the following specifications:

The property appraised includes the 12.436 acre FDOT acquisition Parcel #103, State Project 2308792, Section 88503-2611, Legal Description as of 6/26/2018, and plans dated 3/23/2018. The parcel is located on Sebastian River Improvement District land located north of 69th Avenue and south of County Road 512, on the east side of the Lateral C Canal. The taking is a strip of land, varying in width from 43.5 feet to 61.5 feet, approximately 2 miles in length.

The majority of potential damages will be mitigated by FDOT construction as indicated on the plans, which include:

- 1) Development of the FDOT project in such a manner that all functional utility of the Sebastian Improvement District will be maintained.
- 2) Redevelopment of the Sebastian Improvement District canal maintenance road (stabilized marl road) 30 feet wide on the east side of the Lateral C Canal in the area identified as the construction easement.
- 3) Developing a stabilized canal sidewall, where width is insufficient for typical canal slope walls. (Permanent sheet piling steel)
- 4) Replacing culverts on the east-west Later Canals C5E, C4E, C3E, and C2E, 36" or 48" structures. These culverts will be located on Sebastian Improvement District land, with construction under a construction easement to the FDOT. In cases where these canals are not currently constructed. These culverts will be put in place under the roadway and stubbed out with brick and mortar on the east side for future use by the Sebastian Improvement District.
- 5) Replacing culverts, with 24" structures, for all other non-district canals that currently flow into the Lateral C Canal on the east side of the Lateral C Canal.
- 6) Sub Lateral Canal side slopes are to be stabilized with riprap to the top of the canal.
- 6) FDOT to maintain insurance liability for the construction easement area.
- 7) Access onto the canal maintenance berm will be provided for the Sebastian Improvement District maintenance equipment.

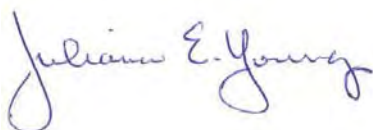
Damages not mitigated by the FDOT construction plans include removal of fencing. This fencing is located on portions of the Sebastian Improvement District lands to retain in cattle on the property to the east. Cost of replacing the fencing is included in the analysis, although this fencing will be replaced on land owned by Graves Brothers.

The use of the indicated assumptions might have affected the assignment results.

CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform standards of Professional Appraisal Practice.
- Juliana E. Young has made a personal inspection of the property that is the subject of this report.
- I have not performed services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- This appraisal report has been made in conformity with and is subject to the requirements of the Codes of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute, and the Society of Farm Managers and Rural Appraisers.
- Juliana E. Young is State Certified General Real Estate Appraiser #RZ571.
- "As of the date of this report, I, Juliana E. Young, ARA, MAI, have completed the requirements under the continuing education program of the American Society of Farm Managers and Rural Appraisers and Appraisal Institute."
- The use of this report is subject to the requirements of the Appraisal Institute, the American Society of Farm Managers and Rural Appraisers, and the State of Florida Real Estate Appraisal Board relating to review by its duly authorized representatives.
- The appraiser has acted in an independent capacity, and that the appraisal assignment is not based upon a requested minimum valuation or a specific valuation.



Juliana E. Young, ARA, MAI
Cert Gen RZ 571

SUMMARY OF APPRAISAL

Property Type:	A portion of the Sebastian River Improvement District drainage and maintenance corridor.
Effective Date of Value:	July 24, 2018
Date of Inspection:	July 24, 2018
Inspected by:	Juliana Young, John Young, and Sebastian River Improvement District representative George Simons
Date of Appraisal Preparation:	July 24, 2018 through August 31, 2018
Date of the Report:	August 21, 2018
Property Rights Appraised:	Fee Simple Estate
Purpose of the Appraisal:	Provide my opinion of the Market Value of the partial take, including 12.436 acres, of the Sebastian River Improvement District drainage system.
Client and Use of the Appraisal:	<p>The client of the appraisal is Mr. Todd Wodraska, Sebastian River Improvement District, C/O Special District Services Inc., 2501 A Burns Road, Palm Beach Gardens, Florida 33410-5204.</p> <p>Use of the appraisal is to assist the Sebastian Improvement District in determining the Market Value of the taking and the cost of potential damages to the property due to the taking.</p>
Zoning:	A-1, Agricultural Use
CLUP:	AG, Agricultural Use
Acquisition Parcel Size:	12.436 acres
Highest and Best Use:	
As Vacant:	Hold for future residential use
As improved:	
Before the take:	Continued use as the water drainage corridor for the Sebastian River Improvement District.
After the take:	Continued use as the water drainage corridor for the Sebastian River Improvement District.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal assignment is to develop an opinion of Market Value of the Fee Simple interest in the real property described herein, as of the date specified, July 24, 2018. And to estimate the impact of potential damages to the remainder property.

INTENDED USE OF THE APPRAISAL

The intended use of this appraisal is to assist the Sebastian River Improvement District in determining the Market Value of the taking and the cost of potential damages to the property due to the taking.

CLIENT OF THE APPRAISAL

This report is intended for use only by the client:

Mr. Todd Wodraska
Sebastian Improvement District
C/O Special District Services Inc.
2501 A Burns Road
Palm Beach Gardens, Florida 33410-5204

PROPERTY RIGHTS (REAL PROPERTY INTEREST) APPRAISED

This report is to form an opinion of the value of the Fee Simple Interest, subject to easements.

Definition Fee Simple Title

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations of governmental powers of taxation, eminent domain, police power, and escheat.

Source: The Dictionary of Real Estate Appraisal 5th Edition, The Appraisal Institute, 2010.

Real Property Defined

All interests, benefits, and rights inherent in the ownership of physical real estate; the bundle of rights with which the ownership of the real estate is endowed.

Source - The Dictionary of Real Estate Appraisal 5th Edition, The Appraisal Institute, 2010.

DATE OF VALUE / PROPERTY INSPECTION

This appraisal, with its analysis, opinions and conclusions, is based on market demand known to have existed in the recent past and present, through an analysis of the competing market area. Data pertaining to this report was gathered and investigative field work was done from July 24, 2018 through August 31, 2018. The date of valuation is July 24, 2018, the date of inspection.

MARKET VALUE

Market Value Defined:

Market Value as used in this report is defined as:

“Value as used in eminent domain statute, ordinarily means amount which would be paid for property on assessing date to willing seller not compelled to sell, by willing purchaser, not compelled to purchase, taking into consideration all uses to which property is adapted and might reasonably be applied.”

Source: Florida State Road Department v. Stack, 231 So.2d 859 Fla., 1st DCA 1969.

PROPERTY OWNER AND SALES HISTORY

The subject property is a portion of the Sebastian River Improvement District canal and maintenance corridor.

Sebastian River Improvement District
c/o
Mr. Todd Wodraska
Special District Services Inc.
2501 A Burns Road
Palm Beach Gardens, Florida 33410-5204

There are no recent sales of the subject property or of properties within the Sebastian Improvement District Corridor.

LEGAL DESCRIPTION

Parent Track - Legal Description

See the map on page 4.

The Sebastian River Improvement District The property includes the drainage and maintenance corridor within portions of Sections 25, 26, 35, 36, Township 31 South, Range 38 East, Sections 29, 30, 31, 32, Township 31 South, Range 39 East, and Sections 1, 2, 11, 12, 12, 14, 23, 24, 25, 26, 35, 36, Township 32 South, Range 38 East, Indian River County, Florida. The majority of the district is located in unincorporated areas of Indian River County, with the northern sector of the district located within the City of Sebastian.

Legal Description - part taken

Item Segment No. 2308792
 Section 88503-2611
 06-26-18

Fee Simple Right of Way

Parcel No. 103	County Road 609	Indian River County	Description
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A portion of the West One-Half (1/2) of Section 1, Township 32 South, Range 38 East, and a portion of the West One-Half (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 portions more particularly described as follows:

Commence at the Southwest Corner of said Section 1, said corner also being on the Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road); thence North 89°50'54" East along the South line of said Section 1, a distance of 51.00 feet to the POINT OF BEGINNING; thence 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 86.45 feet; thence North 89°59'58" East, a distance of 54.50 feet to a point of intersection with the Easterly Existing Right of Way line of the Sebastian River Improvement District (S.R.I.D.) Lateral "C" Canal as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; 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 and the POINT OF BEGINNING.

Containing 1.971 acres, more or less.

AND

Commence at the Southwest Corner of said Section 1, said corner also being on the Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road); thence North 00°03'22" East along the West line of said Section 1 and said Baseline of Survey, a distance of 1,391.75 feet; thence South 89°56'38" East along a line at a right angle from the previously described course, a distance of 58.00 feet to the POINT OF BEGINNING; thence North 00°03'22" East, a distance of 1,291.53 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 1,091.13 feet; ; thence North 89°41'55" East, a distance of 52.50 feet to a point of intersection with the Easterly Existing Right of Way line of the Sebastian River Improvement District (S.R.I.D.) Lateral "C" Canal as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; 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 South 89°59'58" West, a distance of 54.50 feet to the POINT OF BEGINNING.

Containing 3.177 acres, more or less.

AND

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Item Segment No. 2308792
Section 88503-2611
06-26-18

Fee Simple Right of Way

Parcel No. 103	County Road 609	Indian River County	Description
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Commence at the Northwest Corner of said Section 1, said corner also being on the Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road); thence South 89°32'52" East along the North line of said Section 1, a distance of 69.00 feet to the POINT OF BEGINNING; thence North 00°03'22" East, a distance of 0.44 feet; thence North 00°07'33" East, a distance of 1,273.68 feet; thence South 89°36'49" East, a distance of 43.50 feet to a point of intersection with the Easterly Existing Right of Way line of the Sebastian River Improvement District (S.R.I.D.) Lateral "C" Canal as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; 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 North 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 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 North 89°41'55" West, a distance of 52.50 feet to the POINT OF BEGINNING.

Containing 2.656 acres, more or less.

AND

Commence at the West One-Quarter (1/4) Corner of said Section 36, said corner also being on the Baseline of Survey of County Road 609 (82nd Avenue/Ranch Road); thence South 89°40'45" East along the North line of the Southwest One-Quarter (SW 1/4) of said Section 36, a distance of 69.00 feet to the POINT OF BEGINNING; thence 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 1,073.97 feet; thence South 89°44'34" East, a distance of 54.00 feet to a point of intersection with the Easterly Existing Right of Way line of the Sebastian River Improvement District (S.R.I.D.) Lateral "C" Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; 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 North 89°36'49" West, a distance of 56.00 feet, thence North 00°07'33" East, a distance of 1,274.11 feet to a point on the North line of the Southwest One-Quarter (SW 1/4) of said Section 36 and the POINT OF BEGINNING.

Containing 3.222 acres, more or less.

AND

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

(Continued on the next page)

Item Segment No. 2308792
 Section 88503-2611
 06-26-18

Fee Simple Right of Way

Parcel No. 103	County Road 609	Indian River County	Description
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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 of intersection with the Easterly Existing Right of Way line of the Sebastian River Improvement District (S.R.I.D.) Lateral "C" Canal, as recorded in Deed Book 32, Page 177 of the Public Records of Indian River County, Florida; 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 North 89°44'34" West, a distance of 54.00 feet; thence North 00°07'33" East, a distance of 266.03 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 1.410 acres, more or less.

All containing 12.436 acres, more or less.

NEIGHBORHOOD DATA

Definition of Neighborhood

A neighborhood is defined as: "A group of complementary land uses."

"Social, economic, governmental, and environmental forces influence property values in the vicinity of a subject property, which affect the value of the subject property itself. Therefore, the boundaries of the area of influence must be delineated to conduct a thorough analysis. The area of influence is the area within which the forces affect surrounding properties in the same way they affect the property being appraised.

"The area of influence is commonly called a neighborhood."

"A clear distinction can be drawn between a neighborhood and a district. A district is a type of neighborhood that is characterized by homogeneous land use."

Source: The Appraisal of Real Estate

The term neighborhood is synonymous with "marketing area".

The subject is located in a transitional neighborhood, with uses in transition from agricultural use to urban uses. This area is surrounded by the Urban Service Area of Indian River County. Previous uses in the area were predominantly for citrus production. Diseases of the 1980's, particularly the area infestation by diapaepes root weevil caused most citrus trees in the area to die. Very few areas remain in economic citrus production. The agricultural production land has been in transition to residential subdivision, rural residential uses, sand mines, golf course, equestrian uses, and commercial use. Numerous larger tracts remain in older family ownerships, with the sites "land banked" for future urban growth. The most recent transition in the area has been the annexation of 66 acres at County Road 510 and 82nd Avenue for commercial development. Additional annexations are planned south of County Road 510 for residential development. The western fringe area of the neighborhood, north of State Road 60, has been annexed into the City of Fellsmere for future growth. Land that remains in the unincorporated Indian River County is generally limited to rural residential use, with lot size limited to 5 acres or more. Several fringe areas of the county have been platted for more intensive use, including BlueWater Bay (CR 510), Cross Creek (70th Ave, north of CR 510) and Liberty Park (CR 510, west of 66th Avenue). Liberty Park is a Traditional Neighborhood Development on 502 acres with 980 residential units planned. Two elementary schools are located in the northern sectors of this neighborhood, Treasure Coast Elementary and Liberty Magnet. Junior High and High Schools are located several miles to the north in Sebastian.

The most active development within the neighborhood has been in acreage ranchette sites from 5 to 40 acres in size. This area is highly desirable for the equestrian market and acreage homesites. Many lots have been created by simple splits or under affidavit of exemption of the original 40 acre Tracts within the Indian River Farms Subdivision. The areas east of the neighborhood are typically developed with residential subdivisions. Over the past 20 years the area within the western Urban Service Area, east of the subject neighborhood, has experienced a significant amount of residential growth, with limited undeveloped land remaining. The proximity of the subject neighborhood to urban sectors provides a desirable location. Over the near term additional growth pressures are expected to impact this neighborhood. Large tracts of land are expected to be annexed into the surrounding cities to provide a higher development potential than is experienced in the unincorporated county area.

NEIGHBORHOOD (continued)

The large acreage tracts of the area have been utilized for sand mining operations, or are in holding under interim cattle production. The Quail Valley Golf Course is located within the neighborhood at 69th Street, west of 74th Avenue.

The southern and eastern sectors of the neighborhood have experienced the highest pressures for growth due to the ability to easily divide these properties into 5, 10, or 20 acre sites. Over the past 4 years there has been high demand for this type of living site, with limited undeveloped properties remaining on the market.

Transportation facilities in the neighborhood include north-south roads of 58th Avenue, 66th Avenue, and 82nd Avenue. East-west roads are located every 1/2 mile for the eastern and southern sectors of the neighborhood, but are limited in northwest sector of the neighborhood. The neighborhood is bisected by the State Road 60 commercial/multi-family corridor. County Rod 510 is located in the northern sector of the neighborhood. 9th Street SW is the major east-west arterial in the southern sector of the neighborhood. Road expansion plans over the past 10 years have included paving 66th Avenue from 9th Street SW to S.R. 60 and widening 66th Avenue north of S.R. 60. Current plans include widening CR 510 and connecting 82nd Avenue from 69th Street to CR 510. The road expansion plans are to provide connectivity between the City of Sebastian and Vero Beach. The City of Sebastian, and the City of Fellsmere to the northwest, provide a significant amount of the work force for the Vero Beach area, with road volume exceeding capacity in this area.

Uses within the Sebastian River Improvement District

The Sebastian River Improvement District was originally created for agricultural production. The district includes a private water control system that provides drainage to all properties within the district. Few citrus groves remain in the district due to disease and infestations. It is not economic to plant citrus in this area due to the impact of these diseases. As citrus groves have declined, with much of the property held under cattle production. Cattle production use is not an economic use, but provides an advantage for holding the properties under reduced property taxes. Most larger tracts remain in a few family ownerships, although several properties did transfer after 2007 due to foreclosure.

Uses within the Sebastian River Improvement District include:

- Quail Valley Golf Course, an exclusive golf 18 hole facility, with 9 hole expansion plans
- Liberty Park, a planned Traditional Neighborhood Development on 502 acres with 980 residential units. The Liberty Magnet Elementary school has been constructed, but no other facilities have been developed to date.
- Cross Creek Lake Subdivision, a developed subdivision
- South Forty Subdivision, not developed
- Blue Water Bay Subdivision, infrastructure developed before the economic crash of 2007, no houses developed to date.
- Citrus Hideaway Subdivision, an older residential subdivision that is totally developed
- Treasure Coast Elementary School
- Hammond Sand Mine, Wild Turkey Sand Mine, Ranch Road Sand Mine, Davis Sand Mine
- Two Bridges Equestrian, community of 5 acre lots with residences.
- Hidden Hammock, 5 acre lot residential subdivision

NEIGHBORHOOD (continued)

- Numerous scattered residences on acreage sites from 5 acres to over 50 acres
- Sexton Treasure Hammock Ranch, agricultural conservation easement, native property under cattle production
- Hammond citrus grove and nursery
- Friends of Indian River Trap & Skeet Club
- Redlands Christian Migrant Association
- Humane Society of Indian River County

The area to the west of the Sebastian River Improvement District has been annexed into the City of Fellsmere over the past 10 years. The northern sector of the Sebastian River Improvement District has several areas that have been annexed into the City of Sebastian, and several additional areas that are planned to be annexed into the City of Sebastian.

Annexation into the surrounding cities provides for an environment that is more conducive to urban expansion than location within the unincorporated area of Indian River County. Public utilities are available in the fringe areas of this neighborhood. County water and sewer lines are current available on County Road 510.

ZONING AND LAND USE

Within the Sebastian River Improvement District there are several zoning and Comprehensive Land Use Designations, including agricultural, low density residential, and most recently annexation into the City of Sebastian for commercial use. The majority of the area is in the Agricultural zoning and Land Use designated area. The area of the subject taking is under Agricultural designation. The specifics of the Agricultural Zoning and Comprehensive Land Use Designation are outlined below.

The subject property includes Agricultural zoning and Comprehensive Land Use Designations.

The zoning is governed by Indian River County. Zoning is A-1, Agricultural. The Comprehensive Land Use Plan (CLUP) designates the subject property as AG-1, Agricultural, with a maximum density permitted of 1 unit per 5 acres. The A-1 zoning district has the following site and dimension criteria:

Maximum Density:	1 unit per 5 acres. (0.2 unit / acre).
Minimum Lot Size:	200,000 square feet (4.6 acres)
Minimum Lot Width:	150 feet.
Minimum Yard:	
Front:	30 feet
Side:	30 feet
Rear:	30 feet
Maximum Building Height:	35 feet
Maximum Building Coverage:	10% of lot
Minimum Open Space:	50% of lot

ZONING AND LAND USE (continued)

In the Agricultural Zoning District site plan review is required for the construction, alteration and use of all structures except single family dwellings and agricultural uses. Permitted uses include general farming, livestock and poultry raising, non-commercial stables, tree farms, non-commercial kennel or animal boarding places, nursery and greenhouses, single family dwellings, foster care facilities, places of worship, and emergency services.

Land Use

The Comprehensive Land Use Plan, adopted June 1991, designates the subject as A-1, Agricultural, allowing one single family unit per 5 acres.

Uses which are permitted under the AG-1 Land Use include agricultural uses such as farming, groves, range and livestock activities, forestry, excavation activities, agricultural research, agriculturally related business, recreational uses, and public facilities and institutions. Residential development is permitted at one unit per 5 acres. No residential development in agriculturally designated areas shall occur unless such development is approved as a planned development, except construction of a single-family dwelling unit on a tract existing on October 1, 1990. Division of a tract into two lots, each meeting or exceeding the minimum lot size of the district requires approval as a planned development project, or parcels may be divided into tracts of 40 acres.

The subject area lies adjacent to the Urban Service Boundary on County Road 510, with public utilities located on that C.R. 501. The access to public utilities provides a higher utility for properties in this area, with public uses or churches typically located on this type of fringe corridor. Land located immediately to the north has been annexed into the City of Sebastian, with commercial and residential uses permitted. In the eastern sector of the neighborhood, Liberty Park has been approved within the unincorporated area of Indian River County under a Traditional Neighborhood Development that allows development at 1.9 units per acre within the Ag-1 zoning area.

Considering the development trends that are ongoing in the immediate area of the subject taking area, it is likely that a higher development density than one unit per 5 acres may be achieved over the near to mid term. This is supported by the recent annexation of a portion of the Graves Property into the City of Sebastian, with more Graves property to be applied for annexation in the future.

For the analysis of the subject property, based on “across the fence” methodology properties with similar agricultural zoning and land use, located in transitional areas are considered to be most comparable. Tract size from 5 to 40 acres are typical in the area, with ownerships from 5 to over several hundred acres. 40 acre tract splits are allowed for larger properties. A tract size of 40 acres is most appropriate as the market indicator for the subject “across the fence” analysis.

SUBJECT DESCRIPTION

The Larger Parcel

The Larger Parcel of the subject taking area is the entire Sebastian River Improvement District drainage canal and maintenance road system.

"The larger parcel is that tract, or those tracts, of land that possess a unity of ownership and have the same, or an integrated highest and best use." (Uniform Appraisal Standards for Federal Land Acquisitions 2016, page 23)

The subject larger parcel includes approximately 100 miles of canal and maintenance roads, on 1,000 acres owned by the Sebastian River Improvement District, servicing 11,250 acres with drainage. The canal / maintenance corridor includes Lateral D on the western border, Lateral C on the central north-south alignment, and Lateral L on the eastern border. East-west sub-laterals are located approximately every 1/2 mile. The east-west sub-laterals are designated C1 through C15. This system is owned by the Sebastian River Improvement District. The district is operated based on fees charged to the owners of the land that the drainage system services.

The north-south laterals vary from 200 feet to 275 feet wide and the east-west sub-laterals are 100 feet wide. The laterals include drainage canal and maintenance / access road.

The Taking

The taking property includes the 12.436 acre FDOT acquisition Parcel #103, State Project 2308792, Section 88503-2611, Legal Description as of 6/26/2018, and plans dated 3/23/2018. The parcel is located on the east area of the Sebastian River Improvement District Lateral C, north of 69th Avenue and south of County Road 512.. The taking is a strip of land that varies in width from 43.5 feet to 61.5 feet, and is approximately 2 miles in length.

The taking does not include the sub-lateral land, with easements to be granted for the roadway over the sub-lateral ownership area. The 30 feet of land adjacent to the east of the canal will be retained by the Sebastian River Improvement District for maintenance of the Lateral C Canal. The development of the 82nd Avenue road way will include reinforcement of the eastern Lateral C Canal bank to provide for adequate support of the canal, maintenance road, and land in the take for the road development. Additionally, all sub-lateral canals are to be connected under the 82nd Avenue roadway. Ingress and egress to the Lateral C Canal maintenance road is to be available at various intervals and off of C.R. 510 and 69th Street.

Flood zone of the taking area is Zone X, FEMA Map 12061C0090F, April 4, 2012.

The take property includes perimeter fencing on the eastern border. Fencing is 5 strand barbed wire on 4" and 6" wood posts.

SUBJECT PHOTOGRAPHS, TAKEN 7/24/2018

County Road 510, looking east from the east border of the Lateral C Canal.



County Road 501, looking west from the east border of the Lateral C Canal. This area is the termination of the take.



Looking south along the eastern side of the Lateral C Canal maintenance road from County Road 510.



Looking south along the Lateral C Canal from C.R. 510



Typical view of the eastern Lateral C Canal maintenance road/berm, south of C.R. 510.



Approximately 1/4 mile south of C.R. 510 on the eastern area of the Lateral C Canal.



Approximately 1/2 mile south of C.R. 510 on the eastern side of the Lateral C Canal.



Area of dense Australian pines on the eastern side of the Lateral C Canal. Approximately 1.2 miles south of C.R. 510.



Looking south on 82nd Avenue from 69th Street.



Looking east on 69th Street from the eastern area of the Lateral C Canal maintenance road.



Looking north along the eastern sector of the Lateral C Canal from 69th Street. Fencing is located on the Sebastian River Improvement property in this area.



Looking north along the Lateral C Canal from the area of 69th Street.

HIGHEST AND BEST USE

Property market value trends can be analyzed through a study of the forces which drive this market activity. These forces are referred to as supply and demand, substitution, balance and external interference. The term "highest and best use" refers to the optimum use of a property, considering the impact of all of these market forces on a specific property.

The property appraised herein is appraised under its Highest and Best Use, as defined below:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability."

Source: The Dictionary of Real Estate Appraisal - 5th Edition, sponsored by the Appraisal Institute, 2010.

In each appraisal of improved property there are two considerations of Highest and Best Use: one for the land considered as though vacant and one for the property as improved. Within each analysis four sets of use constraints are considered: legally permissible, physically possible, economically feasible, and maximally productive.

Legally permissible restrictions include private restrictions, zoning, building codes, historic district controls, and environmental regulations.

Physically possible uses are determined by the size, shape, area, topography and accessibility of a parcel of land. Included in this analysis is the risk of natural disasters, capacity and availability of public utilities, and the physical components of the improvements.

Financially feasibility considers uses that are legally permissible and physically possible, and determines which ones produce a positive return.

A maximally productive use is the financially feasible use that produces the highest residual land value.

The larger parcel:

The subject property is improved with a drainage district canal and maintenance road corridor system. This improvement is in support of the lands located within the Sebastian River Improvement District. As improved the system functions for the drainage of over 10,000 acres. The system has no alternative use, or utility. The system is legally encumbered. As such, the only Highest and Best Use of the subject property is to maintain as the drainage infrastructure for the Sebastian River Improvement District.

After the take:

The subject will be smaller by 12.436 acres. Based on the plans presented to the appraiser, the road development will include maintaining the functional condition of the corridor for drainage and maintenance of the canal system.

HIGHEST AND BEST USE (continued)

Across the Fence Property:

The Highest and Best Use of the Across the Fence properties is analyzed. The analysis includes parcels from 10 to 300 acres in size. Parcel size in the Sebastian River Improvement District is from 5 to 40 acres, with ownership size from 5 to several hundred acres. Typical "across the fence" parcel is analyzed at 40 acres.

Across the Fence Site as Vacant:

Legally Permissible

Use is restricted by Indian River County Zoning and Land Use. Zoning and Land Use are Agricultural zoning and land use. Residential uses are allowed at one unit per 5 acres. Additionally, development in the immediate area has been allowed under Traditional Neighborhood Development at a density near 2 units per acre.

Of the legally permissible uses allowed, the majority of properties in the immediate area are being held for future development for residential uses. Several properties have been annexed into the Cities of Sebastian and Fellsmere to achieve residential or commercial development. It is reasonable to anticipate that the Across the Fence properties will follow current trends, to develop with residential uses at one unit per 5 acres or higher densities in the future.

Physically Possible

Ownership size ranges from 5 acres to over 800 acres. The larger ownership properties will require Traditional Neighborhood or PUD development. The smaller parcels are highly desirable for rural residential use. The Across the Fence sales parcels provide a variety of size units. Prices vary, with smaller units selling at a higher price per acre. All size properties have good market demand in the current market. 40 acre parcels may be developed based on splits, Affidavit of Exemption development, or subdivision development. Demand is strong for properties from 5 to 40 acres in size.

Economically Feasible and Maximally Productive

Economically the ideal improvement to the site is an improvement that is financially feasible or returns a positive cash flow to the investor, along with being a maximally productive use that returns one of the highest values to the land.

No type of agricultural production provides adequate economic return to compete with the rural residential or holding values in the subject transitional area. The sales analyzed all have agricultural zoning/land use, but with higher utility potential anticipated by the market participants. The few agricultural uses on properties in the area are holding uses, or uses that remain from agricultural improvement in the past. Holding uses include cattle production, ornamental nursery production, a small amount of citrus, and sand mines. Sand mine use typically provides for building pads surrounding the lake pit after the mining operation is completed.

Agricultural uses, such as cattle production, qualify for agricultural classification for property tax purposes. Cattle production is typically on leased land, with minimally priced leases, or leases for fencing. The economic return is in reduced property taxes based on cattle production over the holding period.

Conclusion

The Highest and Best Use of the Across the Fence sales is either for near term rural residential use, or for long term holding for future residential use.

VALUATION PROCESS

There are three basic approaches utilized in forming an opinion of Market Value: the Cost Approach, the Direct Sales Comparison Approach, and the Income Capitalization Approach. These approaches to value are generally utilized when Market value of the fee simple interest is the primary purpose of the report.

The **Cost Approach** has as its premise the valuation of the site by comparable sales, plus value of the improvements, utilizing depreciated construction cost to replace all of the improvements. The cost approach is relevant when the building improvements are new and they represent the highest and best use of the site, as vacant.

The **Sales Comparison Approach** is a direct comparison between the subject and properties with similar location, design, utility, and use that have sold in the recent past.

The **Income Approach** is based on the premise that a property's worth is directly related to its potential for producing an income for its owner. For investment-type of properties, this is typically the most important and useful approach, since income-related characteristics are most important to the typically purchasers.

The subject parent track is a corridor established for drainage and maintenance of the drainage system. There are no sales of similar corridor properties for either the before or after valuation of the subject after the take. The most relevant approach to value in valuation of corridor properties is based on "across the fence" methodology.

Across the fence Value is defined as follows: "In corridor valuation, a value opinion based on comparison with adjacent lands including the consideration of adjustment factors such as market conditions, real property rights conveyed, and location." *The Dictionary of Real Estate Appraisal* 5th Edition, Appraisal Institute, page 3.

In determining the appropriate "across the fence" properties, the properties along the Sebastian River Improvement District corridor located within the agricultural zoning/land use area are considered similar. The properties located adjacent to the Lateral C Canal include 5 acre rural ranchette properties, 20 to 40 acre tracts, with 5 acres to over 800 acre ownership properties. The properties are being held in passive agricultural use for cattle production, sand mines, or marginal citrus/ornamental nursery production. All larger tracts are held for future development, with no recent market transactions.

A critical factor in all the sales used in the Across The Fence valuation is location, east of Interstate 95, in proximity with urban sectors. None of the sales of this type of property in Indian River County are purchased for agricultural income potential. Most sales are purchased for rural residential use and/or holding for future residential use. Those properties located in proximity with county utilities have higher utility for public or private support structures such as schools, churches or other community buildings. None of the larger ownership properties in the subject immediate area have sold in the past 5 years. The larger property ownerships are being held for future development and are not offered on the market. These larger ownership properties are typically divided into 40 acre tracts. Sales of sites from 10 to 300 acres are available over the past 24 months to provide a comparable market value analysis for the subject under the "across the fence" methodology. The most comparable "across the fence" properties to the subject are the properties of 40 acres in size. The larger and smaller sale properties bracket the range of value indications for the 40 acre tracts.

SALES COMPARISON APPROACH

The Direct Sales Comparison Approach makes direct comparisons of the comparable Across the Fence sales. The appraiser researched available sales records to locate those properties which are considered comparable to, and competitive with the subject transitional location with agricultural zoning and land use.

The sales are compared to the across the fence representation for the subject is based on price paid per acre, which best explains the market activity for properties of this type. The sales are briefly outlined on the following chart, and explained in more detail in the addendum of this report.

Sales Factors

Economic and/or physical conditions analyzed include financing, market conditions, location, access, size, and development potential. The sales provide an adequate range of value for the subject.

No sales required adjustment for unusual financing, and all sales were arm's length.

Market Conditions / Date of Sale

Sales took place in the past two years. Demand for all property types has increased over this period. The most recent sales support a significant increase in prices paid for properties in the competing area.

Several sales / resales provide an analysis of this market over the past several years.

<u>Sale</u>	<u>Sale Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Location</u>	<u>Size</u>	<u>Sale Price</u>	<u>Recorded</u>	<u>\$/acre</u>
#1	7/2017	MBIR	Gooch	21 st Street SW	19.54	\$325,000	3043/475	\$16,633
	12/2015	Acorn Land	MBIR	21 st St SW	19.54	\$175,000	2898/422	\$8,956
#2	12/2015	Schacht	Groom	6800 4th St	9.93	\$153,000	2896/2323	\$15,408
#3	10/2016	Randall	Semprevivo	6770 4th St	9.55	\$179,000	2978/926	\$18,743
	12/2015	Schacht	Randall	6770 4th St	9.93	\$147,100	2896/2322	\$14,814
#4	4/2017	Hayim	Relick	6805 65 th St	9.77	\$251,700	3014/155	\$25,763
	5/2013	Vigiotti	Hayim	6805 65 th St	9.77	\$149,000	2672/1463	\$15,251
#5	3/2018	Purnell	Simons	6740 1st St SW	9.34	\$255,000	3096/1804	\$27,302
#6	7/20/16	Amendola	Lott	7425 66 th Ave	17.7	\$175,000	2955/1043	\$9,887
	9/20/17	Lott	IR County	7425 66 th Ave	17.7	\$320,000	3057/994	\$18,079

Analysis of the sales provides an appreciation rate of 4% per month from 2015 to 2017, 2.2% per month from 2015 to 2016, 1.5% per month from 2013 to 2017, and 1% per month from 2017 through 2018. Sale 6 supports a rate of 6% per month. Appreciation rates are not expected to be constant through this period, but experienced high rates in the earlier periods and steady rates over the past 18 months. Sale 6 appears to have been influenced by the need for the property for the road widening project.

DIRECT SALES COMPARISON APPROACH (continued)

All sales are in the same location for market desirability as the subject. Three of the market sales are resales over this period. These sales are supported by additional market data that reflects good demand in this market sector, lower availability of vacant sites as the vacant land is absorbed in this neighborhood, and increasing prices. Prices remain lower than experienced in 2007, but have increased significantly over the lows experienced from 2010 to 2013 for this transitional market.

The sales used in the Across the Fence analysis are relatively recent. These sales are adjusted based on an appreciation rate of 1% per month.

Location

All sales are located east of Interstate 95, in the competing transitional neighborhood of Indian River County. Sales that are located in the extreme south county area are not included. These sales are influenced by the proximity of the Indian River County Land Fill, and are not comparable with other areas of the neighborhood.

Access

Each sale is analyzed based on the desirability of road access. Most of the sales are located on paved roads, with several on marl roads. There has been an active program of paving, or adding road millings to roads in this competing neighborhood over the past several years. The desirability of the access is not adjusted based on quantitative adjustments, with analysis based on qualitative desirability.

The subject Across the Fence properties within the Sebastian River Improvement District have access to paved roads, including, 82nd Avenue, 69th Street, or C.R. 510. Access is considered similar with paved road access.

Size

Qualitative considerations are made for size of the sales. Sales in the range of 10 acres are considered to be superior. Larger sales are considered inferior.

Agricultural Improvements

Most sales are fenced and held in cattle production. Most sales have been utilized for citrus production in the past, with some bedding remaining. All sales have adequate access to drainage.

Qualitative considerations are made for properties with superior pond or building pad improvements. No adjustment is warranted for fencing. Alternative considerations are made based on market desirability of the properties.

SALES COMPARISON CHART - ACROSS THE FENCE

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 4</u>	<u>Sale 5</u>	<u>Sale 6</u>	<u>Sale 7</u>	<u>Sale 8</u>	<u>Sale 9</u>	<u>Sale 10</u>	<u>Sale 11</u>
Grantor	Giadry	VATIWI	Greene	Sasoni et al	Sabia	Johnson	Kanner	Purnell	Hicks	Niehaus	Hayim
Grantee	Barone	Barone	Indian River County	Holahan	Brown	Hall	Wittenrich	Simmons	Becker	Latshaw	Relick
MLS #				182461	202126	190829	193643	197023	193115	180976	171727
Location	8005 4th St & 82nd Ave	12th St	53rd Street Tract 13	7300 57th St Tr 6	6995 8th St Tr 2	6352 5th St SW Tr 6	6885 61st St Tr 2	6740 1st St SW Tr 16	6905 53rd St Tr 2	7080 61st St Tr 14	6805 65th St Tr 10
Sec/Twp/Rng	13/33/38	8/33/39	17/32/39	18/32/39	18/33/39	20/33/39	18/32/39	18/33/39	19/32/39	7/32/29	7/32/39
Date of Sale	4/2018	1/2018	5/2017	2/2018	8/2017	3/2018	5/2018	3/2018	12/2017	4/2017	4/2017
Recorded	3109/2291	3089/385	3025/2176	3091/1238	3047/1184	3105/1473	3120/150	3096/1804	3081/1317	3015/1103	3014/155
Sale Price	\$4,600,000	\$1,600,000	\$558,900	\$430,000	\$385,000	\$230,000	\$250,000	\$255,000	\$250,000	\$240,000	\$251,700
Size	306.4	64.74	18.63	20	19.78	9.78	10	9.34	10.11	9.77	9.77
Zoning/Land Use	Ag-1	Ag-1	Ag-1	Ag-1	Ag-1	Ag-1	Ag-1	Ag-1	Ag-1	Ag-1	Ag-1
Improvement	fenced pasture 2 residences no value	fenced pasture old citrus beds	poor citrus beds	fenced pasture old beds	fenced pasture oaks	fenced pasture old beds, well	pasture old beds no culvert	fenced old beds	old beds oaks	bedded nursery flow well	bedded
Access	marl & paved	millings	marl	marl	millings	marl	marl	marl	marl	marl	marl
Motivation	land holding	land holding	road expansion	assemblage	holding	SFR	holding	holding	holding	holding	SFR
Financing	cash	cash	cash	cash Mtg	Farm Credit	Mtg Centerstate	PMMMtg	Farm Credit	cash	cash	cash
\$/acre overall	\$15,013	\$24,714	\$30,000	\$21,500	\$19,464	\$23,517	\$25,000	\$27,302	\$24,728	\$24,565	\$25,763
Market Conditions											
Adjustments	3%	6%	14%	5%	11%	4%	2%	4%	7%	15%	15%
Mkt Adj Price / acre	\$15,463	\$26,197	\$34,200	\$22,575	\$21,605	\$24,458	\$25,500	\$28,394	\$26,459	\$28,250	\$29,627
Comparability											
Location	similar	similar	similar	similar	similar	similar	similar	similar	similar	similar	similar
Access	similar	similar	inferior	inferior	similar	inferior	inferior	inferior	inferior	inferior	inferior
Size	inferior	similar	similar	similar	similar	superior	superior	superior	superior	superior	superior
improvement	similar	similar	similar	similar	similar	similar	similar	similar	similar	similar	superior

SALES MAP

SALES COMPARISON APPROACH (continued)

<u>Sale #</u>	<u>Time Value Per Acre</u>	<u>Comparability with the Subject "Across the Fence"</u>
1.	\$ 15,463	Similar / Similar / Inferior / Similar
2.	\$ 26,197	Similar / Similar / Similar / Similar
3.	\$ 34,200	Similar / Inferior / Similar / Similar
4.	\$ 22,575	Similar / Inferior / Similar / Similar
5.	\$ 21,605	Similar / Similar / Similar / Similar
6.	\$ 24,458	Similar / Inferior / Superior / Similar
7.	\$ 25,500	Similar / Inferior / Superior / Similar
8.	\$ 28,394	Similar / Inferior / Superior / Similar
9.	\$ 26,459	Similar / Inferior / Superior / Similar
10.	\$ 28,250	Similar / Inferior / Superior / Similar
11.	\$ 29,627	Similar / Inferior / Superior / Similar

All sales are located in competing areas with the subject "across the fence" property. Location is east of Interstate I-95, in Indian River County, in areas with Agricultural-1 zoning and comprehensive land use, but surrounded by urban development. This area includes a mix of rural ranchette uses and land that is held for future urban use. Agricultural production is not the motivation for ownership. Agricultural uses are typically holding use, in passive cattle production, ornamental nursery production, sand mines, and a minor amount of citrus. Land purchases are not for economic returns from agricultural production.

Over the past several years the prices paid for properties in the area have increased, with demand good. The values of land in the area have not reached the highs that were experienced prior to the 2007 economic downturn. Demand for expanding residential development is contributing to the increasing values in the area, both for rural residential use and for expansion for residential subdivision use is driving the market.

The sales used include larger rural residential properties from 10 to 20 acres and two properties that were purchased for long term holding for more intensive use in the future. The rural ranchette market has been very strong over the past 5 years, with limited properties available in the 10 to 20 acre range. This larger rural residential property is desirable for the equestrian market. Additional uses in the subject neighborhood include high end equestrian facilities over 30 acres, school sites, pockets of older residential neighborhoods, and projected expansion residential subdivisions. Several properties on the northern fringe of the neighborhood have been annexed into the City of Sebastian for more intensive use. The City limits of Fellsmere are located adjacent to the western boundary of the neighborhood. These annex expansions are projected to include residential and commercial uses over the near to mid term. Additional annexation is anticipated by the market.

The sales used are a mix of larger, similar, and smaller properties than the typical "across the fence" 40 acre property. Sales have similar and inferior access. Location adjacent to the Urban Service Area and public utilities is mixed. Sales 1 and 2 were not offered on the market, but offered to the buyer, with no market time. Sale 3 was purchased by Indian River County for road expansion. The remainder of the sales generally experienced very short marketing periods, with 6 months or less from property offering to sale closing. The highest sale included a citrus grove, which provided no contributory value to the purchaser, but influenced the sale price for the seller.

All sales are adjusted 1% per month for the timing of the sale.

SALES COMPARISON APPROACH (continued)

Sale 1 was purchased for long term holding. This sale is larger than typical, and had been in family ownership for many years. The sale is located adjacent to the Urban Service Area, but has little potential to increase the urban development potential due to location in unincorporated Indian River County. This sale is larger than desirable for the rural ranchette market, has no potential to be developed under an Affidavit of Exemption, and will require subdivision development to divide into 5 acre lots. Long term holding will be required for any potential use at higher density development. The sale is inferior to the “across the fence” parcel size. Location is similar, in the transitional development area. The sale was not offered on the market, but offered directly to the buyer after the seller first offered the property to Indian River County. The value indicated by Sale 1 is lower than appropriate for the subject “across the fence” property.

Sale 2 was purchased for long term holding by the same purchaser as Sale 1. This property was also offered directly to the buyer, and was not listed for sale on the open market. The sale is located in the middle of the transitional area, distant from the Urban Service Area. Size is larger than typical for the area. The site has potential to be divided into 4 parcels, with one-time splits, or into 5 acre lots under Affidavit of Exemption. This sale provides a value indication at \$26,197 per acre. The value indication by Sale 2 and Sales 4 through 11 supports that the smaller acreage parcels are providing similar sale price with the mid size property in this transitional location. Sale 2 provides a good value indication for the subject “across the fence” property.

Sale 3 is a poor citrus grove. The citrus had been abandoned, with palms and weeds growing in the grove. The property was purchased by Indian River County for road expansion in the future. 53rd Street is planned to be the major east-west arterial in the area. Plans have been suggested that 53rd Street and I-95 will provide a good intersection. Plans for any development of this type is long term, and not included on any of the current road improvement plans. At this time 53rd Street is marl at this sale, and to the west where it terminates at the canal east of Sebastian River Improvement District.

Sales 4 and 5 are mid sized parcels for this transitional area. Sale 4 was purchased by an adjacent property owner. The sale is located in north county, on a marl road, the other in central county on a millings road. The sales support similar values for mid size properties in this transitional area.

Sales 6 through 11 are approximately 10 acres in size. Ten acre parcels are a desirable size for rural ranchette properties in this neighborhood. Some of these sales may be divided into two 5 acre tracts and the others are at a minimum size due to prior parcel splits. Sales of 5 acre parcels provide higher values, but are not utilized in this analysis due to smaller size desirability. The 10 acre sales are on marl roads. The sites provide value indications from \$23,500 per acre to \$29,600 per acre. Sale 6 is given less weight due to the established pond on site.

The sales from the transitional neighborhood provide a range of value from \$15,463 per acre to \$34,200 per acre. The largest sale, at \$15,463 per acre provides the lowest value indication. This sale is not typical of sales in the area, with few larger sales offered on this market and most larger size ownerships in holding for future development.

SALES COMPARISON APPROACH (continued)

The most weight is given to Sale 2. This sale is supportive of a typical 40 acre tract, the most likely “across the fence” size parcel. This sale provides a value in the mid range of the market sales for “across the fence” properties. Sale 2 supports a value of \$26,200 per acre. The subject acquisition property includes 12.436 acres.

The before and after mathematic computations are not analyzed considering the “across the fence” most likely size parcel of 40 acres. The subject acquisition parcel is considered as a portion of a 40 acre “across the fence” property, and not a 12.436 acre property, which would be most similar to sales 6, through 11, which support a slightly higher value.

Before the Take “Across The Fence” Parcel

40 acres	@	\$26,200 / acre =	\$1,048,000
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After the Take “Across The Fence” Parcel

40 acres - 12.436 acres = 27.564 acres	@	\$26,200 / acre =	\$ 722, 177
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Value loss by the part taken		\$ 325,823
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The total value indication based on the “across the fence” analysis for this partial corridor take of 12.436 acres @ \$26,200 per acre equates to \$325,823, rounded to \$326,000.

Based on the foregoing analysis, it is my opinion, that the Market Value of partial corridor take, based on “across the fence” analysis, as of July 24, 2018, is:

THREE HUNDRED TWENTY-SIX THOUSAND DOLLARS
(\$326,000)

DAMAGES TO THE SUBJECT PROPERTY

Most potential damages to the subject property and functioning condition of the Sebastian River Improvement District have been addressed by the road redevelopment plans. Additional damage is caused by the loss of the fencing located within the taking area. These fences maintain the adjacent cattle production areas intact and keep cattle off of the Sebastian River Improvement District canal and maintenance area.

The fencing is 5 wire fence on wood posts from 6" to 8" in diameter. The approximate length of the fencing is estimated from the legal description of the subject property at 9,825 linear feet. The total length of the acquisition is approximately 10,225 feet, with four 100' lateral canals. An example of this fencing is located at the southeast corner of the taking property. It is unknown if the fencing lies on the entire length of the taking. There is fence in this area, but the exact property lines were not apparent to the appraiser at the time of the inspection. Fencing is not located over the lateral canal areas.

The cost of replacing the fencing onto the property to the east of the taking is estimated based on Marshall and Swift Cost Guide, and on information from the local market for establishing "cowboy fencing" in the area.

Marshall & Swift Cost Estimate is as follows:

5 strand wire fence on wood posts:	\$4.50 to	\$5.78 / lf
Less 20% for runs over 6,000 feet	-20%	-20%
	\$3.60 to	\$4.62 / lf

Local market source for "cowboy fence": \$1.35 / linear foot, plus labor costs, plus corner posts. Labor cost are estimated at \$16/hour, or \$.80 to \$1.50/lf. Total cost is estimated from \$2.15 to \$2.85/lf.

The Marshall and Swift costs are significantly higher than local market indicated costs. A cost of @ \$2.75 per linear foot is appropriate for the fencing located within the acquisition area.

Fence 9,825 linear feet	@	\$2.75/lf	\$27,019
+ 10% contingencies			<u>\$ 2,702</u>

Damages Caused by loss of fencing	\$29,721
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Damages caused by loss of fencing is estimated at \$29,721.

QUALIFICATIONS

JULIANA E. YOUNG, ARA, MAI

Education -

California State Polytechnic University, Pomona, California, B.S. Degree in Biology, 1971
Cal State Polytechnic University, Pomona, CA., Graduate School in Biology 1972-1973

Professional Memberships -

ARA, Accredited Rural Appraiser, American Soc. of Farm Managers and Rural Appraisers, 1993
MAI, Member Appraisal Institute, Appraisal Institute, 1998
FRICS, Fellow Royal Institution of Chartered Surveyors, 2010 (Membership retired in 2017)
Florida State-Certified General Real Estate Appraiser, #RZ571, 1990-current
AQB (Appraisal Qualifications Board) Certified USPAP Instructor #10452

Professional Affiliations -

District II Vice President, ASFMRA 1996-1999
President, Florida Chapter - ASFMRA, 1995

Appraisal Seminars -

Eminent Domain, (ASFMRA), 2/93
Measuring External Obsolescence, (AI), May 1992
Market Extraction - Income Properties, (AI), August 1993
Permanent Plantings and Leases, (ASFMRA) - August 1993
Appraising Chattels, (ASFMRA) - November 1994
South Florida Water Management District - Valuation of Easements: Water, Conservation, Drainage, & Powerline, Mitigation Value, Riparian Rights - May 1994; Wetland Regulations; Mitigation Banking: Transfer Development Rights - May 1995; Acquisition Less than Fee; Development Rights Valuation - May 1996; Less than Fee, Timber - 5/97; Appraisal of rural properties in South Florida - 5/98, 5/2000, 5/2003, 2005, 2006, 2007
Appraisal Practices for Litigation, (AI) - July 1995
Timber Valuation, (ASFMRA) - August 1996
Minerals Valuation, (ASFMRA) - February 1997
Rural Business Valuation (ASFMRA) - 2/99
Fractional Interest (ASFMRA) - 4/97
Environmental Due Diligence (ASFMRA) - 7/97
UAAR - Uniform Agricultural Appraisal (ASFMRA) - 3/99
Permanent Plantings in Changing Markets (ASFMRA) - 9/99
Packing, Processing and Cold Storage Facilities (ASFMRA) - 9/99, 2015
Florida Law, (AI)
Public Land Acquisition and Land Management Conference - 11/2000
Conservation Easements (ASFMRA) - 6/2001
Partial Interests, Undivided (ASFMRA) - 6/2002
USPAP, Instructor Application (ASB) - 8/2002, 2006, 2008, 2010, 2012, 2014
Advanced Appraisal Review (ASFMRA) - 3/2004
Yellow Book, USFLA (ASFMRA) - 7/2008
Ethics, Appraisal Institute and ASFMRA
Fair Value Accounting and the Appraisal Profession, 4/2009 (ASFMRA/RICS)
Valuation of Conservation Easements and Other Partial Interests 9/2009 (ASFMRA)
Hotel Valuation (AI) 2/2012
Dairy Valuation (ASFMRA) 4/2012
Natural Resource Valuation (ASFMRA) 5/2013
Best Practices (ASFMRA) 2/2014
7 hour USPAP 1992 - 2016
Grain Elevator Valuation, (ASFMRA) 7/2014
Permanent Plantings (ASFMRA) 2015 (Instructor)

Appraisal Related Courses and Seminars -

Citrus Varieties and Rootstock - 1991
Soils and Fertilizer - 1991
Leadership Institute (ASFMRA) - 5/95
Southwest Florida Citrus Expo, Indian River Citrus Seminar

QUALIFICATIONS OF THE APPRAISER

Appraisal Related Courses and Seminars Taught

Permanent Plantings, (ASFMRA)
 Principals of Rural Appraising A-20 (ASFMRA)
 ASFMRA Ethics
 7 hour USPAP
 Appraising Rural Land in Transitional Markets Seminar
 Appraisal Report Review Seminar

Work Experience -

Owner, Young Appraisal and Consulting, Vero Beach, Florida, January 2008 to present
 Independent Contractor, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, Florida, January 1986 to January 2008
 Staff Researcher, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, Florida, May 1985 to January 1986

Professional Experience -

Appraisal work completed on citrus groves, ranchland, sod and crop land, packinghouses, and other agricultural properties, conservation land, wetlands, commercial and light industrial properties, residential subdivisions, residences, condominiums and small income properties, vacant land, and vacant acreage. The purpose of appraisals: for sales, mortgage purposes, partitioning, estate planning, bankruptcy, condemnation, Special Use Valuation of Agricultural Properties for estate analysis, estate settlement, tax allocation, governmental land acquisition, insurable value, relocation purposes, individuals and corporations. Consulting work in citrus production, and market trends of agricultural and transitional properties. Personal property valuation of citrus crop on tree.

Specializing in transitional and agricultural properties in Indian River, St. Lucie, Okeechobee, Martin, Osceola, Polk, Highlands, Glades, and Brevard Counties.

Qualified as Expert Witness

Indian River County Circuit Court
 U.S. Bankruptcy Court - Orlando District, Palm Beach District

Representative Appraisal Clients -

Attorneys	Individuals
Corporations	Wells Fargo Bank
Bank of America	Indian River County
Bayer	Indian River Land Trust
Colonial Bank	1 st Republic Bank
Ciba (Syngenta)	PNC
Robo Bank	The City of Vero Beach
Farm Credit of Florida	The City of Okeechobee
First National Bank	The City of Fort Pierce
Enterprise Bank & Trust	The City of Fellsmere
Florida Land Trust	South Florida & St. Johns
Florida Affinity	Water Management Districts
Florida Marine	Sebastian Water Control District
SouthTrust N.A.	St. Lucie County
Prudential Agricultural Investments	MONY
MetLife	Westchester
AXA Equitable AgriFinance	Colvin & Co
AgAmerica Lending	Georgia AgSouth
Courtland Partners / PSERS	Cushman & Wakefield / International Farming
Farm Credit Bank of Texas	

ADDENDA A - SALES DATA SHEETS

Transitional Land Sale 1

Type of Property:	Transitional Land, Holding in Cattle Production
Location:	4 th Street, east of 82 nd Avenue, Indian River County, Florida.
Grantor:	Deon D. Giadry
Grantee:	Barone & Michele Pellegrino
Date of Sale:	April 20, 2018
Recorded:	O.R. 3109, page 2291
Amount of Sale:	\$ 4,600,000
Size:	306.4 acres
Sale price/acre:	\$15,013 per acre
Zoning/Land Use:	Agricultural AG-1 (1 unit/5 acres)
Highest and Best Use:	Transitional holding for residential use in the future
Legal Description:	Tracts 9, 10, 11, 12, 13, 14, 15, 16, Section 13, Township 33 South, Range 38 East, Indian River County, Florida.
Tax ID#:	33 38 13 00001 0090 00001.0 33 38 13 00001 0110 00003.0 33 38 13 00001 0100 00002.0 33 38 13 00001 0100 00001.0
Past Sale History:	The property has been under the ownership of the Giadry family for over 50 years.
Financing:	Cash Sale
Verified:	The sale was confirmed with members of the Giadry Family and David Barkett, attorney for the Giadry Family by John Young.
Motivation for Purchase:	Long term holding
Sales Listing History:	The property was not actively listed for sale. The sellers approached Indian River County to purchase the property, but due to their inability to make a commitment on the property the property was offered directly to Mr. Pellegrino. Mr. Pellegrino has been purchasing land in the area of this sale for long term holding. He intends to develop the property to higher intensity use in the future, with no timing determined.

SALES ADDENDUM (continued)Sales Description:

This Giadry Property is a family ranch, utilized for cattle production and two residences. The residences provide no contributory to the property. The condition of the residences is lower than typical, with no improvements over the past 20 plus years. The Giadry families will continue to live in the residences over the short term, while they find other living accommodations. No value was placed on this living concession. The property also includes a barn in limited condition. The residences are serviced by water wells and electric lines.

The property is surrounded by Indian River Farms access roads, 4th Street on the north, 1st Street SW on the south, and 74th Avenue on the east. These roads are marl, with 1st Street SW and 74th Avenue maintained by the County. 4th Street has been closed off to the west, and is not currently maintained. 82nd Avenue is located on the western border of the site. 82nd Avenue is a paved 2 lane county arterial in this area. Access to the property is off of 4th Street. The site has drainage into canals of the Indian River Farms Drainage District. The site includes improved pasture, areas of woods and approximately 10% wetland. The site is crossed by numerous furrows to promote drainage. The property is lower than road grade. The Urban Service Area boundary is located on the west side of 82nd Avenue, across from this property. Uses in the area include undeveloped land in cattle production, rural ranchette homesites on properties from 5 acres to 300 acres, residential subdivisions and the County Sewage Plant.



February 2018 Aerial View of the Giadry Sale

SALES ADDENDUM (continued)



Looking northwest over the southeast quadrant of the Giadry Sale. Photo taken August 30, 2018

SALES ADDENDUM (continued)

Transitional Land Sale 2

Type of Property: Transitional Land, Holding in Cattle Production
 Location: 12th Street, 1/2 mile west of 58th Avenue, Indian River County, Florida.

Grantor: VATIWI NADEAN LLC
 Grantee: Barone & Michele Pellegrino

Date of Sale: January 31, 2018
 Recorded: O.R. 3089, page 385
 Amount of Sale: \$ 1,600,000

Size: 66.74 acres

Sale price/acre: \$24,714 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: Tracts 10, & 11, Section 8, Township 33 South, Range 39 East, Indian River County, Florida.

Tax ID#: 33 39 08 00001 0100 00002.0
 33 39 08 00001 0110 00001.0

Past Sale History: The property previously sold in June 2005 for \$3,500,000, OR 1894/723.

Financing: Cash Sale

Verified: The sale was confirmed with the current caretaker of the property by John Young.

Motivation for Purchase: Long term holding

Sales Listing History: The property was not actively listed for sale. The sellers offered the property directly to Mr. Pellegrino. Mr. Pellegrino has been purchasing land in the area of this sale for long term holding. He intends to develop the property to higher intensity use in the future, with no timing determined.

Sales Description:

This sale was utilized for citrus production prior to 2000. Over the past 15+ years the property has been fenced and used for cattle production as a holding use. The site is in improved pasture on old c, with no trees.

SALES ADDENDUM (continued)

The property is located on the south side of 12 Street, 1/2 mile west of 58th Avenue. 12th Street is a narrow neighborhood access road with road millings. An Indian River Farms Drainage District canal is located between the sale and the road. One marginal culvert provides access onto the sale property. Uses in the area include rural ranchette homesites on 5 to 20 acres, vacant land typically in holding under cattle production, church, and religious retreat.

February 2018 Aerial View of the VATIWI NADEAN Sale



Looking south from 12th Street at the VATIWI NADEAN sale.

Photo taken August 30, 2018

SALES ADDENDUM (continued)

Transitional Land Sale 3

Type of Property: Transitional Land, Declining Citrus Grove
 Location: North side of 53rd Street, east of 66th Avenue, Indian River County, Florida.

Grantor: Ellis & Kathleen Greene, Janie Greene
 Grantee: Indian River County

Date of Sale: May 18, 2017
 Recorded: O.R. 3025, page 2176
 Amount of Sale: \$ 558,900

Size: 18.63 acres

Sale price/acre: \$30,000 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: Tracts 13, & 14, Section 17, Township 32 South, Range 39 East, Indian River County, Florida.

Tax ID#: 32 39 17 00001 0130 00001.0
 32 39 17 00001 0130 00002.1

Past Sale History: The property had been held under Greene Family ownership for over 10 years.

Financing: Cash Sale

Verified: Public Records

Motivation for Purchase: Future road expansion

Sales Listing History: The property was not actively listed for sale. Indian River County has an active program of purchasing properties located on future road expansion roadways.

Sales Description:

This sale is located on the north side of 53rd Street, just west of the Indian River Farms Canal and 66th Street, in central Indian River County. Access is off of 53rd Street, a neighborhood marl road. 53rd Street is planned to be a main east-west connector in the future. Numerous residential subdivisions are planned for the area of 53rd Street and 58th Avenue, 1/2 mile east of this property.

SALES ADDENDUM (continued)

At the time of the sale the property was improved with a declining citrus grove. Trees are in limited condition, with large palm trees and Brazilian peppers scattered among the trees. The citrus trees provided no contributory value to the purchaser of the property.

Uses in the area include rural residences on acreage sites, Storm Grove Middle School 1/4 mile to the north, equestrian / sulkie facility to the south, and vacant land that was previously improved for citrus production.

February 2018 Aerial View of the Greene Sale



Looking north from 53rd Street at the Greene sale.

Photo taken August 30, 2018

SALES ADDENDUM (continued)

Transitional Land Sale 4

Type of Property: Transitional Land, Bedded Fenced Pasture
 Location: North side of 57rd Street, 1/2 mile west of 66th Avenue, Indian River County, Florida.

Grantor: Michael Y Sasoni Jr, and Michael J Sasoni and Alizza Elanit
 Grantee: Asiiag and Ilan Asiiag
 Annefrances Holahan

Date of Sale: February 9, 2018
 Recorded: O.R. 3091, page 1238
 Amount of Sale: \$ 430,000

Size: 20 acres

Sale price/acre: \$21,500 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: Tract 6, Section 18, Township 32 South, Range 39 East, Indian River County, Florida.

Tax ID#: 32 39 18 00001 0060 00004.0

Past Sale History: The property has not sold in the previous 3 years. Previous purchase of the property included additional property in 2012, OR 2561, page 1815

Financing: Cash

Verified: Public Records, Tom Snowberger

Motivation for Purchase: The buyer owns adjacent property to the north of this site.

Sales Listing History: The property was listed by Tom Snowberger, Independence Realty. The property was offered for sale as a portion of a 27 acre property, with listing price \$675,000. MLS # 182461

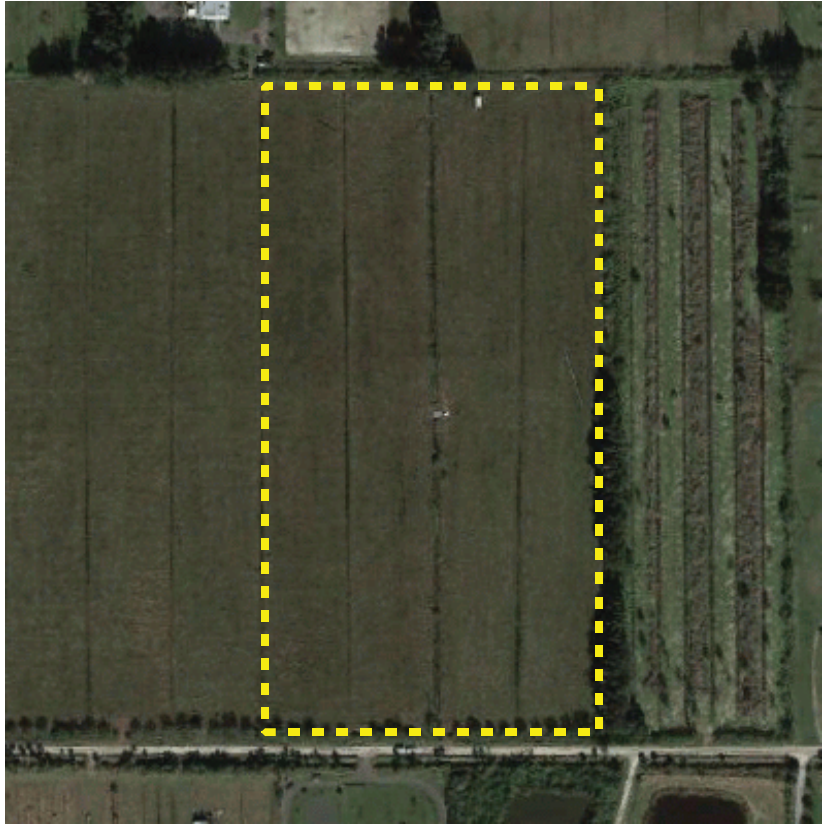
Sales Description:

This sale is located on the south side of 57th Street, 1/2 mile west of 66th Avenue, in central Indian River County. Access is off of 57th Street, a neighborhood marl road. 57th Street dead ends 1/2 mile to the west. The site is fenced pasture. The property was previously improved for citrus production, but beds are generally knocked down, with some drainage furrows remaining. There is an artesian well on the site.

SALES ADDENDUM (continued)

Uses in the area include rural residences on acreage sites, and vacant land that was previously improved for citrus production, now fenced for cattle production.

February 2018 Aerial View of the Sasoni Sale



Looking north from 57th Street at the Sasoni sale.
Photo taken August 30, 2018

SALES ADDENDUM (continued)

Transitional Land Sale 5

Type of Property: Transitional Land, Fenced Pasture
 Location: 6935 & 6995 8th Street, south side of 8th Street, 1/2 mile west of 66th Avenue, Indian River County, Florida.

Grantor: Vincent Sabia, Jr.
 Grantee: Benjamin Brown, II and Victoria Brown

Date of Sale: August 9, 2017
 Recorded: O.R. 3047, page 1184
 Amount of Sale: \$ 385,000

Size: 19.78 acres

Sale price/acre: \$19,464 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: Pine Hammock Lot 2 & 4, in Tract 2, Section 18, Township 33 South, Range 39 East, Indian River County, Florida.

Tax ID#: 33 39 18 00002 0000 00002.0 & 3.0

Past Sale History: The property has not sold in the previous 3 years. Previous purchase of the property was in 2001.

Financing: Mortgage with Farm Credit

Verified: Public Records, contract for sale, MLS Listing

Motivation for Purchase: Holding for future residential use.

Sales Listing History: The property was listed by Joh Carroll, ReMax Realty. Listing price was \$449,000, MLS # 155461.

Sales Description:

This sale is located on the south side of 8th Street, 1/2 mile west of 66th Avenue, in south-central Indian River County. Access is off of 8th Street, a neighborhood two lane road with millings. The site is fenced pasture with oak trees. Access onto the site is via culvert, over Indian River Farms Drainage District Canal.

Uses in the area include rural residences on acreage sites, and vacant land that was previously improved for citrus production, now fenced for cattle production

SALES ADDENDUM (continued)



February 2018 Aerial View of the Sabia Sale

Looking south from 8th Street at the Sabia sale.
Photo taken August 30, 2018



SALES ADDENDUM (continued)

Transitional Land Sale 6

Type of Property: Transitional Land, Bedded Fenced Pasture
 Location: 6352 5th Street SW north side of 5th Street, 1/2 mile east of 66th Avenue, Indian River County, Florida.

Grantor: Charlotte Lund Johnson
 Grantee: Donald and Laura Hall

Date of Sale: March 27, 2018
 Recorded: O.R. 3105, page 1473
 Amount of Sale: \$ 230,000

Size: 9.78 acres

Sale price/acre: \$23,517 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: West 10.6 acres of Tract 6, Section 20, Township 33 South, Range 39 East, Indian River County, Florida.

Tax ID#: 33 39 20 00001 0060 00001.0

Past Sale History: The property has not sold in the previous 3 years. Previous transfer of the property was in 2005.

Financing: Conventional Mortgage with Centerstate Bank

Verified: Public Records, MLS Listing

Motivation for Purchase: Residential Ranchette Use in the future

Sales Listing History: The property was listed by Jim Right, Independence Realty. Original listing price was \$250,000. The property was on the market for 8 months prior to contract. MLS#190829.

Sales Description:

This sale is located on the north side of 5th Street SW, 1/2 mile east of 66th Avenue, in south-central Indian River County. Access is off of 5th Street SW, a neighborhood marl road. The site is fenced pasture with knocked down citrus beds and drainage furrows remaining. The site has an older artesian well. Uses in the area include rural residences on acreage sites, vacant land that was previously improved for citrus production, now fenced for cattle production, and agricultural subdivisions with 5 acre lots. Market desirability is higher for the rural acreage sites not located within agricultural subdivisions due to the HOA restrictions and fees in these subdivisions.

SALES ADDENDUM (continued)

February 2018 Aerial View of the Johnson Sale



Looking north from 5th Street SW at
the Johnson sale.
Photo taken August 30, 2018



SALES ADDENDUM (continued)

Transitional Land Sale 7

Type of Property: Transitional Land, Bedded Fenced Pasture
 Location: 6885 61st Street, on the south side of 61st Street, 1/4 mile west of 66th Avenue, Indian River County, Florida.

Grantor: Michael and Camille Kanner
 Grantee: Matthew and Sarah Wittenrich

Date of Sale: May 21, 2018
 Recorded: O.R. 3120, page 150
 Amount of Sale: \$ 250,000

Size: 10 acres

Sale price/acre: \$ 25,000 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: East 10 acres of Tract 2, Section 18, Township 32 South, Range 39 East, Indian River County, Florida.

Tax ID#: 32 39 18 00001 0020 00001.0

Past Sale History: The property has not sold in the previous 3 years. Previous sale of the property was in March 2010 for \$225,000.

Financing: PMM \$200,000

Verified: Public Records, MLS Listing

Motivation for Purchase: Holding for Residential Ranchette Use in the future

Sales Listing History: The property was listed by Cami Kanner, the owner of the property, who is a realtor with The Land Corporation. MLS#193643. Original listing price was \$265,000.

Sales Description:

This sale is located on the south side of 61st Street, 1/4 mile west of 66th Avenue, in central Indian River County. 61st Street is a marl, neighborhood access road, terminating 3/4 mile west of the sale. Access is not currently developed to the property. Access will require culvert development over the Indian River Drainage District Canal located on the north side of the property. The property is generally level, with citrus improvement removed many years ago. The north, east and southern borders of the site have a heavy stand of Australian Pines. The site is fenced pasture. Access appears to be over an adjacent neighbor property. Uses in the area include ranchette homes on acreage sites, ornamental nurseries, and vacant land held in passive agricultural use that was previously developed for citrus production. Storm Grove Middle School is 1/2 mile to the southeast.

SALES ADDENDUM (continued)

February 2018 Aerial View of the Kanner Sale



Looking south from 61st Street at the Kanner sale.
Photo taken August 30, 2018



SALES ADDENDUM (continued)

Transitional Land Sale 8

Type of Property: Transitional Land, Bedded Fenced Pasture
 Location: 6740 1st Street SW, on the north side of 1st Street SW, 1/4 mile west of 66th Avenue, Indian River County, Florida.

Grantor: Purnell Acres LLC
 Grantee:: John Simmons III

Date of Sale: March 1, 2018
 Recorded: O.R. 3096, page 1804
 Amount of Sale: \$ 255,000

Size: 9.34 acres

Sale price/acre: \$ 27,302 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: East 9.33 acres of Tract 16, Section 18, Township 33 South, Range 39 East, Indian River County, Florida.

Tax ID#: 33 39 18 00001 0160 00001.0

Past Sale History: The property has not sold in the previous 3 years. Previous transfers of the property were among family members over the past 6 years.

Financing: Mortgage with Farm Credit, \$191,200.
 Verified: Public Records, MLS Listing

Motivation for Purchase: Holding for Residential Ranchette Use in the future

Sales Listing History: The property was listed by TP Kennedy, Dale Sorensen Real Estate. TP Kennedy is a principal in the selling ownership of the property. MLS#197023. Original listing price was \$265,000. The property was on the market 2 months prior to contract, and 4 months prior to closing of the sale.

Sales Description:

This sale is located on the north side of 1st Street SW, 1/4 mile west of 66th Avenue, in south-central Indian River County. 1st Street SW is a marl, neighborhood access road. Access is directly off of 1st Street SW. The property is fenced for cattle grazing, with some oak and palm trees. Fencing is not currently functional and is down on the southern border of the site. Old citrus beds and furrows remain. Uses in the area include ranchette homes on acreage sites, and vacant land held in passive agricultural use that was previously developed for citrus production.

SALES ADDENDUM (continued)

February 2018 Aerial View of the Purnell Acres Sale



Looking north from 1st Street SW at
the Purnell Acres sale.
Photo taken August 30, 2018



SALES ADDENDUM (continued)

Transitional Land Sale 9

Type of Property: Transitional Land, Bedded Fenced Pasture
Location: 6905 53rd Street, on the south side of 53rd Street, 1/2 mile west of 66th Avenue, Indian River County, Florida.

Grantor: Wesley and Amy Hicks
Grantee:: Joseph and Donna Becker

Date of Sale: December 20, 2017
Recorded: O.R. 3081, page 1317
Amount of Sale: \$ 250,000

Size: 10.11 acres

Sale price/acre: \$ 24,728 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
Highest and Best Use: Transitional holding for residential use in the future

Legal Description: East 10.34 acres of the West 20.34 acres, Tract 2, Section 19, Township 32 South, Range 39 East, Indian River County, Florida.

Tax ID#: 32 39 19 00001 0020 00002.0

Past Sale History: The property has not sold in the previous 3 years. Previous sale of the property was in 2004, for \$250,000.

Financing: Cash Sale
Verified: Public Records, MLS Listing

Motivation for Purchase: Holding for Residential Ranchette Use in the future

Sales Listing History: The property was listed by Tom Snowberger of Independence Realty. MLS#193115. Original listing price was \$279,000. The property was on the market 3 months prior to contract, and 4 months prior to closing of the sale.

Sales Description:

This sale is located on the south side of 53rd Street, 1/2 mile west of 66th Avenue, in central Indian River County. 53rd Street is a single lane neighborhood access road with millings. 53rd Street terminates 1/2 mile west of the sale. Access is by a culvert over Indian River Farms Drainage District Canal from 53rd Street. The property is fenced for cattle grazing, with some oak and palm trees. Old citrus beds and furrows remain, as well as artesian well. Uses in the area include ranchette homes on acreage sites, and vacant land held in passive agricultural use that was previously developed for citrus production.

SALES ADDENDUM (continued)

February 2018 Aerial View of the Hicks Sale



Looking south from 53rd Street at the Hicks sale.
Photo taken August 30, 2018

SALES ADDENDUM (continued)

Transitional Land Sale 10

Type of Property: Transitional Land, Bedded Ornamental Nursery
 Location: 7080 61st Street, on the north side of 61st Street, 3/4 mile west of 66th Avenue, Indian River County, Florida.

Grantor: Don Niehaus
 Grantee:: Thomas Latshaw Jr.

Date of Sale: April 10, 2017
 Recorded: O.R. 3015, page 1103
 Amount of Sale: \$ 240,000

Size: 9.77 acres

Sale price/acre: \$ 24,565 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: The west 10 acres of the east 20 acres, Tract 14, Section 7, Township 32 South, Range 39 East, Indian River County, Florida.

Tax ID#: 32 39 07 00001 0140 00002.0

Past Sale History: The property has not sold in the previous 3 years. Transfers in the past 10 years have been among family members.

Financing: Cash Sale
 Verified: Public Records, MLS Listing , Listing agent Tom Snowberger to John Young

Motivation for Purchase: Holding for Residential Ranchette Use in the future

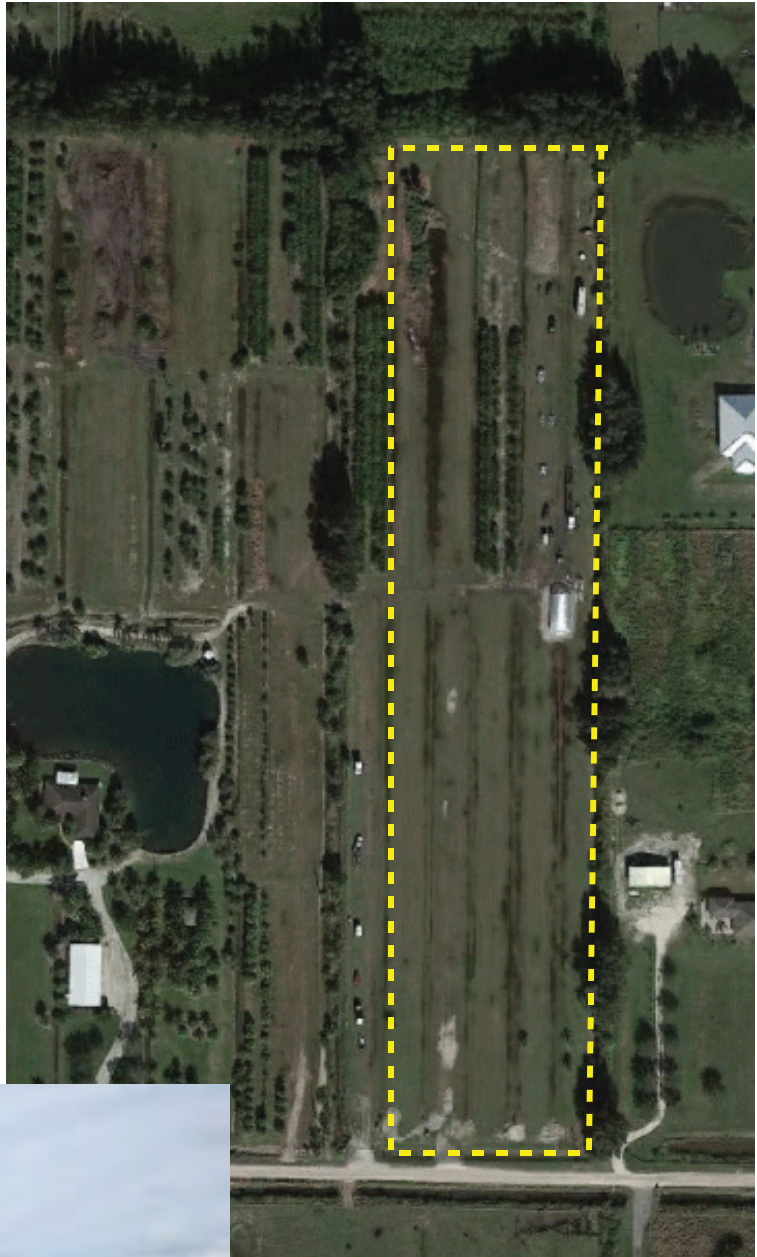
Sales Listing History: The property was listed by Tom Snowberger of Independence Realty. MLS#180976. Original listing price was \$269,000. The property has been off and on the market since 2015. Most recent listing began 2/2017, with contract as of 2/2017, and closing in 4/2017.

Sales Description:

This sale is located on the north side of 61st Street, 3/4 mile west of 66th Avenue, in central Indian River County. 61st Street is a marl neighborhood access road, terminating 1/4 mile west of the sale. The property is open, with bedding for ornamental nursery stock production and artesian flow well. The ornamental nursery stock and pole barn that are on the property remain property of the seller. Uses in the area include ranchette homes on acreage sites, and vacant land held in passive agricultural use that was previously developed for citrus production.

SALES ADDENDUM (continued)

February 2018 Aerial View of the
Niehaus Sale



Looking north from 61st Street at the
Niehaus sale. Gate remains on the sale,
but all other fencing has been removed.
Photo taken August 30, 2018

SALES ADDENDUM (continued)

Transitional Land Sale 11

Type of Property: Transitional Land, Bedded Fenced Pasture
 Location: 6805 65th Street, on the south side of 65th Street, 1/4 mile west of 66th Avenue, Indian River County, Florida.

Grantor: Stuart Hayim
 Grantee: Douglas and Lonna Relick

Date of Sale: April 7, 2017
 Recorded: O.R. 3014, page 155
 Amount of Sale: \$ 251,700

Size: 9.77 acres

Sale price/acre: \$ 25,763 per acre

Zoning/Land Use: Agricultural AG-1 (1 unit/5 acres)
 Highest and Best Use: Transitional holding for residential use in the future

Legal Description: The east 10 acres, Tract 10, Section 7, Township 32 South, Range 39 East, Indian River County, Florida.

Tax ID#: 32 39 07 00001 0110 00001.0

Past Sale History: The property has not sold in the previous 3 years. Previous sale of the property was in May 2013 for \$149,000.

Financing: Cash Sale
 Verified: Public Records, MLS Listing

Motivation for Purchase: Holding for Residential Ranchette Use in the future

Sales Listing History: The property was listed by Carol Prezioso, Berkshire Hathaway Real Estate. MLS#171727. Original listing price was \$279,000. The property has been off and on the market since 2012.

Sales Description:

This sale is located on the south side of 65th Street, 1/4 mile west of 66th Avenue, in central Indian River County. 65th Street is a marl neighborhood access road, terminating 3/4 mile west of the sale. The property is fenced pasture, with pond dug, fill from pond left for building pad, and artesian well. Uses in the area include ranchette homes on acreage sites, and vacant land held in passive agricultural use that was previously developed for citrus production.

SALES ADDENDUM (continued)

January 2017 Aerial View of the Hayim Sale



Looking south from 65st Street at the Hayim sale. The site has been improved with a rural residence since the sale.
Photo taken August 30, 2018

ADDENDA B - INDIAN RIVER COUNTY AREA DATA

Indian River County is a small east central Florida county located midway between Palm Beach and Cape Kennedy, or slightly less than halfway from Miami to Jacksonville. It is bordered on the north by the Sebastian River and Brevard County; on the south by St. Lucie County (Ft. Pierce/Port St. Lucie); and on the west by Osceola and Okeechobee Counties. The eastern boundary is the Atlantic Ocean.

Containing 543 square miles, the county is the tenth smallest of Florida's 67 counties. It was formed in 1926 from a portion of St. Lucie County. Vero Beach, the county seat, is located on the Indian River in the southeast section of the county. Distances from Vero Beach to other Florida cities are as follows:

	<u>North</u>		<u>South</u>
Melbourne	35 Miles	Ft. Pierce	15 Miles
Daytona	126 Miles	Stuart	32 Miles
Orlando	105 Miles	West Palm Beach	70 Miles
Jacksonville	215 Miles	Miami	138 Miles

Population

Population of the county increased from 2000 through 2005 at a compound yearly growth rate of 2.9% per year. This compares to a rate of 4.2%, in the previous decade (1980-1990), which was preceded by a 5.2% compound growth rate, in the previous decade (1970-1980). This represents a continuation of the increasing growth trend experienced over the past 50 years, but the percentage growth decreases with the increased population. Over the period of 2007 to 2012 the growth rate stalled, similar with most of the State of Florida. Since 2012 growth had increased in response to improving economy. Recent growth is near levels experienced prior to 2007, with a shortage of housing caused by no development from 2007 through 2013.

<u>Year</u>	<u>Indian River County</u>	<u>Population Growth</u> Population (compounded yearly growth)		<u>State Florida</u>
		<u>Vero Beach</u>	<u>Sebastian</u>	
1950	11,872	3,746		2,771,305
1960	25,309 (7.9%)	8,849		4,951,560 (6%)
1970	35,992 (3.6%)	11,908		6,791,418 (3.2%)
1980	59,896 (5.2%)	16,176	2,831	9,746,961 (3.7%)
1990	90,280 (4.2%)	17,350	10,205 (13.6%)	12,937,920 (2.9%)
1995	100,261 (2.1%)	17,681	13,488 (5.7%)	14,149,317 (1.8%)
2000	112,947 (2.4%)	17,705	16,181 (3.7%)	15,982,378 (2.5%)
2005	130,043 (2.9%)	17,895	20,048 (4.4%)	17,789,684 (2.5%)
2008	132,315 (.06%)			18,328,340 (1%)
2010	138,028 (1.2%)			18,801,310 (1%)
2012	140,567 (3.3%)			19,317,568 (1%)
2017	148,962 (1.2%)			20,484,142 (1.2%)

Source: *U.S. Census, Florida Statistical Abstract, & Indian River County Development Plan

The lower growth rate in Vero Beach reflects the built-up nature of the incorporated areas, with the majority of the community growth in the unincorporated county surrounding Vero Beach. Growth potential was overestimated over the mid 2000's, with overbuilding. Population growth declined from 2007 through 2012 due to recessionary conditions. Growth over the past 3 years has resumed, with long term growth potential positive.

INDIAN RIVER COUNTY AREA DATA (continued)

Growth pressure from South Florida and retirees is anticipated to continue to impact the area. Numbers of retirees are anticipated to increase over the next 2 to 5 years, reflecting the increasing retirement age of the baby-boomers. As with most areas in Florida, the vast majority of population increases are due to in-migration, with only a small fraction due to natural increase (births over deaths). Over the period from 2007 through 2012 Indian River County had a natural decrease. The influx of retirees as permanent and/or winter residents accounts for of those moving into the area. Over the past 5 years, with a rebounding of the economy, increases in population from the retiree market have been noted.

Economy, Employment, and Income

The economy of the area was traditionally based on the retiree market and agriculture. During the 1940's and 1950's, the dependence of the area on agriculture gradually lessened as the tourist industry expanded. Over the years, the increasing number of retired and winter residents has impacted the shift from agriculture to services. Until recently, agriculture was one fourth of the service segment of the local economy. The citrus industry is the primary agricultural use, with groves, packing houses and gift fruit shippers. The citrus industry experienced low income returns in the early 1990's, with many groves in the eastern 1/3 of the County converted to residential use. Over the past 15 years hurricanes, pests, and diseases have reduced the number of citrus groves and need for packing house facilities. Many packinghouse facilities have closed, with properties converted to other uses, or remaining vacant, available on the market.

In the 1960's, the economy was diversified by small number of industrial uses. Piper Aircraft employs approximately 600 people, which is a decrease from a peak of 3,200 in 1979. Over the past several years Piper indicated they may leave the area, but committed to stay after an incentive plan was made by the county. Numbers of Piper employees continue to shift, with demand for personal aircraft slow from 2007 through 2012 due to the national economic downturn. Over the past 5 years the number of plane reservations has increased, with some increasing demand and increased employment experienced.

There has been little interest in the area from large industrial employers. Deterrents to industrial development are the small labor supply, the limited supply of affordable housing, and local governmental desirability for limited clean industrial users. At this time most industry is light, stemming to a large degree from tradesmen working in the construction industry. The nearby competing communities of Melbourne and Ft. Pierce typically have more to offer industrial developers. Several small industrial users have located in Indian River County due to the desirable life style the community offers the owners/employees.

Major employers in the county include the Indian River County School District, Memorial Hospital, and County Government, Publix Supermarkets, Walmart & Sam's, Sebastian River Medical Center, John's Island, Visiting Nurses Association, Disney's Vero Beach Resort, Grand Harbor Management and CVS Distribution. There are several large citrus operations, although down sizing and closing of packinghouses has been common over the past five years. Employment in these business typically is between 300 and 1,000.

 INDIAN RIVER COUNTY AREA DATA (continued)

The labor force in Indian River County has kept pace with population growth. The unemployment rate dropped over the past several years in response to economic growth. Higher summer unemployment for the county is tied to the seasonality of the large tourist (winter resident) and agricultural segments of the economy.

Labor Force and Unemployment - Indian River County

	<u>Total Labor Force</u>	<u>Unemployment Rate</u>
1979	24,190	9.2%
1980	23,205	10.64%
1990	41,309	9.5%
1995	41,172	9.8%
2000	45,001	6.4%
2003	49,693	8.0%
2005	57,294	4.6%
2006	59,597	4.2%
2007	60,439	5.8%
2008	60,635-61,391	5.9% - 7.2%
2009	60-616-61,559	10.9%-15.3%
2010	45,155	14%
2012	61,700+	9.8% - 10%
2014	66,000±	9.5% - 7.1%, declining
2016	50,099	6.2%
2017	64,000	5.1%
June 2018	64,120	4.8%

Source: Florida Department of Labor and Unemployment Security, Bureau of Research and Analysis

Typically the unemployment rate fluctuates from 4.0% to over 10%, with the highest unemployment in the summer months. The summer months have fewer service jobs due to the loss of winter tourist related uses and seasonal residents, along with the slower demand for citrus jobs as the fruit is harvested during the winter. After 2008 the unemployment rate rose, with increase is tied to the downturn of the housing market. 2012 experienced a decline in the unemployment rate, but the total labor force remained near 2010 levels. The winter season for 2012 through 2017 experienced an increase in tourists and housing sales. The county has a lack of skilled labor availability, particularly in the improving housing market.

Wholesale trade business and service business account of the largest types of industry, followed by government. After declining labor forces and demand from the 2007 through 2012 period, all sectors are experiencing higher demand for employment. The service and construction industries are the driving employment for this county. Increased medical and support employment is anticipated to service the aging retiree population.

The county has higher per capita personal income than surrounding counties. Many financially independent retirees reside in Indian River County and per capita personal income is higher than either statewide or national averages. As shown below, this reflects growth trend of the past decade.

 INDIAN RIVER COUNTY AREA DATA (continued)

Per Capita Personal Income

<u>Year</u>	<u>Indian River County</u>	<u>Percent of Florida</u>	<u>Percent of U.S.</u>
1970	\$ 3,395	95.3%	90.5%
1975	\$ 5,777	104.5%	98.9%
1980	\$11,247	115.2%	113.4%
1990	\$25,391	131.4%	131.4%
2000	\$37,434	128%	123%
2002	\$40,108	132%	
2004	\$47,801	143%	
2006	\$56,322	148%	149%
2007	\$58,074	149%	
2008	\$57,107	146%	
2010	\$56,303	144%	141%
2013	\$54,448	131%	
2015	\$67,978	153%	
2017	\$64,490		

Source: EDI, State of Florida, Office of Economic and Demographic Research

Higher income is generally attributed to the high proportion of affluent retirees. This is supported by the high per capita bank deposits in the county which generally run above many counties with higher income figures. This is also underscored by the lower incomes of wage earners in the county.

Historically, there has been a housing affordability dilemma in Indian River County. High real estate values supported by retirees place homes out of reach for a significant segment of the labor market. Some construction of low income housing projects have helped with this condition, but an inequity of non-public support housing remains.

The county economy is sensitive to national trends. Trends of the previous decade (1990 - 1992) began with over building, savings and loan failures, and failed development projects in Indian River County. The local economy experienced the national recession from 1990 through 1996. While national statistics show recovery from this recession in 1992, the Indian River County economy was slow to improve, until 1995 or 1996.

Commercial expansion occurred after the mid 1990's, with The Indian River Mall, extensive expansion of strip centers on State Road 60, and Outlet Mall west of Interstate 95. CVS completed a large distribution center adjacent to I-95 and State Road 60 in 2005.

Between 1999 and 2005 there was significant expansion in both the commercial and residential sectors. The highest amount of commercial/industrial development was registered in 1996, with 1,551,388 square feet. 1999 through 2000 experienced commercial/industrial expansion range from 400,000 to 550,000 SF per year. 2000-2003 commercial industrial expansion was higher than 500,000 SF per year, and spiked to 1,259,000 SF in 2004 with the construction of the CVS warehouse. In 2005 new development declined to 893,221 square feet, with 567,898 square feet permitted in 2006. A significant decline was experienced in 2007, with 387,713 square feet of commercial development permitted.

INDIAN RIVER COUNTY AREA DATA (continued)

2008 experienced some rebound in commercial development, with 538,513 square feet of permitted space. 2009 commercial/industrial development reflected the overall declining economy, with 203,078 square feet of new permitted development. 2010 and 2011 each experienced less than 50,000 square feet of new commercial/industrial development. 2012 experienced an increase in commercial/industrial building permitting, with over 280,000 square feet of new permitted development. 2013 again experienced very limited commercial development, with approximately 90,000 square feet permitted.

Traditional commercial use for fresh fruit packing houses has declined, from 43 packinghouses in 1999 to 21 packinghouses in 2009. Additional packinghouses closed since 2009, with approximately 6 currently operating in the county. The amount of commercial citrus acreage has declined by 50% since 1998. This loss of economic citrus production freed lands for alternative uses in the mid 2000 to 2005 period. East of Interstate 95 there has been a significant conversion to residential use, with sand mining also impacting the agricultural market sector. Much of this undeveloped land is currently vacant, with cattle production a holding use.

During the early 2000's demand increased for residential projects. Significant new residential development occurred at alarming rates, with many units planned and under construction through 2005. New single family residential development occurred throughout the county, including expansion into historic agricultural areas. Traditional expansion of 600 dwellings per year during the period from 1993 to 1997, increased to over 1,000 dwellings per year 2001 through 2003, 3,168 single family units and 562 multi family units were permitted in 2004, 3,426 single family and 144 multi family units in 2005, and 2,554 single family units and 182 multi-family units in 2006.

2006 was impacted by availability of units and slowing absorption rates as new units continued to come online. 2007 permits were significantly lower, at 1,104 single family and 106 multi-family units. This lower trend continued to impact the market, with an average of less than 250 single family units and 0 to 25 multi-family units reported for each of the years 2009 through 2011. 2012 experienced a slight increase in demand for residential units, with approximately 370 units permitted. 2013 continued to see additional housing development at a pace of 550 units. New units reported for 2014, 2015 and 2016 are 707, 873, and 1018. Similar growth is anticipated through 2018.

Many residential developments that were underway in 2007, but stopped new building through 2013 have experienced significant levels of build out. Many of these developments sold out of foreclosure, with the current developers able to capitalize on advantageous land prices. Several new developments have been constructed over the past 2 years, but these developments are generally targeting the retiree, over 55, market. Moderate growth is anticipated over the near term.

Significant declining values were experienced in all markets between 2006 and 2011. Declines of 20% to 50% were experienced and many foreclosures of residential homes and commercial properties impacted the market. Recent sales activity has increased. Values in many areas have returned to levels common from 2000 to 2004. Highest values are experienced for the most desirable properties, particularly those affiliated with water or golf features. Highest proportionate declines were experienced in the lower cost housing market, with this market slow to recover.

INDIAN RIVER COUNTY AREA DATA (continued)

Physical Characteristics and Transportation

A principal attraction of the county is 25 miles of Atlantic beachfront and an equal stretch along both sides of the Indian River (Intracoastal Waterway). Access from the waterway to the ocean is available at the Sebastian Inlet 15 miles north of Vero Beach at the north county line. The closest ocean access to the south is 15 miles at the Ft. Pierce Inlet.

There are three access points between the mainland and the beach area: two serve Vero Beach, the Merrill Barber Bridge, and the 17th Street Bridge; with the Wabasso Bridge mid-county on S.R. 510.

Health care facilities are the Indian River County Memorial Hospital in Vero Beach (300 bed) and Sebastian River Medical Center. The past twenty years have seen development of several nursing homes and several ACLF's near the hospital and west of Vero Beach. Schools, churches, and other services are adequate.

Attractive community amenities includes the Center for the Arts, Riverside Theater and other cultural facilities. Numerous public and private golf courses, beaches, fishing, boating, and racquet sports facilities (public and private) combine to provide good availability of recreational facilities. The Dodgers had their last spring training season in Vero Beach in 2008. This facility has been refurbished for college and team sports events.

Major air connections are located in West Palm Beach, Melbourne, and Orlando. The FEC rail line provides freight service, but passenger service is not available locally.

The county has been reasonably well governed with the usual five county commissioners as provided for in the state constitution. The commission employs a county administrator. Local political attitudes have directed decisions toward controlled growth resulting in comparability lower development densities.

Like most Florida east coast towns, commercial development began with a small downtown nucleus and commercial strips along U.S. #1 from interstate/tourist traffic. Since the 1960's, the downtown district lost prominence to shopping centers and commercial strips westward as I-95 became the major interstate highway. In Vero Beach, the thrust of commercial growth is along U.S. #1 and westward along State Road 60. The central U.S. #1 commercial strip is fully built up. This area has experienced numerous "tear down" properties, particularly of older automobile dealerships. The built-up nature of the central core of Vero Beach has stimulating demand for secondary location users or redevelopment of older facilities.

There is a mature commercial district on the Barrier Island along Beachland Boulevard and Ocean Drive. This district has good quality retail and office, plus motels and restaurants. This commercial area provides only limited shopping support for beach area residents. Major shopping, including grocery, is available on the mainland.

The county experienced five hurricanes over recent years, Frances and Jeanne, in September/October 2004; Wilma in 2005; Matthew in 2016, and Irma in 2017. The 2004-05 storms caused substantial damage to beaches, residences, and businesses. The 2016-17 storms caused less damage, but continue to impact the area.

INDIAN RIVER COUNTY AREA DATA (continued)**Summary**

Indian River County is recognized as an attractive places to live and work. Agriculture has declined as a prominent contributor to the local economy, with the service sector the major employment sector. Population growth is expected to rebound to moderate levels over the near term, with demand for residential uses increasing. Long term growth is anticipated to be dependent on baby-boomer retirees, with little expansion of industrial users. The County political attitude continues to place restrictions on supply and potential to expand into the surrounding agricultural areas. Thus, large land holders have turned to annexation into the City of Fellsmere, or Sebastian. Long term growth is expected to impact the communities of Sebastian and Fellsmere to a greater degree than the transitional areas surrounding the City of Vero Beach.

Highest demand is expected to continue for those properties affiliated with the barrier island, waterfront, or those properties with good amenity packages. Values for residential properties in most markets have increased to pre 2004 levels, with moderate increasing value indications over the past two years. Demand for commercial and industrial uses remains moderate, with little new building, but absorption of existing vacant units.

Over the long term, demand for undeveloped land is expected to be adequate, with limited land available in the most desirable areas. Demand for commercial and industrial properties is also anticipated to rebound. Those properties with location convenient to roads and Interstate access are expected to maintain highest demand.

Fellsmere

August 17, 2018

VIA CERTIFIED MAIL 7017 1450 0000 5674 3514

RETURN RECEIPT REQUESTED

Mr. Todd Wodraska
District Manager
Sebastian River Improvement District
Special District Services
2501A Burns Rd.
Palm Beach Gardens, FL 33410

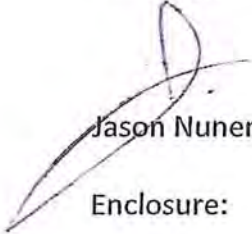
Re: Initiation of Conflict Resolution Procedures

Dear Mr. Wodraska,

Please find a certified copy of Resolution 2018-18 passed by the City of Fellsmere City Council initiating conflict resolution procedures as set forth in Chapter 164, Florida Statutes. The govern-mental entities in conflict are the City of Fellsmere and the Sebastian River Improvement District ("SRID"). The nature of the conflict and the issues in conflict are identified in the Resolution. The City of Fellsmere is initiating the conflict resolution procedures, as these issues are within the scope of Chapter 164, as set forth in Section 164.1051, Florida Statutes and out of a desire to avoid potentially costly and protracted litigation between the City of Fellsmere and SRID by reaching an expeditious, effective and cost-effective resolution of the conflict.

The City of Fellsmere proposes 1:30 PM September 18th, 2018 at the City of Fellsmere council chambers located at 21 South Cypress Street, Fellsmere, Florida as the date and location of the conflict assessment meeting to be held pursuant to Section 164.1053, Florida Statutes. Based on the nature of the conflict, I suggest that at a minimum you, Mr. Block and Mr. Simons attend the meeting on behalf of SRID. The persons attending on behalf of the City of Fellsmere will be the City Manager and the City Attorney. Also, because of their interest in this matter, I have also invited, Bryan Corrigan, Dan Corrigan, Tad Corrigan and their attorney, Edward de la Parte, Jr. to attend the meeting. Of course, you are free to invite whomever you wish to attend as you see fit.

Sincerely,

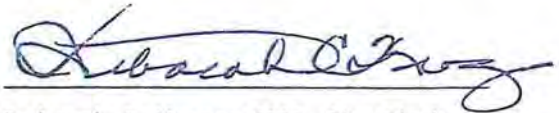


Jason Nunemaker, City Manager

Enclosure: Certified Resolution 2018-18

cc: Fla. Dept. of Transportation
St. Johns River Water Management District
Indian River County
City of Sebastian
School Board of Indian River County
Vero Lakes Water Control District

I, Deborah C. Krages, CMC, City Clerk of the City of Fellsmere, Indian River County, Florida, do hereby certify this to be a originally executed Resolution numbered 2018-18 executed by the Mayor after adoption of same and as approved by the City Council of the City of Fellsmere during their regular meeting held on August 16, 2018, in the City Council Chambers, 21 S. Cypress Street, Fellsmere, FL. Resolution 2018-18 will be maintained in the public records of the City of Fellsmere, Indian River County, Florida, certified this 17th day of August 2018.



Deborah C. Krages CMC, City Clerk



RESOLUTION 2018-18

A RESOLUTION OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, ADOPTED PURSUANT TO SECTION 164.1052, FLORIDA STATUTES, DECLARING THE INTENT OF THE CITY COUNCIL TO INITIATE THE CONFLICT RESOLUTION PROCEDURES SET FORTH IN CHAPTER 164, FLORIDA STATUTES; FINDING THAT A CONFLICT EXISTS WITH THE SEBASTIAN RIVER IMPROVEMENT DISTRICT, AS IT RELATES TO THE REGULATION OF STORMWATER DISCHARGES FROM THE LATERAL D WATERSHED INTO THE LATERAL D CANAL; INITIATING THE PROCEDURES OF THE FLORIDA GOVERNMENTAL CONFLICT RESOLUTION ACT; DIRECTING THE CITY MANAGER MAIL A CERTIFIED COPY OF THIS RESOLUTION TO THE SEBASTIAN RIVER IMPROVEMENT DISTRICT, AS WELL AS OTHER GOVERNMENTAL ENTITIES, THEREBY INITIATING THE PROCESS OUTLINED IN CHAPTER 164, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Fellsmere is a municipal corporation, duly organized and existing under the laws of the State of Florida, which is located entirely within Indian River County and would be considered a “local governmental entity” pursuant to Section 164.1031(1), Florida Statutes; and

WHEREAS, the Sebastian River Improvement District (“SRID”) is an independent special district of the State of Florida, which was re-created by special act and is currently operating pursuant to Chapter 2007-309, Laws of Florida and Chapters 189 and 298, Florida Statutes, which is located entirely within Indian River County and would be considered a “local governmental entity” pursuant to Section 164.1031(1), Florida Statutes; and

WHEREAS, SRID encompasses ten thousand (10,000) acres more or less as set forth in Section 2 of Chapter 2 of Chapter 2007-309, Laws of Florida; and

WHEREAS, SRID is responsible for drainage, flood control, water management, operation and maintenance of district works of improvement and rights-of-way, and reclamation of lands within its jurisdictional boundaries using dikes, canals and water control structures within its boundaries, which drain to the Lateral C and L Canals, along with drainage from the City of Sebastian that enters the Lateral L Canal through the Elkan Dam/Waterway; and

WHEREAS, the Lateral C and L Canals drain south to north merging in a receiving area just south of the County Road 512 Bridge known as the SRID Flow Way before discharging into the South Prong of the Sebastian River; and

WHEREAS, SRID has built a protective levee referred to as the Lateral D Levee along its western boundaries in order to protect the lands within the district from drainage originating from lands located to the west of its boundaries; and

WHEREAS, the borrow area from which material was excavated to build this protective berm runs parallel and immediately to the west of the Lateral D Levee and is referred to as the Lateral D Canal; and

WHEREAS, the Lateral D Canal serves to intercept and convey stormwater originating from lands to the west to the South Prong of the Sebastian River merging with the Lateral C and L Canals within the SRID Flow Way; and

WHEREAS, the area approximately twenty thousand (20,000) acres that discharges into the Lateral D Canal is referred to as the Lateral D Watershed; and

WHEREAS, the Lateral D Canal and the entirety of the Lateral D Watershed lies outside the territorial boundaries of SRID; and

WHEREAS, on July 15, 1999, the City of Fellsmere adopted Ordinance 1999-08 annexing approximately 3,750 acres of unincorporated property in the Lateral D Watershed into the City of Fellsmere; and

WHEREAS, on December 6, 2007, the City of Fellsmere adopted Ordinance 2007-29 annexing approximately 2,592 acres of unincorporated property in the Lateral D Watershed into the City of Fellsmere; and

WHEREAS, on June 7, 2007, the City of Fellsmere adopted Ordinance 2007-10 annexing approximately 300 acres of unincorporated property in the Lateral D Watershed into the City of Fellsmere; and

WHEREAS, on October 2, 2014, the City of Fellsmere adopted Ordinance 2014-16 annexing approximately 8,845 acres of unincorporated property in the Lateral D Watershed into the City of Fellsmere; and

WHEREAS, on August 18, 2016, the City of Fellsmere adopted Comprehensive Plan Amendment #2016-02; and

WHEREAS, Policy ICE A.1.9 of Amendment #2016-02 provides that “[a]ny rules, policies or restrictions adopted by the Fellsmere Water Control District, the Vero Lakes Water Control District and the Sebastian River Improvement District regulating drainage of lands located within the boundaries of the City or works or improvements owned and controlled or regulated by said districts shall be consistent with and not stricter than any ordinance, rule or policy adopted by the City”; and

WHEREAS, Policy ICE A-5.2 of Amendment #2016-02 provides that “any rules, policies or restrictions adopted by the Fellsmere Water Control District, the Vero Lakes Water Control

District and the Sebastian River Improvement District regulating drainage of lands located within the boundaries of the City or works or improvements owned and controlled or regulated by said districts shall be consistent with and not stricter than any ordinance, rule or policy adopted by the City”; and

WHEREAS, Policy FLUE 21.7.5 of Amendment #2016-02 provides that “[t]he land necessary for water storage, attenuation and discharge for drainage of new development in the Villages of Fellsmere shall be arranged and managed as part of a comprehensive regional drainage system permitted by the City, FWCD and/or SJRWMD”; and

WHEREAS, Policy CIE A-5.1 of Amendment #2016-02 requires the following level of service requirements for drainage:

1. For projects located in the Old Town District, the LOS standards shall be as required by Section 62-330.055, Florida Administrative Code for Urban Infill or Redevelopment authorized by Section 373.4131(1) (b), Florida Statutes.
2. For projects located outside the Fellsmere Water Control District or the Vero Lakes Water Control District and subject to permitting requirements of the St. Johns River Water Management District (SJRWMD) or the Florida Department of Environmental Protection (FDEP), the LOS standard shall be that required by the SJRWMD or FDEP, as applicable.
3. For projects located within the Fellsmere Water Control District or the Vero Lakes Water Control District, the LOS standard shall also require a stormwater discharge limitation of 2 inches/24 hours for a 25 year - 24 hour storm event over the first 72 hours during and after the 24 hour storm event.
4. For projects located outside the Fellsmere Water Control District or the Vero Lakes Water Control District and not subject to permitting requirements of either SJRWMD or FDEP, as applicable, the LOS standards shall be as follows:
 - a. Water Quality. Detention of first inch of runoff.
 - b. Water Quantity. Post development peak rate of discharge must not exceed the predevelopment peak rate of discharge for the 25-year frequency, 24-hour duration storm event for water quantity.

The City of Fellsmere shall not be required to maintain the additional LOS standard related to projects within the FWCD or VLWCD for paving existing dirt roads or expanding existing roads; and

WHEREAS, for purposes of Policy CIE A-5.1.2 of Amendment #2016-02, the SJRWMD level of service standard requires that the post-development discharge rate must not exceed the pre-development peak rate of discharge for the mean annual 24-hour storm for systems serving new developments; and

WHEREAS, on December 6, 2017, the SRID Board of Supervisors proposed the adoption of a rule formally setting discharge limitations in accordance with a 2015 technical memorandum for all properties in the Lateral D Watershed, including those within the City of Fellsmere municipal boundaries; and

WHEREAS, on March 7, 2018, the SRID Board of Supervisors stated that rather than formally adopting a rule setting maximum discharge limits for the Lateral D watershed, it would instead impose the discharge limits on a “case-by-case” basis and set limits in accordance with the recommendations in the 2015 technical memo; and

WHEREAS, the City of Fellsmere disputes SRID’s authority to regulate stormwater discharges from the Lateral D Watershed into the Lateral D Canal; and,

WHEREAS, according to Section 3 of Chapter 2007-3009, Laws of Florida and Section 298.301(1), Florida Statutes, in the execution of its powers and authorities, SRID’s actions must be consistent with any adopted local government comprehensive plan within which the lands of the district are located; and

WHEREAS, there is a conflict between the SRID’s proposed stormwater discharge limits in the 2015 technical memo and the stormwater discharge restrictions for the Lateral D Watershed imposed by the City of Fellsmere’s Comprehensive Plan; and

WHEREAS, to the extent SRID has the authority to regulate stormwater discharges from the Lateral D Watershed into the Lateral D Canal, the City of Fellsmere disputes SRID’s authority to impose stormwater discharge limits on property located within the City of Fellsmere’s municipal boundaries, which conflict with the City of Fellsmere’s Comprehensive Plan; and

WHEREAS, the Florida Governmental Conflict Resolution Act provides that the purpose and intent of that Act is to promote, protect, and improve the public health, safety, and welfare and to enhance intergovernmental coordination efforts by the creation of a governmental conflict resolution procedure that can provide equitable, expeditious, effective, and inexpensive method for resolution of conflicts between and among local and regional governmental entities; and,

WHEREAS, prior to initiating court action against SRID regarding the above-referenced matters in dispute, the City of Fellsmere wishes to initiate the conflict resolution procedures in Chapter 164, Florida Statutes,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FELLSMERE, FLORIDA, THAT:

1. The City of Fellsmere initiates conflict resolution procedures against SRID pursuant to Section 164.1052(1), Florida Statutes.
2. The issues in conflict between the City of Fellsmere and SRID are as follows:

- a. Whether SRID has authority to regulate stormwater discharges from the Lateral D Watershed into the Lateral D Canal.
- b. Whether, to the extent SRID has the authority to regulate stormwater discharges from the Lateral D Watershed into the Lateral D Canal, the City of Fellsmere Comprehensive Plan precludes SRID from imposing stormwater discharge limits on property located within the City of Fellsmere's municipal boundaries.

3. The issues in conflict between the City of Fellsmere and SRID fall within the scope of Chapter 164, as set forth in Section 164.1051, Florida Statutes.

4. The City Manager is directed to mail a certified copy of this resolution by certified letter, return receipt requested to SRID's District Manager and provide copies of the resolution and letter to the Florida Department of Transportation, the St. Johns River Water Management District, Indian River County, the City of Sebastian, the School Board of Indian River County and the Vero Lakes Water Control District, all of which are state, regional or local governmental entities, which in the City of Fellsmere's determination, may have a role in approving or implementing a particular element or aspect of any settlement of the conflict or whose substantial interests may be affected by the resolution of the conflict within five (5) days of the enactment of this resolution.

5. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was moved for adoption by Council Member Savage and Hernandez. The motion was seconded by Council Member Hernandez and, upon being put to a vote, the vote was as follows:

Mayor Joel Tyson	<u>aye</u>
Council Member Fernando Herrera	<u>aye</u>
Council Member Inocencia Hernandez	<u>aye</u>
Council Member Sara Savage	<u>aye</u>
Council Member Jessica Salgado	<u>aye</u>

The Mayor thereupon declared this Ordinance duly passed and adopted this 16th day of August, 2018.

CITY OF FELLSMERE, FL

Joel Tyson
Joel Tyson, Mayor

ATTEST:

Deborah C. Krages
Deborah C. Krages, CMC City Clerk
R-2018-18_Fellsmere Ch 164_Res.doc

(SEAL)

EASEMENT DEZ 29, 1942
DEED BOOK 36, PAGE 182

SEBASTIAN RIVER DRAINAGE
DISTRICT / SEBASTIAN RIVER
IMPROVEMENT DISTRICT

INDIAN RIVER COUNTY
FLORIDA

PREPARED BY
P. J. CARTER
VERO BEACH, FLA.

LEGEND:
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**CONSIDER APPROVAL OF
PERMIT APPLICATION
GRAVES BROTHERS DISPERSED
WATER FARM**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

RESOLUTION NO. 2018-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Sebastian River Improvement District ("District") to establish a regular meeting schedule for fiscal year 2018/2019; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2018/2019 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT, INDIAN RIVER COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2018/2019 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 12th day of September, 2018.

ATTEST:

**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
FISCAL YEAR 2018/2019 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 B-125, Vero Beach, Florida 32960 at **10:00 a.m.** on the following dates (****unless otherwise noted****):

December 5, 2018

March 6, 2019

****June 5, 2019****

September 4, 2019

****The June 5, 2019, 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

PUBLISH: INDIAN RIVER PRESS JOURNAL ___/___/18

**FINANCIAL REPORT
SEBASTIAN RIVER IMPROVEMENT DISTRICT
FISCAL YEAR 2017/2018
AUGUST 2018**

	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2017/2018 ACTUALS 10/1/17 - 8/31/18
REVENUES		
NAV ASSESSMENTS	165,745	171,872
R-O-W USE FEES	14,500	14,765
PERMIT FEES	0	0
OTHER REVENUES	1,000	3,600
INTEREST INCOME	750	4,203
TOTAL REVENUES	\$ 181,995	\$ 194,440
EXPENDITURES		
LEGAL	6,500	4,676
DISTRICT ADMINISTRATIVE	27,000	24,750
OPERATIONS MANAGER	18,000	16,500
OPERATIONS MANAGER - PAYROLL TAXES	1,377	1,262
ENGINEERING / SURVEY	25,000	62,106
ACCOUNTING / AUDIT	6,500	6,250
INSURANCE	7,293	6,630
WEBSITE MANAGEMENT	1,500	1,375
OTHER OPERATING FEES	4,923	0
DUES & SUBSCRIPTIONS	925	925
LEGAL ADVERTISEMENTS	950	528
MISCELLANEOUS	1,825	1,234
LAWN MAINTENANCE	0	136,555
WATER QUALITY	0	972
R-O-W MAINTENANCE	50,000	0
C/L VEGETATION MANAGEMENT	50,000	0
OTHER MAINTENANCE FEES	5,000	5,825
TOTAL EXPENDITURES	\$ 206,793	\$ 269,588
REVENUES LESS EXPENDITURES	\$ (24,798)	\$ (75,148)
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,115)	(2,446)
DISCOUNTS FOR EARLY PAYMENTS	(6,230)	(5,889)
EXCESS/ (SHORTFALL)	\$ (34,143)	\$ (83,483)
PREVIOUS YEAR CARRY OVER	34,143	-
NET EXCESS/ (SHORTFALL)	\$ -	\$ (83,483)

Bank Balance As Of 8/31/18	\$ 228,654.96
Accounts Payable As Of 8/31/18	\$ 4,021.74
Other Current Liabilities As Of 8/31/18	\$ 81,393.61
Accounts Receivable As Of 8/31/18	\$ 1,006.18
Available Funds As Of 8/31/18	\$ 144,245.79

	Document Name: Field Sampling Log	Date Revised: December 3, 2012
	Document Number: F-FL-C-022 rev.00	Issuing Authority: Pace Florida Quality Office

FIELD SAMPLING LOG

Arrived On Site Date: 8/2/2018 Time: 11:15 Departed Site Time: 12:00
 Sampler's Signature: *Jim Norton* Sampler's Name: Jim Norton
 CLIENT NAME: Sebastian WCD PROJECT NAME: Quarterly SW
 CLIENT CONTACT: _____ SITE CONTACT: _____
 Personnel on Site: None
 Site Location: Sebastian, FL
 Ambient Conditions: Hot-Humid / Partly Sunny / Breezy
 Brief Description of Field Activities: Collection of SW grab samples
 Field Equipment Used: Dip Stick
 Decon Procedures: ☐ Yes ☒ No If Yes, Please Describe: _____
 Field Filtering: ☐ Yes ☒ No If Yes, Please Describe: _____
 Sample Matrix: ☐ DW ☐ GW ☐ WW ☐ SU ☐ STU ☐ SO ☐ SE ☐ ML ☒ Other: SW
 Physical Characteristics of Sample: _____
 Sampling Method: ☒ GRAB ☐ COMPOSITE
 For Composite Sampling; Document Sampling Procedure for Collecting a Representative Sample:

☐ QC Blanks ☐ Precleaned EQB ☐ Field Cleaned EQB
☐ Field Blanks ☐ Trip Blanks ☐ QC Blanks ☐ Duplicate ☐ Replicate Samples

Split Samples (explain): _____

Sx. Location	Time	Parameters	Appearance	Odor	pH	Temp	Cond	DO	Turb
510 Bridge	11:45	BOD,NH3,TKN,TP,TSS, NO3,Cl,Salinity,TDS			7.1	28.7	907.0	72.5% 5.58mg	19.80

Calibration of Meters

Meter	Y/N	Standard	Slope	Variance	Value
pH	Y	4.0			4.0
pH	Y	7.0			7.0
pH	Y	10.0			10.0
Conductivity	Y	1412			1413
D.O.	Y	N/A	Adjust to 100% from:		100.9%
Turbidity	Ver	10.0			10.6
Turbidity	Ver	20.0			20.8

Other Notation's or Anomalies: _____



INVOICE

Pace Analytical Services, LLC
8 East Tower Circle
Ormond Beach, FL 32174
Phone: (386)672-5668

Invoice Number: 1835247724

Date: 08/10/2018

Total Amount Due: \$243.00

Sold To:

Todd Wodraska
Special District Services, Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410
877-737-4922

Please Remit To:

Pace Analytical Services, LLC
P.O. Box 684056
Chicago, IL 60695-4056

Client Number/Client ID	Purchase Order No	Pace Project Mgr	Terms**	Page
35-810836 / SEBWCD		Terrence Anderson	Net 30 Days	1

Client Project: Sebastian Quarterly SW

Pace Project No: 35408311

Report Sent To: Todd Wodraska, Special District Services, Inc.

Comments:

Client Name: Sebastian WCD

Sample Received: 8/2/2018

ANALYTICAL CHARGES

Quantity	Unit	Description	Method	Matrix	Price	Total
1	Ea	2540C Total Dissolved Solids	SM 2540C	Water	\$15.00	\$15.00
1	Ea	2540D Total Suspended Solids	SM 2540D	Water	\$15.00	\$15.00
1	Ea	300.0 IC Anions	EPA 300.0	Water	\$10.00	\$10.00
1	Ea	350.1 Ammonia	EPA 350.1	Water	\$20.00	\$20.00
1	Ea	351.2 Total Kjeldahl Nitrogen	EPA 351.2	Water	\$15.00	\$15.00
1	Ea	353.2 Nitrogen, NO2/NO3	EPA 353.2	Water	\$10.00	\$10.00
1	Ea	365.3 Phosph. Total Low Level	EPA 365.3	Water	\$20.00	\$20.00
1	Ea	5210B BOD	SM 5210B	Water	\$25.00	\$25.00
1	Ea	Field Data		Water	\$0.00	\$0.00
2	Ea	Field Services Charge	Miscellaneous Charges	Water	\$50.00	\$100.00
1	Ea	Salinity by Conductivity	SM 2520B Modified	Water	\$13.00	\$13.00
Analytical Subtotal						\$243.00

Total Number of Charges 12

Total Invoice Amount **\$243.00**

Samples Received for analysis:

Lab ID	Client Sample ID	Received
35408311001	510 BRIDGE	8/2/2018 4:11:00

Page 1 of 2

****1.5% MONTHLY FINANCE CHARGE ASSESSED AFTER 30 DAYS OR TERMS OF CONTRACT.**

PLEASE REFERENCE THE INVOICE NUMBER ON ALL REMITTANCE ADVICE.

AN EQUAL OPPORTUNITY EMPLOYER

Please complete and return copy of invoice with your payment.

INVOICE TOTAL \$243.00

Amount Paid: \$ _____

Check No: _____

Customer No: 35-810836 Invoice No: 1835247724



INVOICE

Pace Analytical Services, LLC
8 East Tower Circle
Ormond Beach, FL 32174
Phone: (386)672-5668

Invoice Number: 1835247724

Date: 08/10/2018

Total Amount Due: \$243.00

Sold To:

Todd Wodraska
Special District Services, Inc.
2501A Burns Rd
Palm Beach Gardens, FL 33410
877-737-4922

Please Remit To:

Pace Analytical Services, LLC
P.O. Box 684056
Chicago, IL 60695-4056

Client Number/Client ID	Purchase Order No	Pace Project Mgr	Terms**	Page
35-810836 / SEBWCD		Terrence Anderson	Net 30 Days	2

Client Project: Sebastian Quarterly SW

Pace Project No: 35408311

Report Sent To: Todd Wodraska, Special District Services, Inc.

Comments:

Client Name: Sebastian WCD

Sample Received: 8/2/2018

*If you have any questions, please contact Terrence Anderson at Pace.
Phone: 954-582-4300 Email: terrence.anderson@pacelabs.com*

****1.5% MONTHLY FINANCE CHARGE ASSESSED AFTER 30 DAYS OR TERMS OF CONTRACT.**

PLEASE REFERENCE THE INVOICE NUMBER ON ALL REMITTANCE ADVICE.

Page 2 of 2

AN EQUAL OPPORTUNITY EMPLOYER

Page 101

August 10, 2018

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

RE: Project: Sebastian Quarterly SW
Pace Project No.: 35408311

Dear Todd Wodraska:

Enclosed are the analytical results for sample(s) received by the laboratory on August 02, 2018. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

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

Sincerely,



Terrence Anderson
terrence.anderson@pacelabs.com
954-582-4300
Project Manager

Enclosures

cc: Frances Ware, Special District Services, Inc.



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

Ormond Beach Certification IDs

8 East Tower Circle, Ormond Beach, FL 32174
Alabama Certification #: 41320
Connecticut Certification #: PH-0216
Florida Certification #: E83079
Georgia Certification #: 955
Guam Certification: FL NELAC Reciprocity
Hawaii Certification: FL NELAC Reciprocity
Illinois Certification #: 200068
Indiana Certification: FL NELAC Reciprocity
Kansas Certification #: E-10383
Kentucky Certification #: 90050
Louisiana Certification #: FL NELAC Reciprocity
Louisiana Environmental Certificate #: 05007
Maryland Certification: #346
Michigan Certification #: 9911
Mississippi Certification: FL NELAC Reciprocity
Missouri Certification #: 236
Montana Certification #: Cert 0074
Nebraska Certification: NE-OS-28-14

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

South Florida Certification IDs

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: Sebastian Quarterly SW

Pace Project No.: 35408311

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35408311001	510 BRIDGE	Water	08/02/18 11:45	08/02/18 16:11

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: Sebastian Quarterly SW

Pace Project No.: 35408311

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35408311001	510 BRIDGE	SM 2520B Modified	TAN	1	PASI-SF
		SM 2540C	GDV	1	PASI-SF
		SM 2540D	GDV	1	PASI-SF
		SM 5210B	EM2	1	PASI-SF
		EPA 300.0	CMD	1	PASI-O
		EPA 350.1	CLL	1	PASI-O
		EPA 351.2	SEW	1	PASI-O
		EPA 353.2	AMP	1	PASI-O
		EPA 365.3	BMU	1	PASI-O

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Sebastian Quarterly SW

Pace Project No.: 35408311

Sample: 510 BRIDGE		Lab ID: 35408311001		Collected: 08/02/18 11:45		Received: 08/02/18 16:11		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Field Data	Analytical Method:								
Field pH	7.1	Std. Units			1		08/02/18 11:45		
Field Temperature	28.7	deg C			1		08/02/18 11:45		
Field Specific Conductance	907.0	umhos/cm			1		08/02/18 11:45		
Oxygen, Dissolved	5.58	mg/L			1		08/02/18 11:45	7782-44-7	
Turbidity	19.80	NTU			1		08/02/18 11:45		
Salinity by Conductivity	Analytical Method: SM 2520B Modified								
Salinity	7.0 U	ppt	7.0	7.0	1		08/03/18 20:33		
2540C Total Dissolved Solids	Analytical Method: SM 2540C								
Total Dissolved Solids	569	mg/L	5.0	5.0	1		08/07/18 16:38		
2540D Total Suspended Solids	Analytical Method: SM 2540D								
Total Suspended Solids	32.5	mg/L	5.0	5.0	1		08/08/18 17:40		
5210B BOD, 5 day	Analytical Method: SM 5210B								
BOD, 5 day	2.0 U	mg/L	2.0	2.0	1	08/03/18 16:48	08/08/18 12:01		
300.0 IC Anions 28 Days	Analytical Method: EPA 300.0								
Chloride	171	mg/L	10.0	5.0	2		08/08/18 16:31	16887-00-6	
350.1 Ammonia	Analytical Method: EPA 350.1								
Nitrogen, Ammonia	0.11	mg/L	0.050	0.035	1		08/07/18 14:22	7664-41-7	
351.2 Total Kjeldahl Nitrogen	Analytical Method: EPA 351.2 Preparation Method: EPA 351.2								
Nitrogen, Kjeldahl, Total	1.5	mg/L	0.50	0.086	1	08/09/18 09:37	08/10/18 08:48	7727-37-9	
353.2 Nitrogen, NO2/NO3 unpres	Analytical Method: EPA 353.2								
Nitrogen, Nitrate	0.076	mg/L	0.050	0.025	1		08/03/18 16:02	14797-55-8	
365.3 Phosph. Total Low Level	Analytical Method: EPA 365.3 Preparation Method: EPA 365.3								
Phosphorus, Total (as P) LL	0.33	mg/L	0.0040	0.0028	1	08/06/18 09:00	08/06/18 12:40	7723-14-0	

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35408311

QC Batch: 466644

Analysis Method: SM 2520B Modified

QC Batch Method: SM 2520B Modified

Analysis Description: Salinity Conductivity

Associated Lab Samples: 35408311001

METHOD BLANK: 2523648

Matrix: Water

Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Salinity	ppt	7.0 U	7.0	7.0	08/03/18 20:30	

LABORATORY CONTROL SAMPLE: 2523649

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Salinity	ppt	35	34.7	99	90-110	

SAMPLE DUPLICATE: 2523650

Parameter	Units	35408282001 Result	Dup Result	RPD	Max RPD	Qualifiers
Salinity	ppt	7.0 U	7.0 U		5	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

QC Batch:	467439	Analysis Method:	SM 2540C
QC Batch Method:	SM 2540C	Analysis Description:	2540C Total Dissolved Solids
Associated Lab Samples:	35408311001		

METHOD BLANK: 2527548 Matrix: Water
Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Dissolved Solids	mg/L	5.0 U	5.0	5.0	08/07/18 16:38	

LABORATORY CONTROL SAMPLE: 2527549

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Dissolved Solids	mg/L	300	293	98	90-110	

SAMPLE DUPLICATE: 2527550

Parameter	Units	35407924003 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	6620	6540	1	5	

SAMPLE DUPLICATE: 2527551

Parameter	Units	35408455001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	263	257	2	5	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

QC Batch:	467790	Analysis Method:	SM 2540D
QC Batch Method:	SM 2540D	Analysis Description:	2540D Total Suspended Solids
Associated Lab Samples:	35408311001		

METHOD BLANK: 2529526 Matrix: Water
Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Suspended Solids	mg/L	5.0 U	5.0	5.0	08/08/18 17:38	

LABORATORY CONTROL SAMPLE: 2529527

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Suspended Solids	mg/L	100	95.0	95	90-110	

SAMPLE DUPLICATE: 2529528

Parameter	Units	35408330001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	104	110	6	5 J(D6)	

SAMPLE DUPLICATE: 2529529

Parameter	Units	35408276005 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	434	380	13	5 J(D6)	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35408311

QC Batch: 466505

Analysis Method: SM 5210B

QC Batch Method: SM 5210B

Analysis Description: 5210B BOD, 5 day

Associated Lab Samples: 35408311001

METHOD BLANK: 2522943

Matrix: Water

Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
BOD, 5 day	mg/L	2.0 U	2.0	2.0	08/08/18 11:24	

LABORATORY CONTROL SAMPLE: 2522945

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
BOD, 5 day	mg/L	198	192	97	85-115	

SAMPLE DUPLICATE: 2522946

Parameter	Units	35408282001 Result	Dup Result	RPD	Max RPD	Qualifiers
BOD, 5 day	mg/L	2.0 U	2.0 U		20	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

QC Batch: 467556 Analysis Method: EPA 300.0
QC Batch Method: EPA 300.0 Analysis Description: 300.0 IC Anions
Associated Lab Samples: 35408311001

METHOD BLANK: 2528248 Matrix: Water
Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chloride	mg/L	2.5 U	5.0	2.5	08/08/18 08:27	

LABORATORY CONTROL SAMPLE: 2528249

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Chloride	mg/L	50	48.6	97	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2528250 2528251

Parameter	Units	35408123001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Chloride	mg/L	47.1	50	50	101	101	109	108	90-110	0	20 L	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 2528252 2528253

Parameter	Units	35408488001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Chloride	mg/L	63.2	50	50	112	112	97	98	90-110	1	20 L	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

QC Batch: 467175	Analysis Method: EPA 350.1
QC Batch Method: EPA 350.1	Analysis Description: 350.1 Ammonia
Associated Lab Samples: 35408311001	

METHOD BLANK: 2526102 Matrix: Water
Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Ammonia	mg/L	0.035 U	0.050	0.035	08/07/18 13:43	

LABORATORY CONTROL SAMPLE: 2526103

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Ammonia	mg/L	1	1.1	105	90-110	

MATRIX SPIKE SAMPLE: 2526105

Parameter	Units	35407921001 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Nitrogen, Ammonia	mg/L	1.2	1	2.2	95	90-110	

SAMPLE DUPLICATE: 2526104

Parameter	Units	35407921001 Result	Dup Result	RPD	Max RPD	Qualifiers
Nitrogen, Ammonia	mg/L	1.2	1.2	2	20	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

QC Batch: 467909 Analysis Method: EPA 351.2
QC Batch Method: EPA 351.2 Analysis Description: 351.2 TKN
Associated Lab Samples: 35408311001

METHOD BLANK: 2530352 Matrix: Water
Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	0.086 U	0.50	0.086	08/10/18 08:35	

LABORATORY CONTROL SAMPLE: 2530353

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	20	18.9	94	90-110	

MATRIX SPIKE SAMPLE: 2530355

Parameter	Units	35408176003 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	0.68	20	19.8	96	90-110	

MATRIX SPIKE SAMPLE: 2530357

Parameter	Units	35408466004 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	14.1	20	33.3	96	90-110	

SAMPLE DUPLICATE: 2530354

Parameter	Units	35408176003 Result	Dup Result	RPD	Max RPD	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	0.68	0.68	0	20	

SAMPLE DUPLICATE: 2530356

Parameter	Units	35408466004 Result	Dup Result	RPD	Max RPD	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	14.1	13.4	5	20	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35408311

QC Batch:	466581	Analysis Method:	EPA 353.2
QC Batch Method:	EPA 353.2	Analysis Description:	353.2 Nitrate + Nitrite, Unpres.
Associated Lab Samples:	35408311001		

METHOD BLANK: 2523178 Matrix: Water

Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Nitrate	mg/L	0.025 U	0.050	0.025	08/03/18 15:52	

SAMPLE DUPLICATE: 2523180

Parameter	Units	35408282001 Result	Dup Result	RPD	Max RPD	Qualifiers
Nitrogen, Nitrate	mg/L	0.025 U	0.025 U		20	

SAMPLE DUPLICATE: 2523182

Parameter	Units	35408354002 Result	Dup Result	RPD	Max RPD	Qualifiers
Nitrogen, Nitrate	mg/L	0.51	0.51	0	20	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

QC Batch:	466849	Analysis Method:	EPA 365.3
QC Batch Method:	EPA 365.3	Analysis Description:	365.3 Low Level Total Phosphorus
Associated Lab Samples:	35408311001		

METHOD BLANK: 2524628 Matrix: Water
Associated Lab Samples: 35408311001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Phosphorus, Total (as P) LL	mg/L	0.0028 U	0.0040	0.0028	08/06/18 11:36	

LABORATORY CONTROL SAMPLE: 2524629

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Phosphorus, Total (as P) LL	mg/L	.1	0.10	100	90-110	

MATRIX SPIKE SAMPLE: 2524631

Parameter	Units	35408029001 Result	Spike Conc.	MS Result	MS % Rec	% Rec Limits	Qualifiers
Phosphorus, Total (as P) LL	mg/L	1.1	.1	1.2	129	80-120	J(M1)

SAMPLE DUPLICATE: 2524630

Parameter	Units	35408029001 Result	Dup Result	RPD	Max RPD	Qualifiers
Phosphorus, Total (as P) LL	mg/L	1.1	1.1	2	20	

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REPORT OF LABORATORY ANALYSIS

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QUALIFIERS

Project: Sebastian Quarterly SW
Pace Project No.: 35408311

DEFINITIONS

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

LABORATORIES

PASI-O Pace Analytical Services - Ormond Beach
PASI-SF Pace Analytical Services - South Florida

ANALYTE QUALIFIERS

U Compound was analyzed for but not detected.
J(D6) Estimated Value. The relative percent difference (RPD) between the sample and sample duplicate exceeded laboratory control limits.
J(M1) Estimated Value. Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.
L Off-scale high. Actual value is known to be greater than value given.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Sebastian Quarterly SW

Pace Project No.: 35408311

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35408311001	510 BRIDGE				
35408311001	510 BRIDGE	SM 2520B Modified	466644		
35408311001	510 BRIDGE	SM 2540C	467439		
35408311001	510 BRIDGE	SM 2540D	467790		
35408311001	510 BRIDGE	SM 5210B	466505	SM 5210B	467664
35408311001	510 BRIDGE	EPA 300.0	467556		
35408311001	510 BRIDGE	EPA 350.1	467175		
35408311001	510 BRIDGE	EPA 351.2	467909	EPA 351.2	468256
35408311001	510 BRIDGE	EPA 353.2	466581		
35408311001	510 BRIDGE	EPA 365.3	466849	EPA 365.3	466946

REPORT OF LABORATORY ANALYSIS

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35408311


Page: 1 of 1

Section A Required Client Information:		Section B Required Project Information:		Section C Invoice Information:	
Company: Sebastian WCD		Report To:		Attention:	
Address: P.O. Box 690336		Copy To:		Company Name: Sebastian WCD (St Johns Improvement Dist)	
Vero Beach, FL 32969				Address: P.O.Box 690336, Vero Beach, FL 32969	
Email To:		Purchase Order No.:		Pace Quote Reference:	
Phone: 772-562-9176	Fax: 772-569-5541	Project Name: Sebastian Quarterly SW		Pace Project Manager:	
Requested Due Date/TAT: Standard TOT		Project Number:		Pace Profile #: 4631	

REGULATORY AGENCY										
<input type="checkbox"/> NPDES	<input type="checkbox"/> GROUND WATER	<input type="checkbox"/> DRINKING WATER								
<input type="checkbox"/> UST	<input type="checkbox"/> RCRA	<input checked="" type="checkbox"/> OTHER SW								
SITE		<input type="checkbox"/> GA	<input type="checkbox"/> IL	<input type="checkbox"/> IN	<input type="checkbox"/> MI	<input type="checkbox"/> NC				
LOCATION		<input type="checkbox"/> OH	<input type="checkbox"/> SC	<input checked="" type="checkbox"/> WI	<input checked="" type="checkbox"/> OTHER FL					
Filtered (Y/N)		N	N	N	N	N				
Requested Analysis:		<div style="display: flex; justify-content: space-between;"> <div> BOD NH₃ TSS NO₃-N TDS Residual Chlorine (Y/N) </div> <div> TKN TP Salinity </div> </div>								
Pace Project Number Lab I.D.										

ITEM #	Section D Required Client Information										Valid Matrix Codes				COLLECTED				SAMPLE TEMP AT COLLECTION	#OF CONTAINERS	Preservatives																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
	SAMPLE ID One Character per box. (A-Z, 0-9 / -) Samples IDs MUST BE UNIQUE										MATRIX		CODE		COMPOSITE START		COMPOSITE END/GRAB				Unpreserved	H ₂ SO ₄	HNO ₃	HCl	NaOH	Na ₂ S ₂ O ₃	Methanol	Other																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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Additional Comments:		RELINQUISHED BY / AFFILIATION		DATE	TIME	ACCEPTED BY / AFFILIATION		DATE	TIME	SAMPLE CONDITIONS																	
		J. Norton / Pace		8/18	1730	J. Norton / Pace		8/18	1414		Y/N	Y/N	Y/N														
		J. Norton / Pace		8/18	161	J. Norton / Pace		8/18	161		Y/N	Y/N	Y/N														
		J. Norton / Pace		8/18	1730	J. Norton / Pace		8/18	1730		Y/N	Y/N	Y/N														
		J. Norton / Pace		8/18	1730	J. Norton / Pace		8/18	1730		Y/N	Y/N	Y/N														
		<table border="1"> <tr> <th colspan="2">SAMPLER NAME AND SIGNATURE</th> <th rowspan="2">Temp in °C</th> <th rowspan="2">Received on Ice</th> <th rowspan="2">Custody Sealed Cooler</th> <th rowspan="2">Samples Intact</th> </tr> <tr> <td>PRINT Name of SAMPLER:</td> <td>SIGNATURE of SAMPLER:</td> </tr> <tr> <td>Jim Norton</td> <td><i>Jim Norton</i></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>												SAMPLER NAME AND SIGNATURE		Temp in °C	Received on Ice	Custody Sealed Cooler	Samples Intact	PRINT Name of SAMPLER:	SIGNATURE of SAMPLER:	Jim Norton	<i>Jim Norton</i>				
SAMPLER NAME AND SIGNATURE		Temp in °C	Received on Ice	Custody Sealed Cooler	Samples Intact																						
PRINT Name of SAMPLER:	SIGNATURE of SAMPLER:																										
Jim Norton	<i>Jim Norton</i>																										

	Document Name: Sample Condition Upon Receipt Form	Document Revised: May 30, 2018
	Document No.: F-FL-C-007 rev. 13	Issuing Authority: Pace Florida Quality Office

Sample Condition Upon Receipt Form (SCUR)

Project #
Project Manager:
Client:

WO# : 35408311

PM: TGA
CLIENT: SEBWCD

Due Date: 08/13/18

Date and Initials of person:

Examining contents:

Label:

Deliver:

pH:

Thermometer Used: T-338

Date: 8/13/18

Time: 0300

Initials: AS

State of Origin:

☐ For WV projects, all containers verified to $\leq 6^{\circ}\text{C}$

Cooler #1 Temp. $^{\circ}\text{C}$ 3.2 (Visual) 0 (Correction Factor) 3.2 (Actual)

Cooler #2 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #3 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #4 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #5 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

Cooler #6 Temp. $^{\circ}\text{C}$ (Visual) (Correction Factor) (Actual)

☐ Samples on ice, cooling process has begun

☐ Samples on ice, cooling process has begun

☐ Samples on ice, cooling process has begun

☐ Samples on ice, cooling process has begun

☐ Samples on ice, cooling process has begun

☐ Samples on ice, cooling process has begun

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

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

☐ Other

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

Tracking #

Custody Seal on Cooler/Box Present: ☐ Yes ☒ No **Seals intact:** ☐ Yes ☒ No **Ice:** Wet Blue Dry None

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

Samples shorted to lab (If Yes, complete) **Shorted Date:** **Shorted Time:** **Qty:**

Comments:

Chain of Custody Present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Chain of Custody Filled Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Relinquished Signature & Sampler Name COC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Samples Arrived within Hold Time	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Rush TAT requested on COC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Sufficient Volume	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Correct Containers Used	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Containers Intact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Sample Labels match COC (sample IDs & date/time of collection)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
All containers needing acid/base preservation have been checked.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
All Containers needing preservation are found to be in compliance with EPA recommendation:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Exceptions: VOA, Coliform, TOC, O&G, Carbamates		
Headspace in VOA Vials? (>6mm):	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Client Notification/ Resolution:

Person Contacted:

Date/Time:

Comments/ Resolution (use back for additional comments):

Project Manager Review:

Date:



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: 35408311
Samples Received: August 2, 2018 04:11 PM
Estimated Completion: August 13, 2018

CC: Frances Ware, Todd Wodraska

Customer Sample ID	Pace Analytical Lab ID	Matrix	Date/Time Collected	Method
510 BRIDGE	35408311001	Water	08/02/18 11:45	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 Field Services Charge 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.

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, NO ₂ /NO ₃ 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.