



**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

INDIAN RIVER COUNTY

REGULAR BOARD MEETING

APRIL 17, 2024

10:00 A.M.

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

www.sridfl.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
SEBASTIAN RIVER IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
Indian River County Administration Complex
Bldg. A, Room A1-102
1801 27th Street
Vero Beach, Florida 32960
REGULAR BOARD MEETING
April 17, 2024
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
 - 1. February 21, 2024 Regular Board Meeting.....Page 2
- F. Old Business
 - 1. Consider Approval of FDOT Updated Offer & Purchase Agreement.....Page 5
- G. New Business
 - 1. Update on the FDOT 82nd Avenue Paving and Drainage Improvement Project and on the Florida City Gas HP Gas Line Connector
 - 2. Update on FDOT/SRID Eminent Domain Cases
 - 3. Discussion Regarding Annual ROW Maintenance
 - 4. Discussion Regarding R-13 ROW Dispute
 - 5. Discussion Regarding Required Ethics Training.....Page 35
- H. Administrative Matters
 - 1. Sand Mine Update
 - 2. Financial Update.....Page 36
 - 3. Engineer Update
 - 4. Manager Update
- I. Board Members Comments
- J. Comments from the Public for Items Not on the Agenda
- K. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

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

SEBASTIAN RIVER IMPROVE-
MENT DISTRICT
FISCAL YEAR 2023/2024 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 of the Indian River
County Administration Complex,
Building A, Room A1-102, Vero
Beach, Florida 32960 at 10:00 a.m.
(**unless otherwise noted**) on the
following dates:

- October 16, 2023
- November 15, 2023
- December 20, 2023
- January 17, 2024
- February 21, 2024
- March 20, 2024
- April 17, 2024
- May 15, 2024
- **June 19, 2024**
- July 17, 2024
- August 21, 2024
- September 18, 2024

On June 19, 2024, the Sebastian River Improvement District Annual Landowners' Meeting will be held at the Indian River County Administration Complex, Building A, Room A1-102, Vero Beach, Florida 32960 and will commence at 9:00 a.m. The Regular Board Meeting will immediately follow the Annual Landowners' Meeting at the same location.
The purpose of the meetings is to conduct any business which may properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922. From time to time a Supervisor may participate by telephone; therefore, a speaker telephone may be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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 meetings.

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

SEBASTIAN RIVER IMPROVE-
MENT DISTRICT
www.sridfl.org
PUBLISH OCT 6, 2023
TCN 9343949

STATE OF WISCONSIN, COUNTY OF BROWN

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

10/06/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$168.56

Order No: 9343949

of Copies:

Customer No: 1126008

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin



**SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING MINUTES
FEBRUARY 21, 2024**

A. CALL TO ORDER

The February 21, 2024, Regular Board Meeting of the Sebastian River Improvement District (the “District”) was called to order at 10:01 a.m. in the Indian River County Administration Complex, Building A, Room A1-102, 1801 27th Street, Vero Beach, Florida 32960.

B. PROOF OF PUBLICATION

Proof of publication was presented showing that notice of the Regular Board Meeting had been published in *Indian River Press Journal* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors present:

Board of Supervisors

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

Staff members in attendance were:

District Counsel	Ruth Holmes	Torcivia, Donlon, Goddeau & Rubin, P.A. (via phone)
District Engineer	George Simons	Carter Associates, Inc.
District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc

D. ADDITIONS OR DELETIONS TO AGENDA

1. 82nd Ave Grading
2. Flow Way Title Search - Review Scope

E. APPROVAL OF MINUTES

1. January 17, 2024, Regular Board Meeting Minutes

Mr. Kelly made a **motion**, seconded by Mr. Bass, and passed unanimously approving the January 17, 2024, Regular Board Meeting minutes as presented.

F. OLD BUSINESS

There was no old business.

G. NEW BUSINESS

1. Update on the FDOT 82nd Avenue Paving and Drainage Improvement Project and on the Florida City Gas HP Gas Line Connector

District Engineer Mr. Simmons provided an update on the FDOT 82nd Avenue paving and drainage project. He also discussed the HP gas line connector and stated that the methane was now being required to be captured as opposed to burned off as a part of a green initiative.

2. 82nd Avenue Grading

Complaints have been received regarding how the County has been grading 82nd Avenue. Direction of the Board to staff to send an email to the County and advise of the maintenance and travelling public safety concerns.

3. Flow Way Title Search - Review Scope

It was recommended by the District to do title reviews on a case-by-case basis for any properties that touch the flow way. Board consensus was to do so on a case-by-case basis.

H. ADMINISTRATIVE MATTERS

1. Sand Mine Update

Mr. Simons noted all the sand mine inspections had been completed, and Blue Goose and Wild Turkey mines were sending in final needed documents.

2. Finance Report

Mr. Sakuma noted the Financial Report was included in the agenda package and stated that financials looked good and sufficient funds were available.

3. Engineer Update

Mr. Simons provided an update in the New Business section of the agenda.

4. Manager Update

Mr. Sakuma advised that the work had been completed on the gate structure, and it remained under budget.

I. BOARD MEMBER COMMENTS

There were no Board member comments.

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

There were no comments from the public.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting of the District was adjourned at 10:28 a.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chairman

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

ITEM SEGMENT NO.: 4056064
 DISTRICT: Four
 FEDERAL PROJECT NO.: D421-113-B
 STATE ROAD NO.: CR 510 (85th St./90th Ave.)
 COUNTY: Indian River
 PARCEL NO.: 101

Seller: Sebastian River Improvement District, a drainage district organized and existing under the General Drainage Laws of the State of Florida, (SRID) also known as Sebastian River Water Control District, formerly known Sebastian River Drainage District

Buyer: State of Florida, Department of Transportation

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

I. Description of Property:

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

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

(c) **Personal Property:** None

(d) **Outdoor Advertising Structure(s) Permit Number(s):** None

Buildings, Structures, Fixtures and Other Improvements Owned By Others: None

These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	Real Property	
	Land	1. \$ <u>540,600.00</u>
	Improvements	2. \$ <u>0.00</u>
	Real Estate Damages (Severance/Cost-to-Cure)	3. \$ <u>0.00</u>
	Total Real Property	4. \$ <u>540,600.00</u>
(b)	Total Personal Property	5. \$ <u>0.00</u>
(c)	Fees and Costs	
	Attorney Fees	6. \$ <u>0.00</u>
	Appraiser Fees	7. \$ <u>0.00</u>

	_____ Fee(s)	8. \$ <u>0.00</u>
	Total Fees and Costs	9. \$ <u>0.00</u>
(d)	Total Business Damages	10. \$ <u>0.00</u>
(e)	Total of Other Costs	11. \$ <u>0.00</u>
	List: _____	

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 540,600.00

Total Global Settlement Amount

(f)	Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing	\$ <u>540,600.00</u>
(g)	Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender of possession or _____	\$ <u>0.00</u>

III. Additional Terms

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: Buyer and Seller agree that all fees and costs, or business damage claims associated with this agreement are identified in Section II of this agreement.

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

IV. Closing Date

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

V. Typewritten or Handwritten Provisions

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

- There is an addendum to this agreement. Page 5-14 is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Acknowledgement of Final Agency Acceptance Required; Signatures

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

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

Seller(s)

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Buyer

State of Florida Department of Transportation

BY: _____
Signature Date

Type or Print Name and Title

VII. FINAL AGENCY ACCEPTANCE

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

BY: _____
Signature Type or Print Name and Title

Legal Review: Elizabeth S. Quintana 4/4/24 _____
Date

Elizabeth S. Quintana, Sr. Atty D4 Legal
Type or Print Name and Title

ADDITIONAL SIGNATURES

SELLER(S):

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

Signature Date

Type or Print Name

EXHIBIT "A"

Item/Segment No. 4056064

Section 88050-2507

Parcel No. 101

County Road 510

Indian River County

Fee Simple Right of Way

A portion of land lying in the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheets 6, 7, and 8 of the Florida Department of Transportation Right of Way Map of County Road 510 (90th Avenue), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

Commence at a found pk nail and disk stamped "LB3608" marking the West One-Quarter (W 1/4) Corner of said Section 26; Township 31 South, Range 38 East; thence South 89°48'22" East along the North line of said Southwest One-Quarter (SW 1/4) of Section 26, a distance of 65.21 feet to a point on the Easterly Existing Right of Way line of said County Road 510 (90th Avenue); thence South 00°12'12" West along said Easterly Existing Right of Way line of said County Road 510 (90th Avenue), a distance of 199.90 feet to the POINT OF BEGINNING; thence continue South 00°12'12" West along said Easterly Existing Right of Way line of County Road 510 (90th Avenue), a distance of 2,256.27 feet to the beginning of a curve concave Northeasterly, having a chord bearing of South 37°45'09" East; thence Southeasterly along said Easterly Existing Right of Way line of County Road 510 (90th Avenue) and said curve, having a radius of 140.99 feet, through a central angle of 75°54'42", an arc distance of 186.80 feet to end of said curve; thence North 04°06'04" East, a distance of 20.14 feet; thence North 01°03'18" East, a distance of 272.06 feet; thence North 00°04'23" East, a distance of 256.14 feet; thence North 00°02'13" East, a distance of 650.19 feet; thence North 00°32'42" East, a distance of 766.69 feet; thence North 08°21'41" West, a distance of 92.11 feet; thence North 14°49'34" West, a distance of 348.78 feet to the POINT OF BEGINNING.

Containing 5.064 acres, more or less.

AND

A portion of land lying in the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 8 of the Florida Department of Transportation Right of Way Map of County Road 510 (90th Avenue/85th Street), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

Commence at a found 4"x4" concrete monument marking the Southwest (SW) Corner of said Section 26; thence North 00°11'50" East along the West line of said Southwest One-Quarter (SW 1/4) of Section 26, a distance of 190.90 feet; thence South 89°48'10" East along a line at a right angle to the previously described course, a distance of 14.95 feet to the point of curvature on the Baseline of Survey of said County Road 510 (90th Avenue); thence North 00°12'12" East along said Baseline of Survey of said County Road 510 (90th Avenue), a distance of 484.42 feet; thence South 89°47'48" East along a line at a right angle to the previously described course, a distance of 260.00 feet to the POINT OF BEGINNING; thence North 89°48'10" West, a distance of 30.39 feet; thence South 00°35'00" West, a distance of 61.31 feet; thence South 00°11'27" East, a distance of 286.40 feet; thence South 01°32'59" East, a distance of 34.08 feet; thence South 89°48'10" East, a distance of 27.82 feet; thence North 00°11'50" East, a distance of 381.76 feet to the POINT OF BEGINNING.

Containing 11,384 square feet, more or less.

All together containing 5.326 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
ADDENDUM TO PURCHASE AGREEMENT

This Addendum to Purchase Agreement (Addendum) is made and entered into by and between the Sebastian River Improvement District (SRID), as "Seller", and the State of Florida Department of Transportation as "Buyer", for the acquisition of the real property more particularly described in the Agreement to which this Addendum is attached ("the Property").

For good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto agree to the following terms and conditions:

1. The parties agree that SRID will retain an ingress/egress easement over a portion of the lands contained in Exhibit A, with said easement area being more particularly described in Composite Exhibit B, page 4. The Buyer also agrees to execute a permanent ingress/egress easement as found in the attached Composite Exhibit C.
2. The Buyer agrees to construct a 24' driveway located at approximately Sta. 118 on the construction plans.

Seller:
Sebastian River Improvement District

Buyer:
State of Florida Department of Transportation


By: _____
Date

By: _____
Dan Marwood, Asst. District R/W Mgr. Date

Approved as to form by:

Elizabeth S. Quintana 4/4/24
Elizabeth Quintana, Esquire Date
Senior Attorney

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. 

District Four Assistant General Counsel

Legal Description prepared by:

Jeffrey D. Smith, P.S.M. (03-04-2024)

Document prepared by:

Susanna Rowland (01-18-2024)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.	101.1R(03-22-2024)
Item/Segment No.	4056064
Section:	88050-2507
Managing District:	04
C.R. No.	510 (Wabasso Rd/85 th St./90 th Ave)
County:	Indian River

**WARRANTY DEED
(with Reservation)**

THIS WARRANTY DEED Made this _____ day of _____, 20____, by **SEBASTIAN RIVER IMPROVEMENT DISTRICT, a drainage district organized and existing under the General Drainage Laws of the State of Florida, (SRID) also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District**, whose address is 2501 Burns Road, Suite A, Palm Beach Gardens, FL 33410, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantee: (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SRID RESERVES UNTO ITSELF A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS, INGRESS, AND EGRESS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "B":

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

ATTEST: _____

Its _____ Secretary

By: _____

Print Name: Jeff E. Bass

Title: Chairman

(Corporate Seal)

Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)

Witness (1) Information:

Witness (2) Information:

Witness (1) Print Name:

Witness (2) Print Name:

Witness (1) Signature:

Witness (2) Signature:

Witness (1) Street Address

Witness (2) Street Address

Witness (1) City, State, Zip Code

Witness (2) City, State, Zip Code

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 20___, by Jeff E. Bass, as Chairman of **SEBASTIAN RIVER IMPROVEMENT DISTRICT**, on its behalf. He ___ is personally known to me or ___ has produced _____ as identification.

(SEAL)

Notary Public

Printed or stamped name of Notary Public

My Commission Expires: _____

EXHIBIT "A"

Item/Segment No. 4056064

Section 88050-2507

Parcel No. 101

County Road 510

Indian River County

Fee Simple Right of Way

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Containing 5.064 acres, more or less.

AND

A portion of land lying in the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 8 of the Florida Department of Transportation Right of Way Map of County Road 510 (90th Avenue/85th Street), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

Commence at a found 4"x4" concrete monument marking the Southwest (SW) Corner of said Section 26; thence North 00°11'50" East along the West line of said Southwest One-Quarter (SW 1/4) of Section 26, a distance of 190.90 feet; thence South 89°48'10" East along a line at a right angle to the previously described course, a distance of 14.95 feet to the point of curvature on the Baseline of Survey of said County Road 510 (90th Avenue); thence North 00°12'12" East along said Baseline of Survey of said County Road 510 (90th Avenue), a distance of 484.42 feet; thence South 89°47'48" East along a line at a right angle to the previously described course, a distance of 260.00 feet to the POINT OF BEGINNING; thence North 89°48'10" West, a distance of 30.39 feet; thence South 00°35'00" West, a distance of 61.31 feet; thence South 00°11'27" East, a distance of 286.40 feet; thence South 01°32'59" East, a distance of 34.08 feet; thence South 89°48'10" East, a distance of 27.82 feet; thence North 00°11'50" East, a distance of 381.76 feet to the POINT OF BEGINNING.

Containing 11,384 square feet, more or less.

All together containing 5.326 acres, more or less.

EXHIBIT "B"

SRID RESERVES UNTO ITSELF A NON-EXCLUSIVE PERPETUAL EASEMENT FOR ACCESS, INGRESS, AND EGRESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


A portion of land lying in the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 8 of the Florida Department of Transportation Right of Way Map of County Road 510 (90th Avenue/85th Street), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

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07-PE.

Composite Exhibit C

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. 

District Four Assistant General Counsel

Legal Description prepared by:

Jeffrey D. Smith, P.S.M. (02-06-2024)

Document prepared by:

Susanna Rowland (03-15-2024)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.	100.3R(03-27-2024)
Item/Segment No.	4056064
Section:	88050-2507
Managing District:	04
C.R. No.	510 (Wabasso Rd/85 th St./90 th Ave)
County:	Indian River

PERPETUAL EASEMENT

THIS EASEMENT Made this _____ day of _____, 20____, by **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose address is: 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309, Grantor, to the **SEBASTIAN RIVER IMPROVEMENT DISTRICT, a drainage district organized and existing under the General Drainage Laws of the State of Florida, (SRID)**, whose address is 2501 Burns Road, Suite A, Palm Beach Gardens, FL 33410, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual non-exclusive easement for the purpose of access, ingress and egress, in, over, upon and through the following described land in Indian River County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

Witness Signature:

BY: _____
Name: STEVEN C. BRAUN, P.E.
District 4 Secretary

Print Witness Name & Address:

Attorney approved as to form:

Witness Signature:

Elizabeth S. Quintana
Name: ELIZABETH S. QUINTANA

Print Witness Name & Address:

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 20____, by STEVEN C. BRAUN, P.E., District 4 Secretary, _____ who is personally known by me or _____ who has produced _____ as identification.

(SEAL)

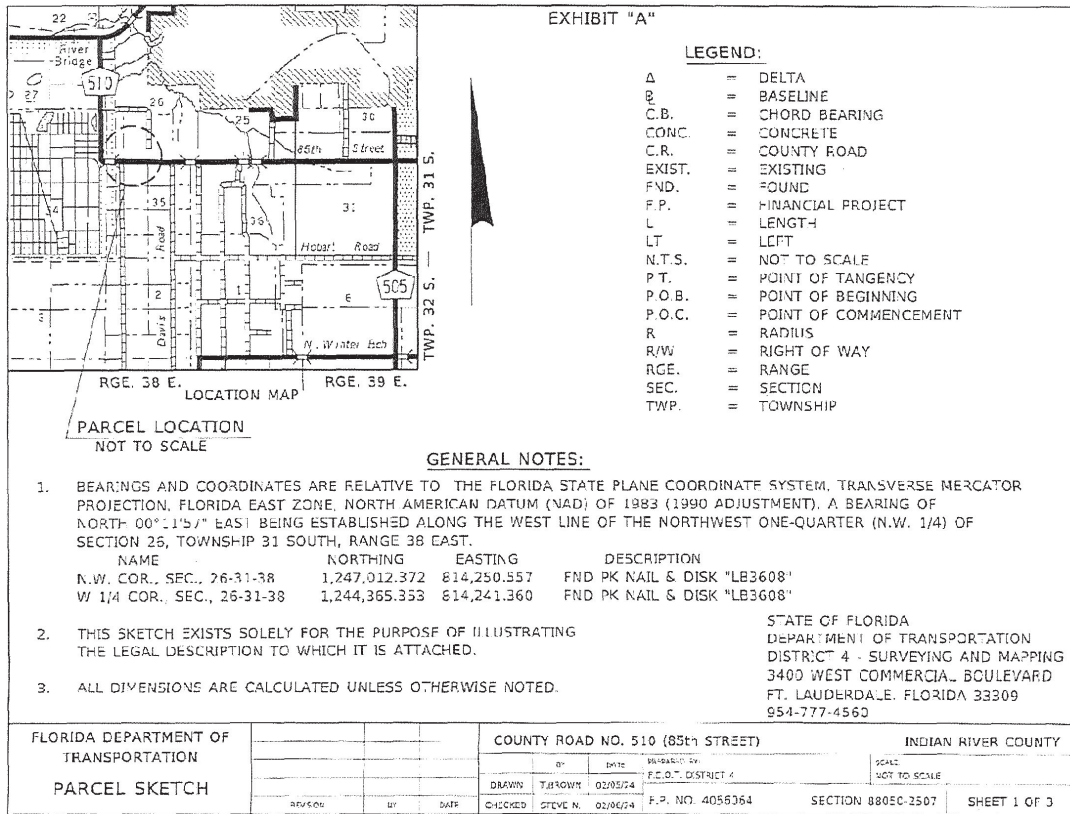
Notary Public

Printed or stamped name of Notary Public

My Commission Expires: _____

Item/Segment No. 4056064

EXHIBIT "A"



Parcel No. 100(101)

Page 3 of 5

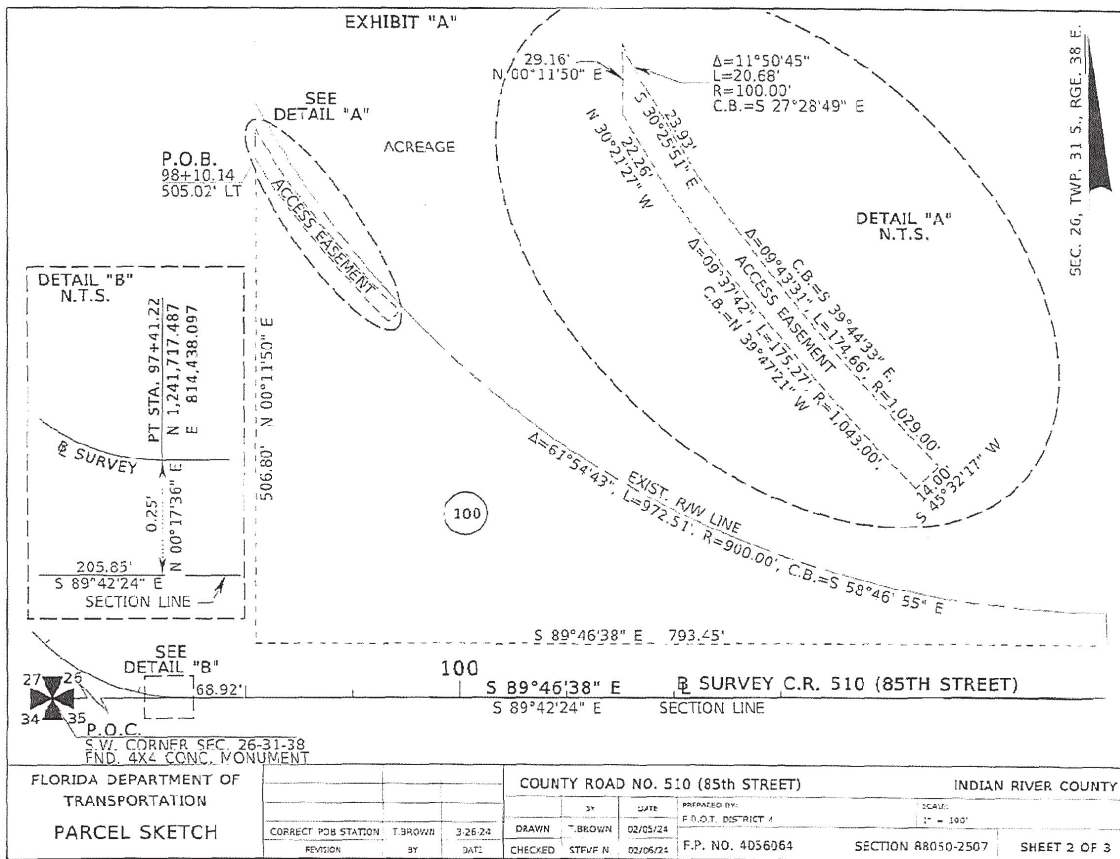



EXHIBIT "A"

A portion of land lying in the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, Indian River County, Florida, being more particularly described as follows:

Commence at the Southwest (SW 1/4) Corner of said Section 26; thence South 89°42'24" East along the South line of said Southwest One-Quarter (SW 1/4) of Section 26, a distance of 205.85 feet; thence North 00°17'36" East along a line at a right angle to the previously described course, a distance of 0.25 feet to the Baseline of Survey of said County Road 510 (85th Street); thence South 89°46'38" East along said Baseline of Survey of County Road 510 (85th Street), a distance of 68.92 feet; thence North 00°13'22" East along a line at a right angle to the previously described course, a distance of 505.02 feet to the POINT OF BEGINNING; thence North 00°11'50" East, a distance of 29.16 feet to the beginning of a non-tangent curve concave Northeastly, having a chord bearing of South 27°28'49" East; thence Southerly along said curve, having a radius of 100.00 feet, through a central angle of 11°50'45", an arc distance of 20.68 feet to the end of said curve; thence South 30°25'51" East, a distance of 23.93 feet to the beginning of a non-tangent curve concave Northeastly, having a chord bearing of South 39°44'33" East; thence Southeasterly along said curve, having a radius of 1,029.00 feet, through a central angle of 09°43'31", an arc distance of 174.66 feet to end of said curve; thence South 45°32'17" West, a distance of 14.00 feet to the beginning of a non-tangent curve concave Northeastly, having a chord bearing of North 35°47'21" West; thence Northwestly along said curve, having a radius of 1,043.00 feet, through a central angle of 09°37'42", an arc distance of 175.27 feet to the end of said curve; thence North 30°21'27" West, a distance of 22.26 feet to the POINT OF BEGINNING.

I hereby certify that this sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.


 Jeffrey P. Smith
 Professional Surveyor and Mapper
 Registration No. 4805
 State of Florida

Not valid unless signed and sealed.

FLORIDA DEPARTMENT OF TRANSPORTATION		COUNTY ROAD NO. 510 (85th STREET)		INDIAN RIVER COUNTY	
PARCEL SKETCH		DRAWN BY		SCALE	
CORRECT DISTANCE	T.BROWN	DATE	03-26-24	DRAWN BY	T.BROWN
REGISTERED	B	DATE	03-26-24	CHECKED	STEVE W. 0208629
		F.P. NO. 4056064		SECTION 89050-2507	
				SHEET 3 OF 3	

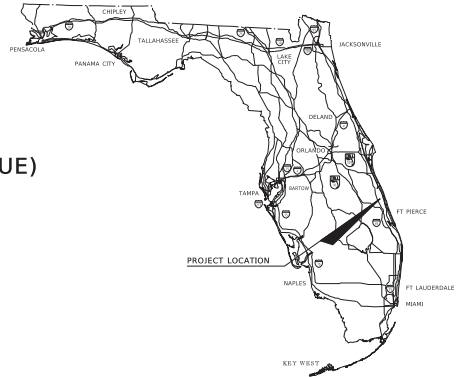
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STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

COUNTY ROAD 510 (85th STREET / 90th AVENUE)
STATE PROJECT NO. 88050-2507
ITEM/SEGMENT NO. 405606-4
INDIAN RIVER COUNTY
LENGTH: 1.99 MILES

TRAVERSING THROUGH SECTIONS 22, 23, 26, 27, 34 AND 35,
TOWNSHIP 31 SOUTH, RANGE 38 EAST



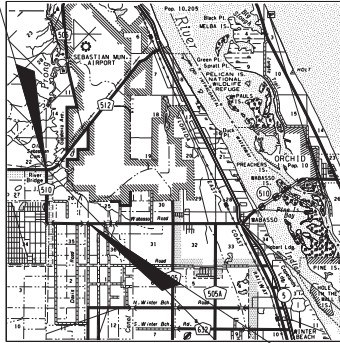
LEGEND

BL	BASELINE	N.T.S.	NOT TO SCALE
BLVD.	BULEVARD	NL	NAIL
CL	CENTERLINE	NO.	NUMBER
C.B.	CHORD BEARING	O.R.B.	OFFICIAL RECORD BOOK
C.M.	CONCRETE MONUMENT	P	PROPERTY LINE
C.O.B.	CHANCERY ORDER BOOK	PI	PLAT
C.R.	COUNTY ROAD	P.A.E.	PEDESTRIAN ACCESS EASEMENT
CONC.	CONCRETE	P.B.	PLAT BOOK
COR.	CORNER	P.C.	POINT OF CURVATURE
ID	DEED	P.E.	PERMANENT EASEMENT
D	DEGREE OF CURVE	P.I.	POINT OF INTERSECTION
D.B.	DEED BOOK	P.O.T.	POINT ON TANGENT
D.E.	DRAINAGE EASEMENT	P.T.	POINT OF TANGENCY
EXIST.	EXISTING	PCP	PERMANENT CONTROL POINT
ESMT.	EASEMENT	PG.	PAGE
Ø	CENTRAL ANGLE	PK	PARISH-KALON
F.P.	FINANCIAL PROJECT	PCMN	POURED CONCRETE MONUMENT
FED. PROJ.	FEDERAL PROJECT	PSM	PROFESSIONAL SURVEYOR & MAPPER
FND.	FUND	R	RADIUS
FLDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	R.W.	RIGHT OF WAY
FRGL	FLORIDA POWER & LIGHT COMPANY	R.D.	ROAD
IE	INDICES / EGRESS	RGE.	RAILROAD
LP.	IRON PIPE	RT.	RIGHT
LR.	IRON ROD	S.B.	STATE ROAD
L.R.C.	INDIAN RIVER COUNTY	SBT	SOUTHERN BELL TELEPHONE
IRC	IRON ROD & CAP	SEC.	SECTION LINE
LIA	LIMITED ACCESS	STA.	STATION
L	ARC LENGTH	T	TANGENT
LIB	LIMITED BUSINESS	TE.	TEMPORARY EASEMENT
LT.	LEFT	TWP.	TOWNSHIP
MAINT.	MAINTAINED	U.E.	UTILITY EASEMENT
N/A	NOT APPLICABLE	WMT	WATER MANAGEMENT TRACT

GENERAL NOTES

- BEARINGS AND COORDINATES ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM. TRANSVERSE MERCATOR PROJECTION: FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT).
A BEARING OF NORTH 00°15'3" EAST BEING ESTABLISHED ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW, 1/4) OF SECTION 26, TOWNSHIP 31 SOUTH, RANGE 38 EAST.
- NAME NORTHING EASTING DESCRIPTION
NW/4 COR. SEC. 26-31-38 1,242,232.232 814,250,557 FND PK NAIL & DISK "LB3608"
W 1/4 COR. SEC. 26-31-38 1,244,365,353 814,241,360 FND PK NAIL & DISK "LB3608"
- STATIONS AND OFFSETS ARE RELATIVE TO THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
- PROPERTY BOUNDARIES HAVE BEEN DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE.
- SIDE STREET ALIGNMENTS ARE ASSIGNED A STATION OF 30+00.00 AT THE POINT OF INTERSECTION WITH THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
- THIS RIGHT OF WAY MAP HAS BEEN PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, PREPARING ACQUISITION DOCUMENTS, MONUMENTATION, PROPERTY MANAGEMENT, AND AS AN AID IN THE APPROVAL OF THE RIGHT OF WAY REQUIRED FOR TRANSPORTATION FACILITIES. THIS MAP IS NOT A SURVEY.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION, THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- ALL DISTANCES, ANGLES, BEARINGS, STATIONS AND OFFSETS ARE CALCULATED UNLESS OTHERWISE NOTED.
- ONLY THE FIXED IMPROVEMENTS PERTINENT TO THE PARCELS TO BE ACQUIRED ARE SHOWN HEREON, FIXED INTERIOR IMPROVEMENTS AND UNDERGROUND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED.
- PROJECT NETWORK CONTROL (PNC) HAS BEEN PREPARED FOR THIS PROJECT. CERTIFIED COPIES OF THE PROJECT NETWORK CONTROL SHEETS ARE FILED WITH AND MAINTAINED BY THE DISTRICT IV SURVEYING AND MAPPING DEPARTMENT IN FT. LAUDERDALE, FLORIDA.
- THIS RIGHT OF WAY MAP IS SUPPORTED BY RIGHT OF WAY CONTROL SURVEY FOR SECTION NO. 88050-1509, DATED NOVEMBER 19, 2006 AND PREPARED UNDER THE RESPONSIBLE CHARGE OF RICHARD T. CROSSL, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, NUMBER 5760. CERTIFIED COPIES OF THIS SURVEY ARE FILED IN THE SURVEYING AND MAPPING DEPARTMENT OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT IV, FT. LAUDERDALE, FLORIDA.

BEGIN R/W MAP
PROJECT NO. 88050-2507
@ STA. 30+00.00



VICINITY MAP
(NOT TO SCALE)

END R/W MAP
PROJECT NO. 88050-2507
@ STA. 135+00.00

INDEX	
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	KEY MAP
3-13	DETAIL SHEETS
12-13	PARENT TRACT DETAILS
14-15	TABULATION SHEETS

REFERENCES

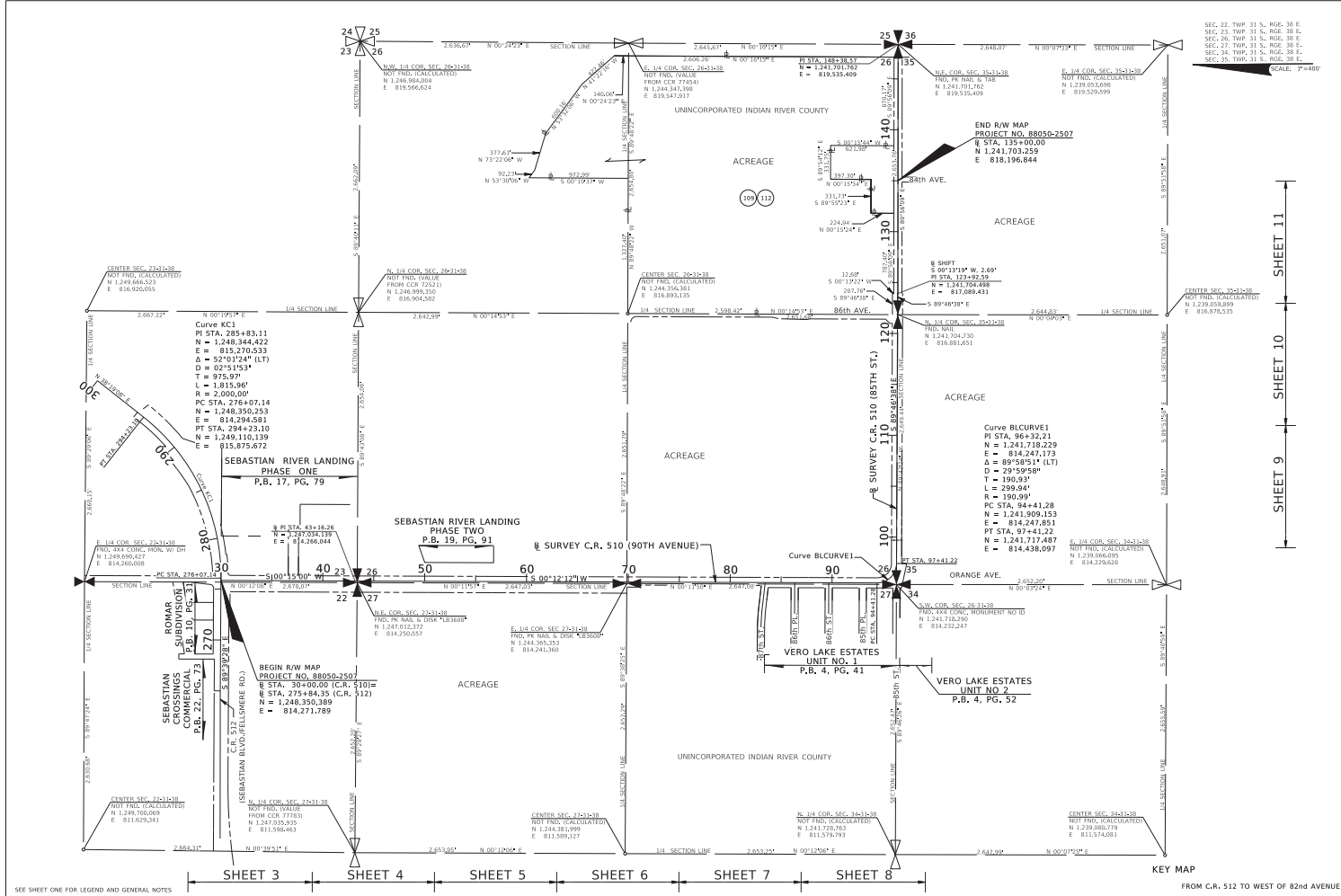
FDOT R/W MAP SEC. 88050-2509
FDOT R/W MAP SEC. 88510-2150
FDOT R/W MAP SEC. 88510-2150
FDOT R/W MAP SEC. 88510-2601
FDOT R/W MAP SEC. 88040-2507
FDOT R/W MAP SEC. 88040-2515-MAINT.

COVER SHEET

FROM C.R. 512 TO WEST OF 82nd AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PREPARED BY	DATE	CHKD.	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE CHECKED	
		PROJECT SURVEYOR	REVISION	ST	DATE	REVISION	ST			DATE	CHECKED	R. DITTELA
								C.R. 510 (85th STREET / 90th AVENUE)	INDIAN RIVER COUNTY	F.P. NO. 405606-4	SHEET 1 OF 15	

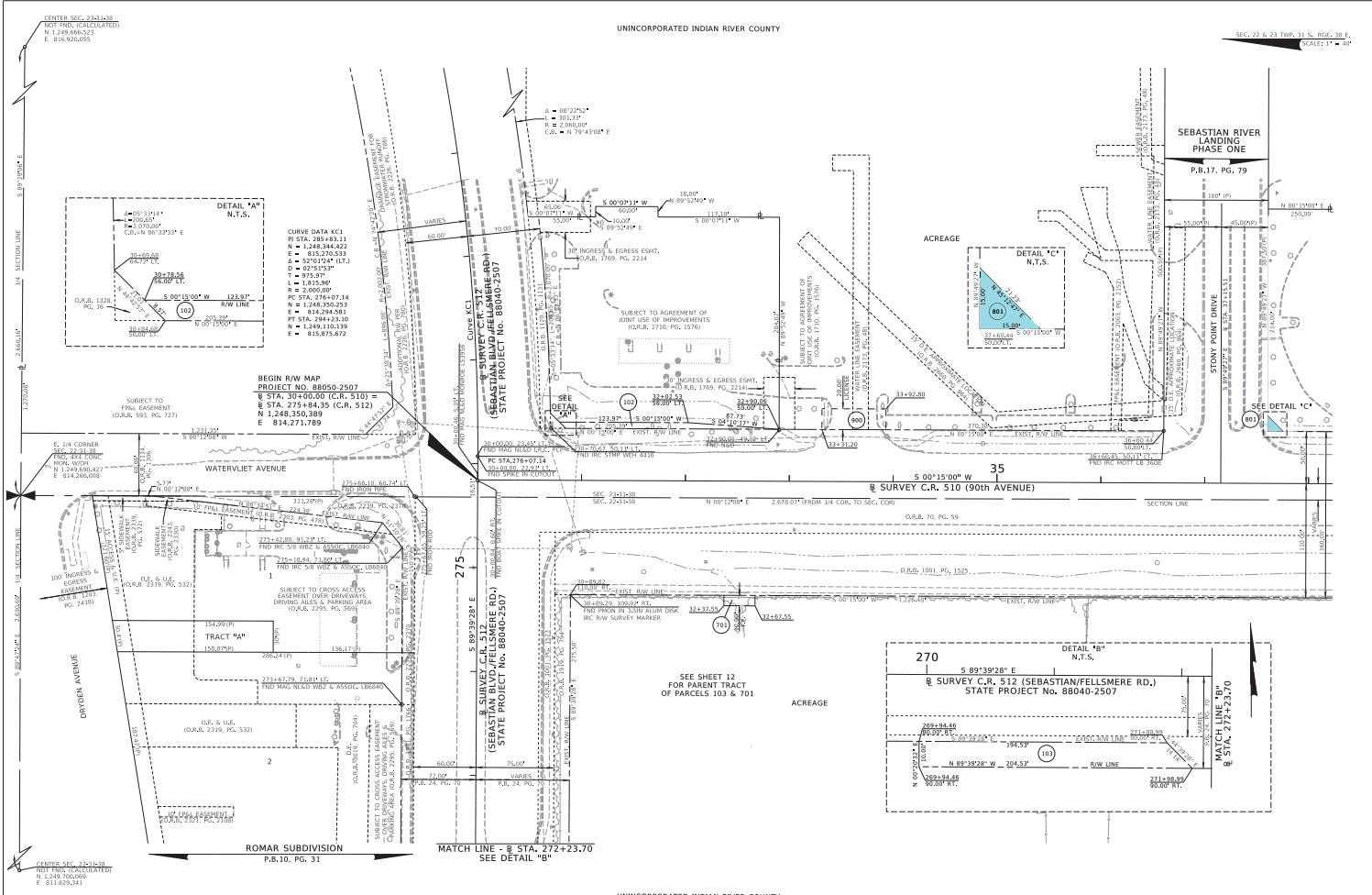
FILED: RW/MAPPING/88050-2507/88050-2507



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES		FROM C.R. 512 TO WEST OF 82ND AVENUE									
RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PREP.	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE CHECKED	SEE COVER SHEET	
		08/20/21	03/15/2021	PRELIM. S. DRYGALA	03/15/2021			LA MO. 1055	SCALE: 1"=400'	SHEET 2 OF 15	
DISTRICT SURVEYOR	REVISION	BY	DATE	REVISION	BY	DATE	C.R. 510 (85th STREET / 90th AVENUE)	INDIAN RIVER COUNTY	F.P. NO. 405606-4		

UNINCORPORATED INDIAN RIVER COUNTY

SEC. 22 & 23 TWP. 31 S., RGE. 18 E.
SCALE: 1" = 40'



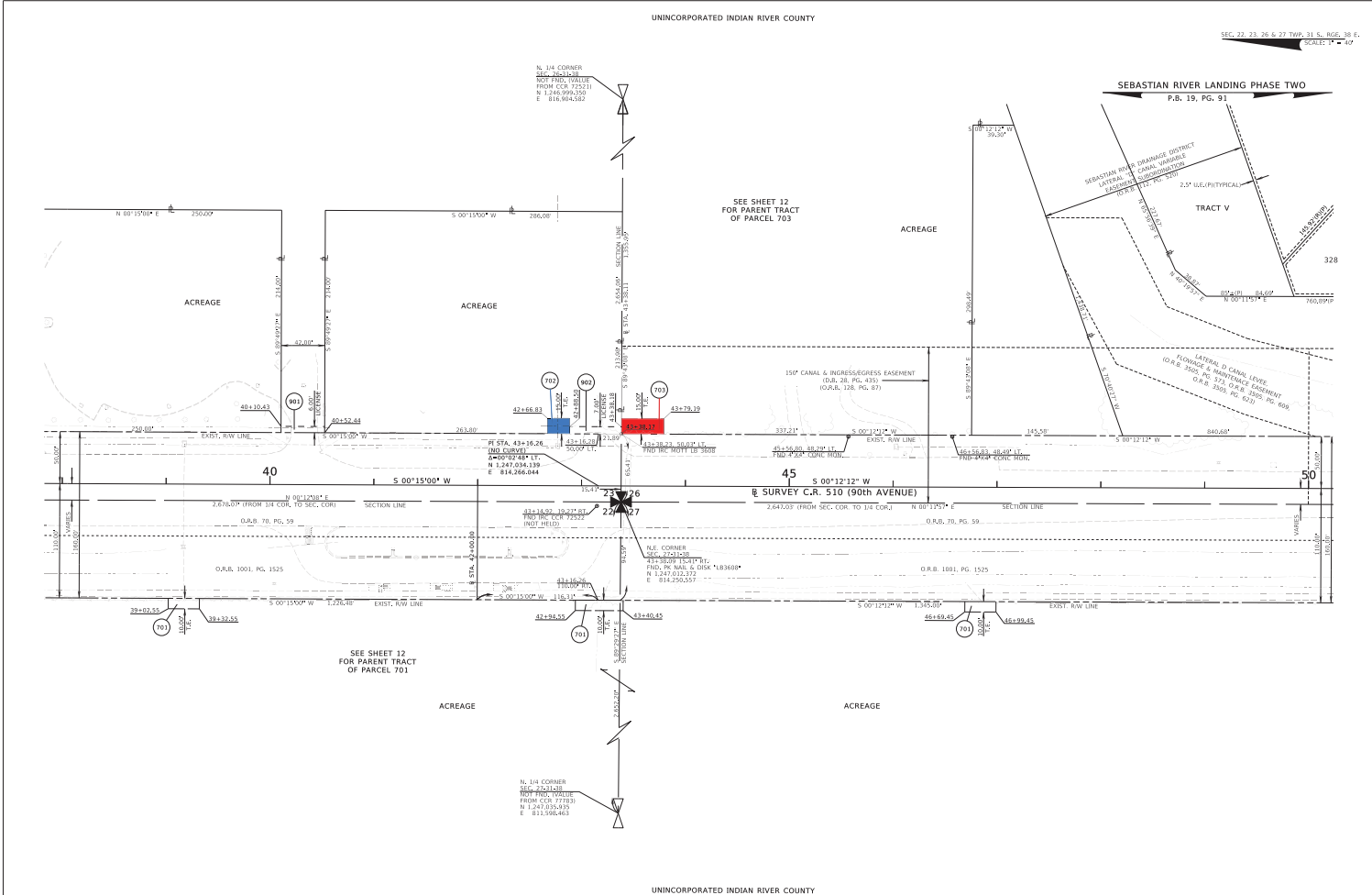
SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

UNINCORPORATED INDIAN RIVER COUNTY

FROM C.R. 512 TO WEST OF 82nd AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PRELIM	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE CHECKED
		PROJECT SUPERVISOR	8/26/21	PRELIM	8/26/21				

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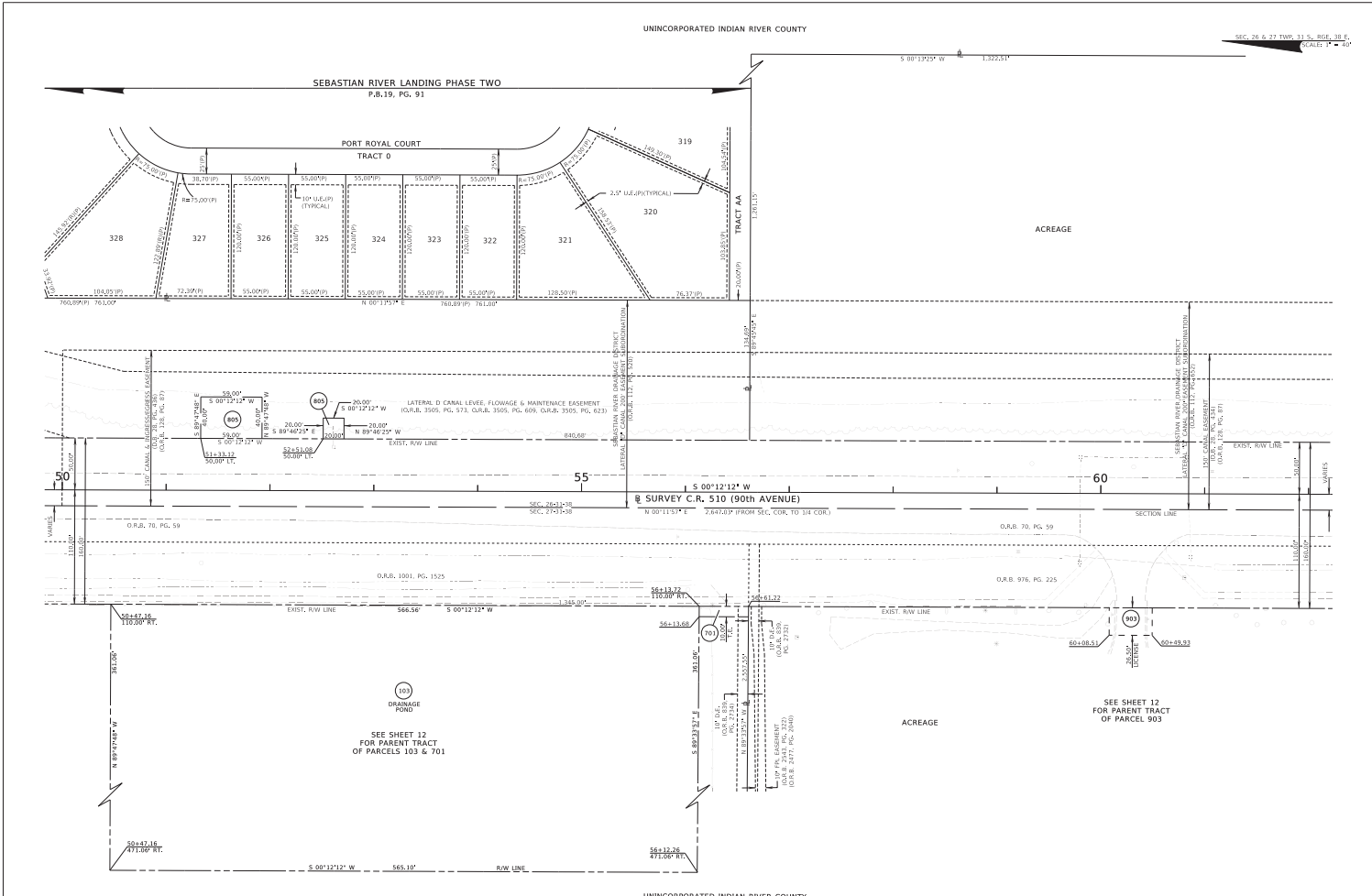


SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

FROM C.R. 512 TO WEST OF 82nd AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PRELIM	REV	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE SOURCE
		PROJECT MANAGER	REVISION	BY	DATE	REVISION			BY	DATE

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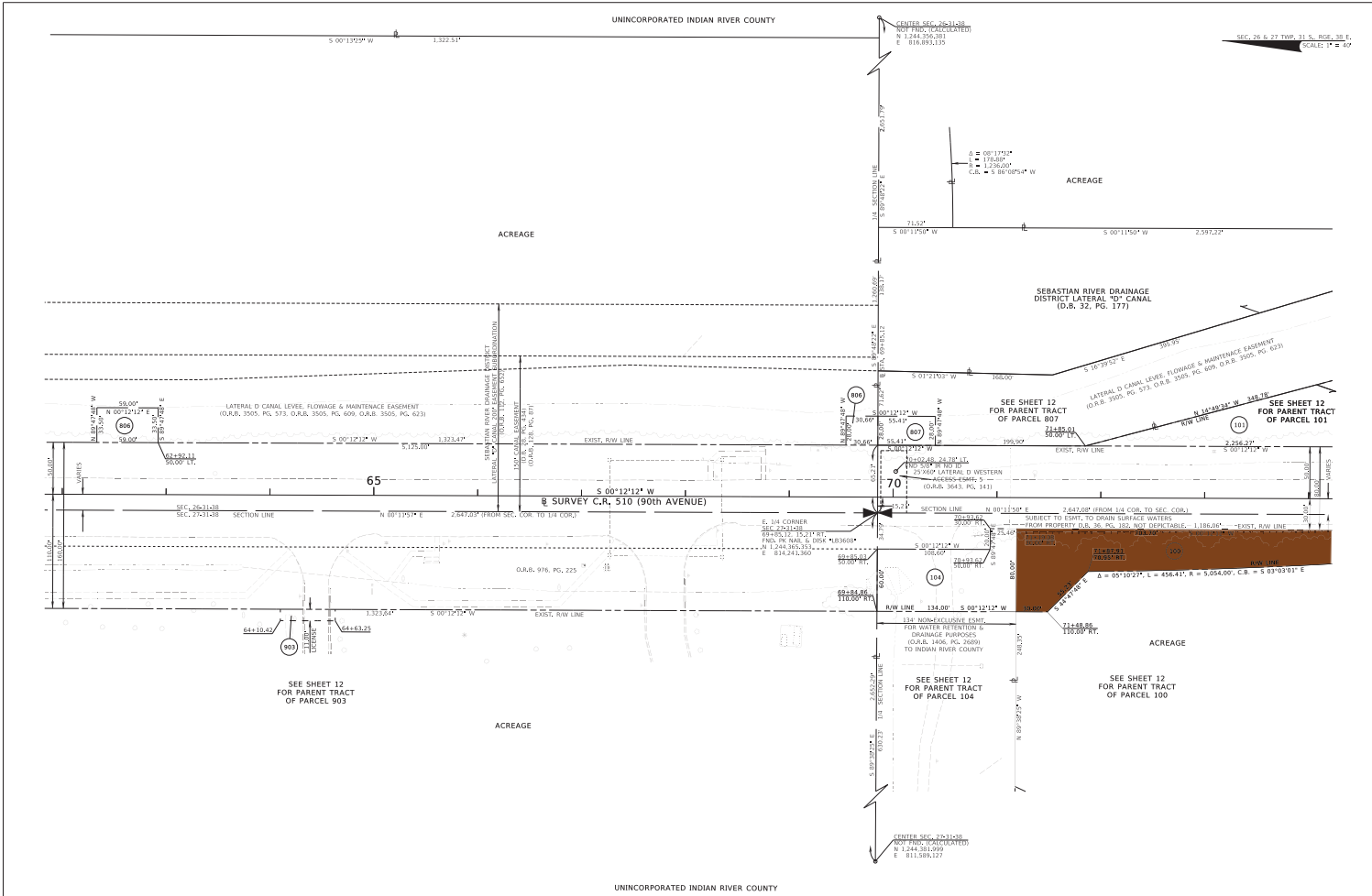


SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

FROM C.R. 512 TO WEST OF 82nd AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	PRELIM	BY	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE SOURCE
		PROJECT SURVOR	8/26/21							FINAL	S. HARP	02/15/2021	C.R. 510 (85th STREET / 90th AVENUE)	INDIAN RIVER COUNTY	F.P. NO. 405806-4	SEE COVER SHEET

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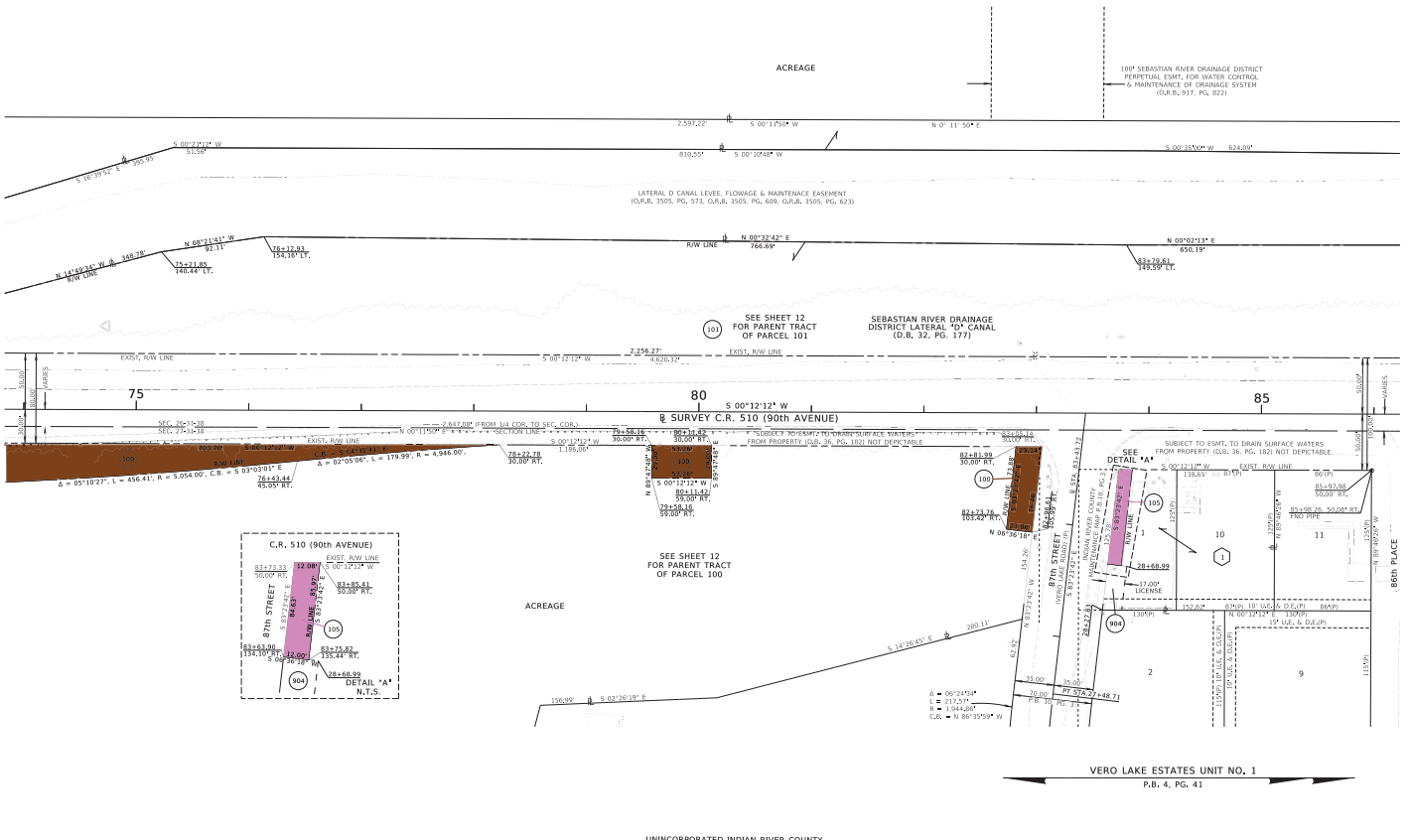


SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

FROM C.R. 512 TO WEST OF 82nd AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PREPARED BY	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	INDIAN RIVER COUNTY	F.P. NO. 405806-4	SHEET 6 OF 15
		PROJECT SURVEYOR	05/09/21	PREPARED BY	02/15/2021					

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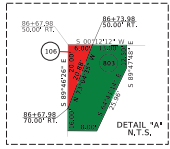


SEE SHEET ONE FOR LEGEND AND GENERAL NOTES		UNINCORPORATED INDIAN RIVER COUNTY										FROM C.R. 512 TO WEST OF 82nd AVENUE			
RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	DATE PREPARED BY	DATE SOURCE	SEE COVER SHEET
		PROJECT SURVOR	8/26/01											WGL	10/10/2005
FED. PROJ. D418-081-B, D421-113-B												SECTION 88050-2507	INDIAN RIVER COUNTY	F.P. NO. 405806-4	SHEET 7 OF 15

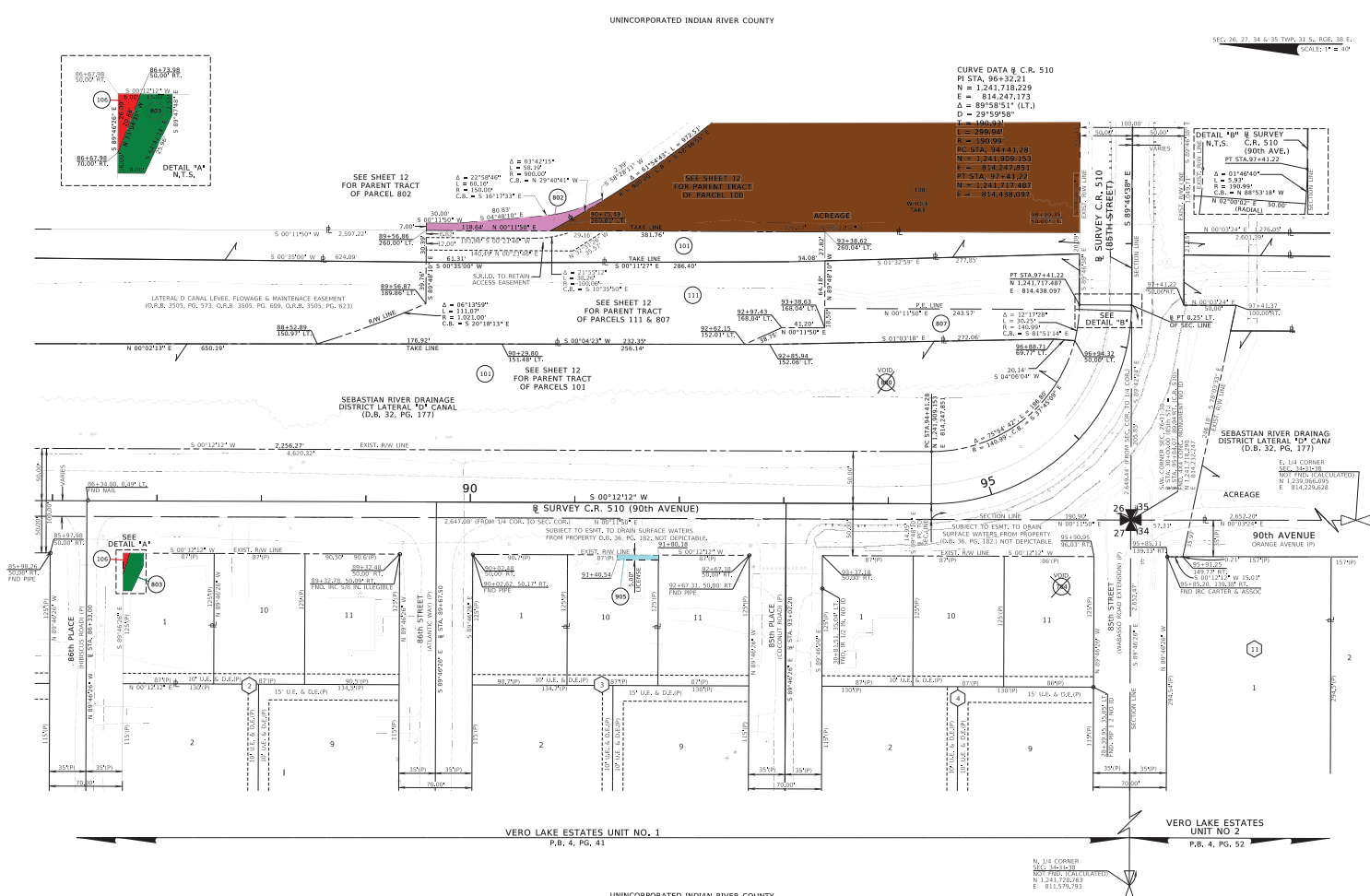
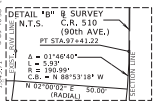
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UNINCORPORATED INDIAN RIVER COUNTY

SCALE: 1" = 40'



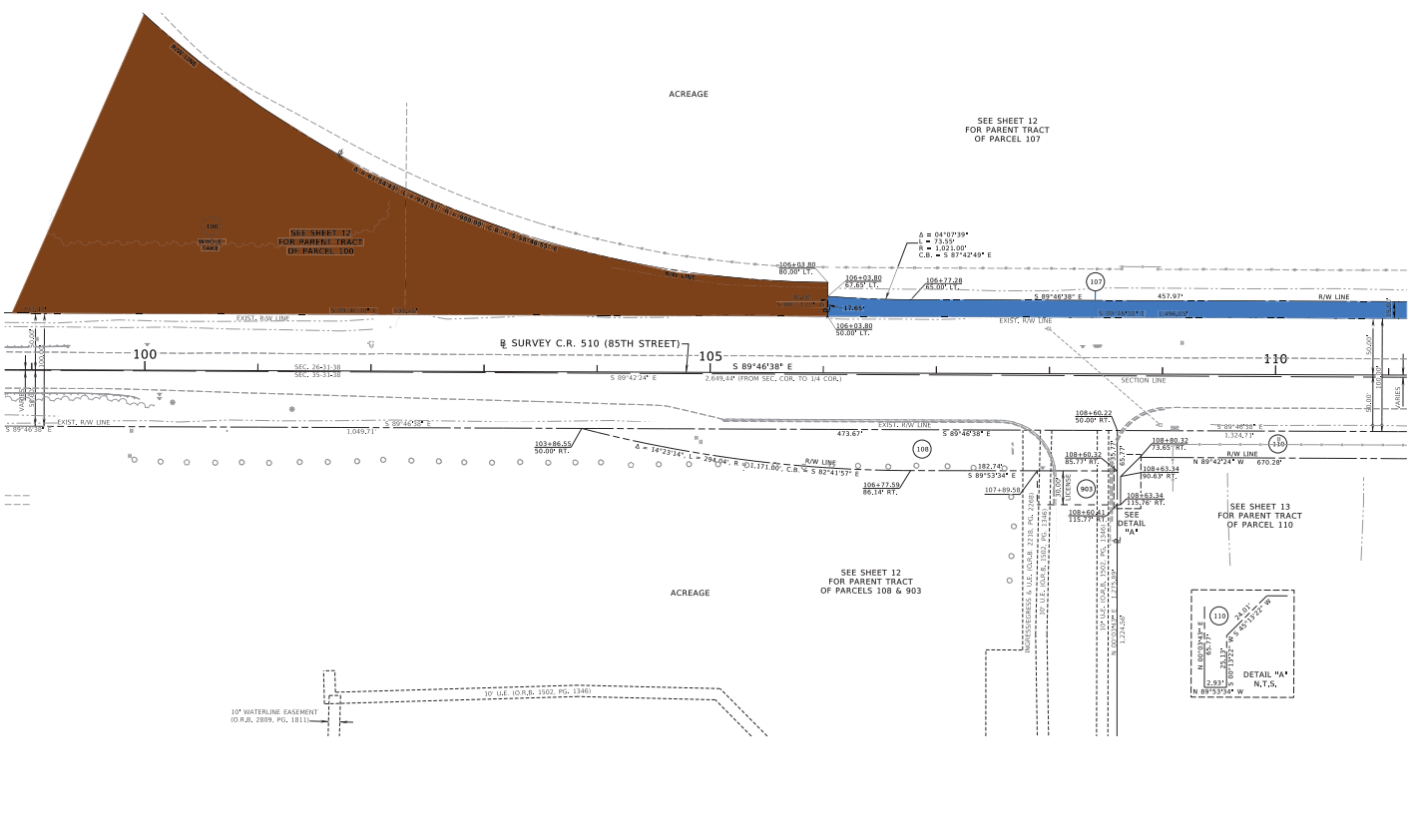
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 E = 814,247.173
 A = 89°53'17" (L.T.)
 D = 29°59'58"
 L = 100.00'
 E = 289.950'
 R = 190.00'
 PC STA. 84+41.29
 N = 1,241,909.353
 E = 814,247.173
 PT STA. 87+41.22
 N = 1,241,718.229
 E = 814,438.097



RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: <i>[Signature]</i>	DATE: 8/20/21	DESIGNED BY: [Name]	DRAWN BY: [Name]	CHECKED BY: [Name]	DATE: 8/20/21	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY: [Name]	DATE COVERED: [Date]
				PROJECT NUMBER: [Number]	PROJECT TITLE: [Title]	PROJECT LOCATION: [Location]	PROJECT STATUS: [Status]	C.R. 510 (85TH STREET / 90TH AVENUE)	INDIAN RIVER COUNTY	F.P. NO. 40580-6-4	SHEET 8 OF 15

UNINCORPORATED INDIAN RIVER COUNTY

SCALE 1" = 100'



UNINCORPORATED INDIAN RIVER COUNTY

FROM C.R. 512 TO WEST OF 82nd AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	REV	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE SOURCE			
		<i>[Signature]</i>	8/26/21	PRELIM	K. OFFISIA			01/10/2021	WGT	SEE COVER SHEET		
		PROJECT MANAGER	REVISION	BY	DATE			FINISH	S. HARY	03/15/2021	SCALE	1" = 100'
PROJECT NUMBER	BY	DATE	REVISION	BY	DATE	CHECKED	K. OFFISIA	04/18/2021	C.R. 510 (85th STREET / 90th AVENUE)	INDIAN RIVER COUNTY	F.P. NO. 405806-4	SHEET 9 OF 15

\\SRV12R\RMH\MAPPING\8805064\RDCTLR09.dwg

UNINCORPORATED INDIAN RIVER COUNTY

SCALE: 1" = 40'

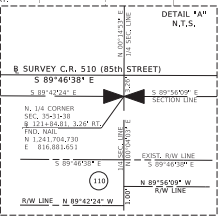
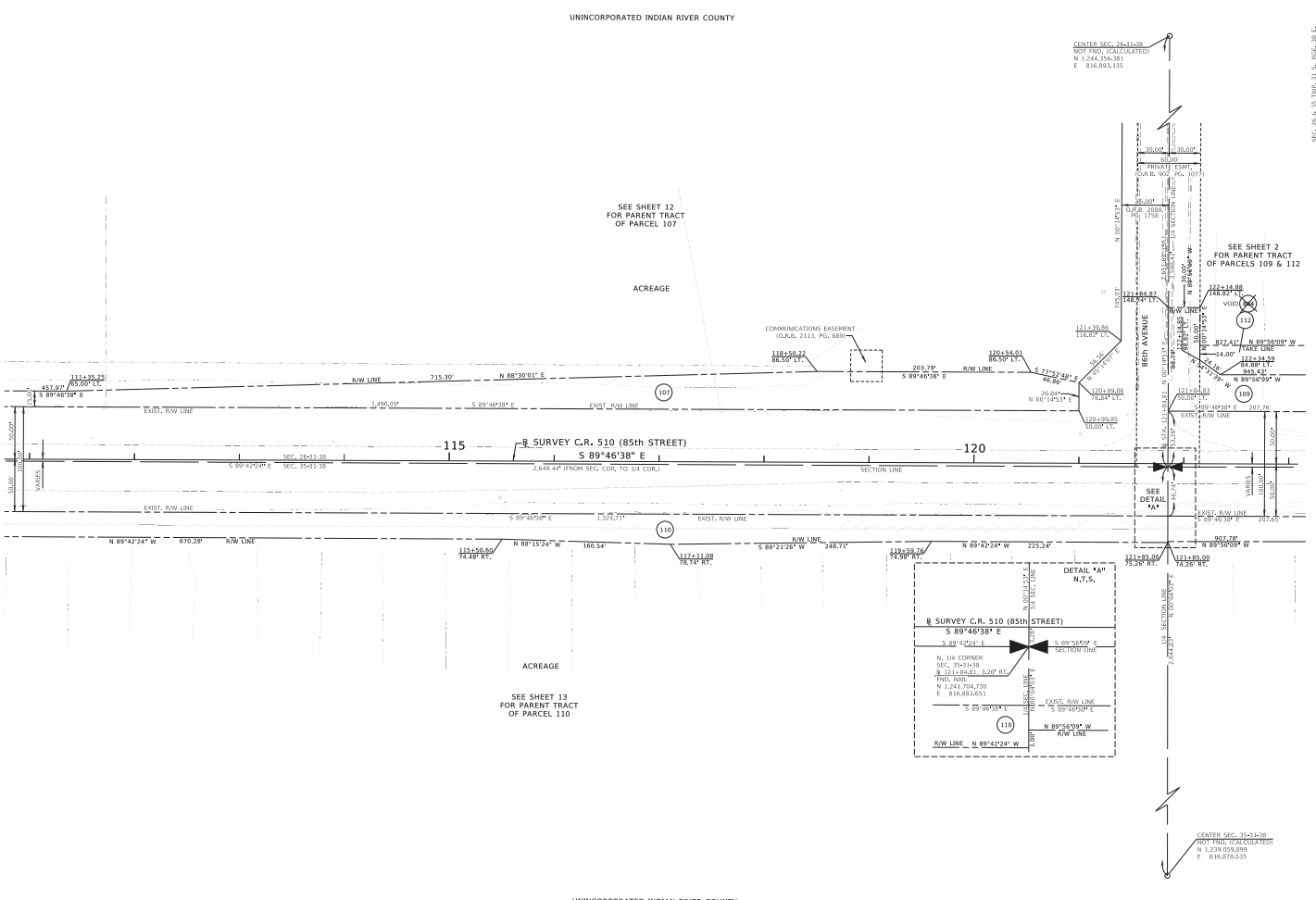
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NOT FROM CALCULATED
N 124.356-281
E 816.871-135

SEE SHEET 12
FOR PARENT TRACT
OF PARCEL 107

ACREAGE

COMMUNICATIONS EASEMENT
(O.R.B. 2113, PG. 689)

SEE SHEET 2
FOR PARENT TRACT
OF PARCELS 109 & 112



CENTER SEC. 25-11-38
NOT FROM CALCULATED
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E 816.872-35

UNINCORPORATED INDIAN RIVER COUNTY

FROM C.R. 512 TO WEST OF 82nd AVENUE

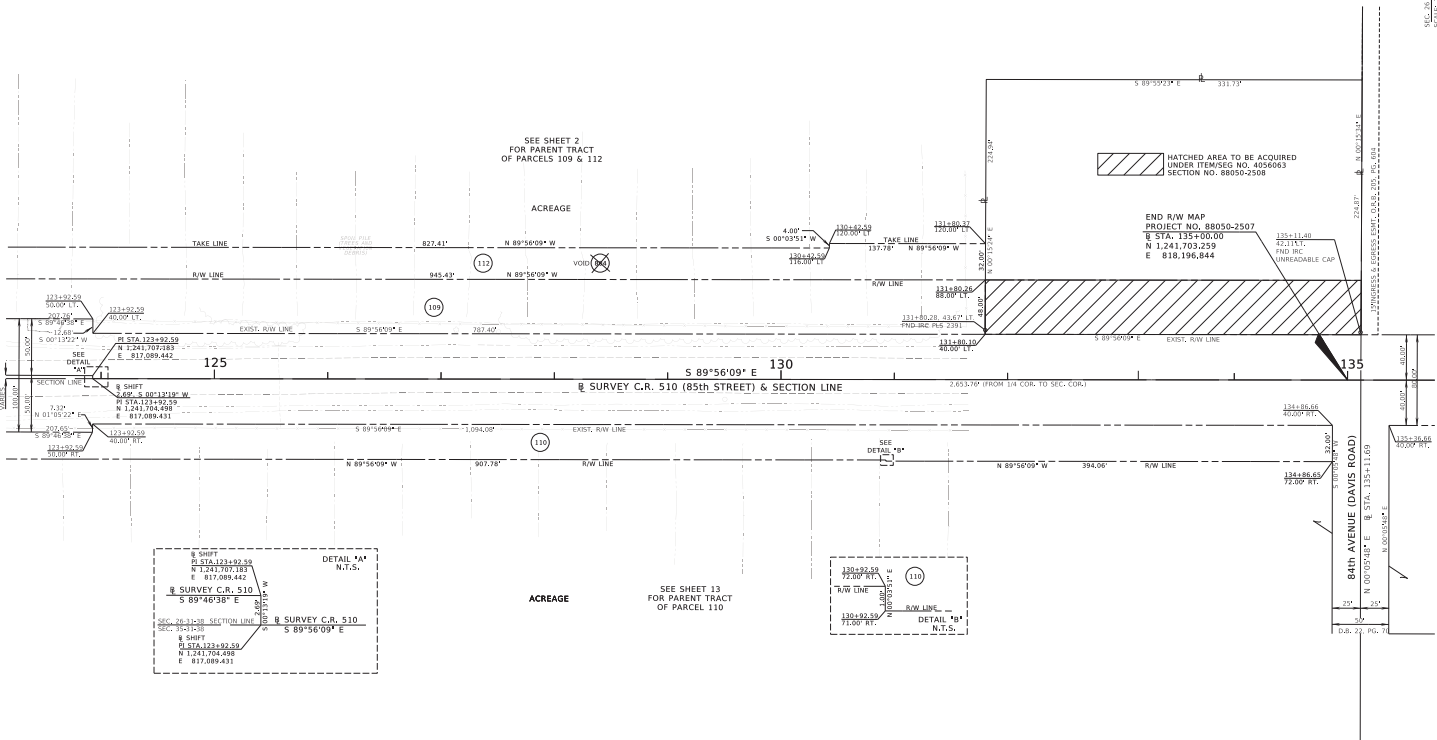
SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	REV	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE CHECKED
		PROJECT SURVEYOR	8/20/21	PRELIM	8/20/21				
		REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY

FILED: RW\MAPPING\880506\RWDTL10.DWG

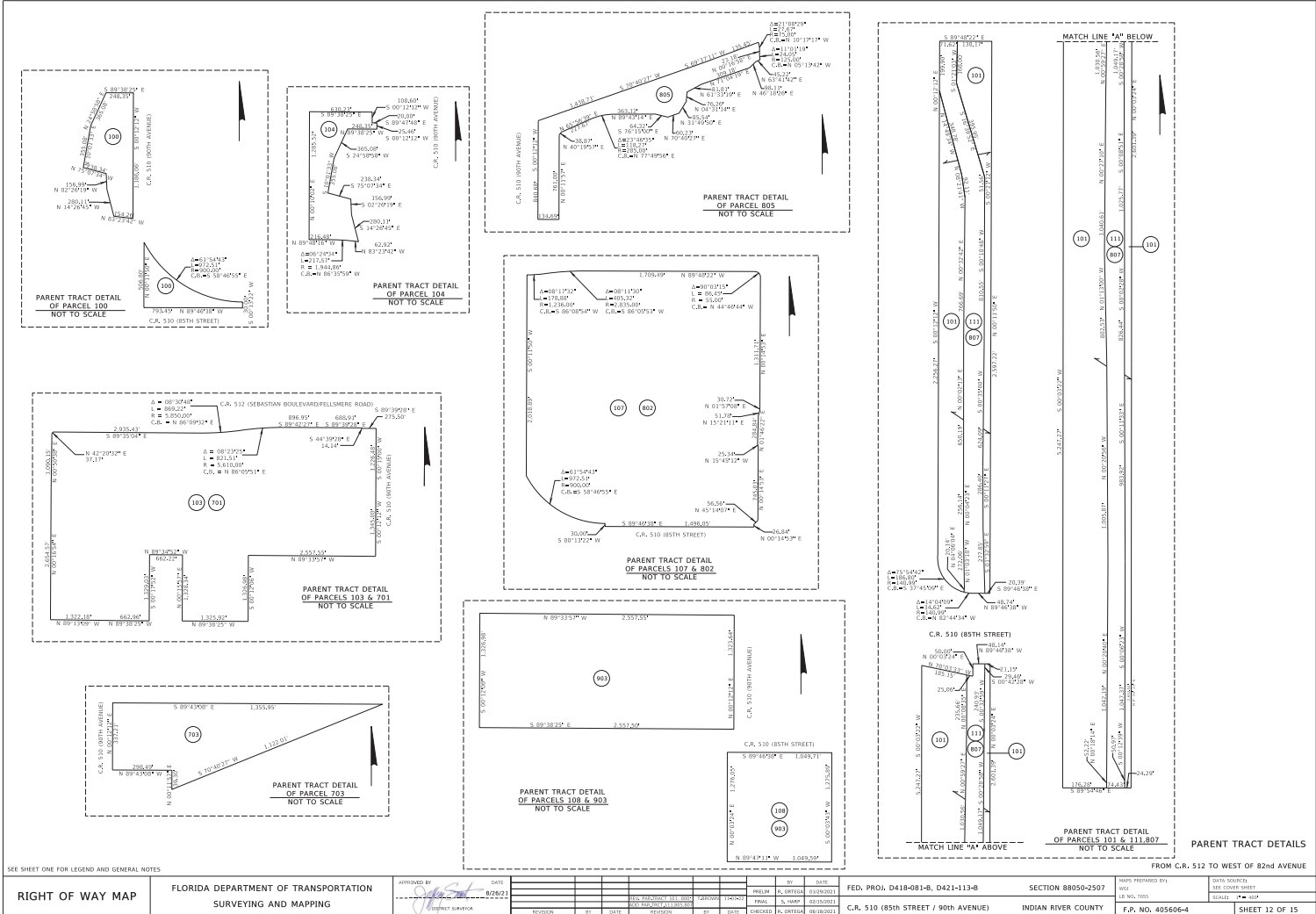
C.R. 510 (85th STREET / 90th AVENUE) INDIAN RIVER COUNTY F.P. NO. 405606-4 SHEET 10 OF 15

UNINCORPORATED INDIAN RIVER COUNTY



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES		UNINCORPORATED INDIAN RIVER COUNTY										FROM C.R. 512 TO WEST OF 82nd AVENUE			
RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	ISSUED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE CHECKED
		PROJECT SUPERVISOR	REVISION	BY	DATE	REVISION	BY	DATE	CHECKED	BY	DATE	C.R. 510 (85th STREET / 90th AVENUE)	INDIAN RIVER COUNTY	F.P. NO. 405806-4	SHEET 11 OF 15

W:\112\88050-2507\88050-2507.DWG



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

**FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING**

APPROVED BY: *[Signature]*
DATE: 08/06/21
PROJECT SURVEYOR

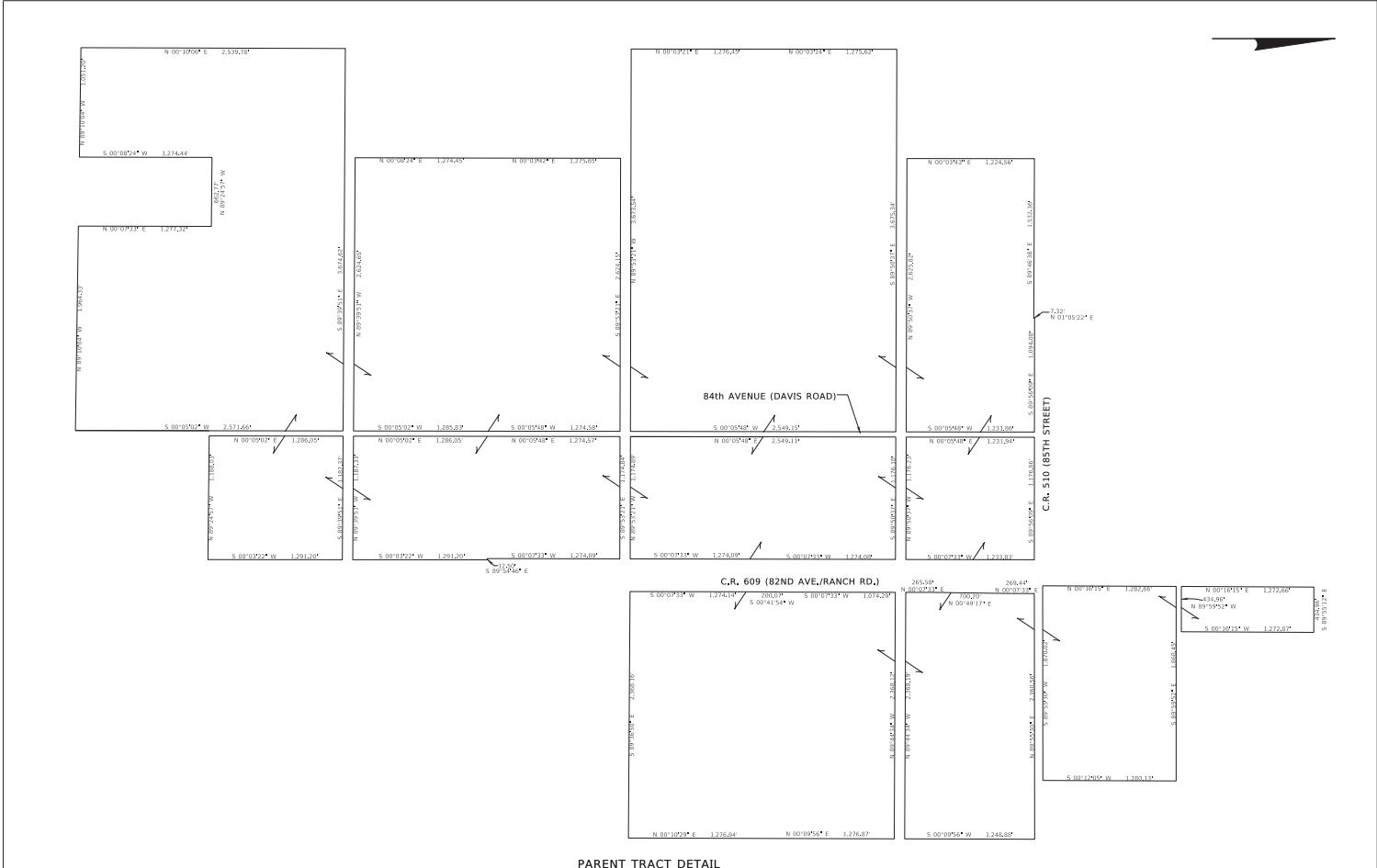
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2	08/06/21	[Signature]	ISSUED FOR PERMIT
3	08/06/21	[Signature]	ISSUED FOR PERMIT
4	08/06/21	[Signature]	ISSUED FOR PERMIT
5	08/06/21	[Signature]	ISSUED FOR PERMIT

FED. PROJ. D418-081-B, D421-113-B
CA. 510 (85th STREET / 90th AVENUE)

SECTION 88050-2507
INDIAN RIVER COUNTY

DATE PREPARED BY: WCI
DATE CHECKED: 08/06/21
SCALE: 1" = 50'
SHEET 12 OF 15

FILED: \RMAPPING\080606\880507113.dgn



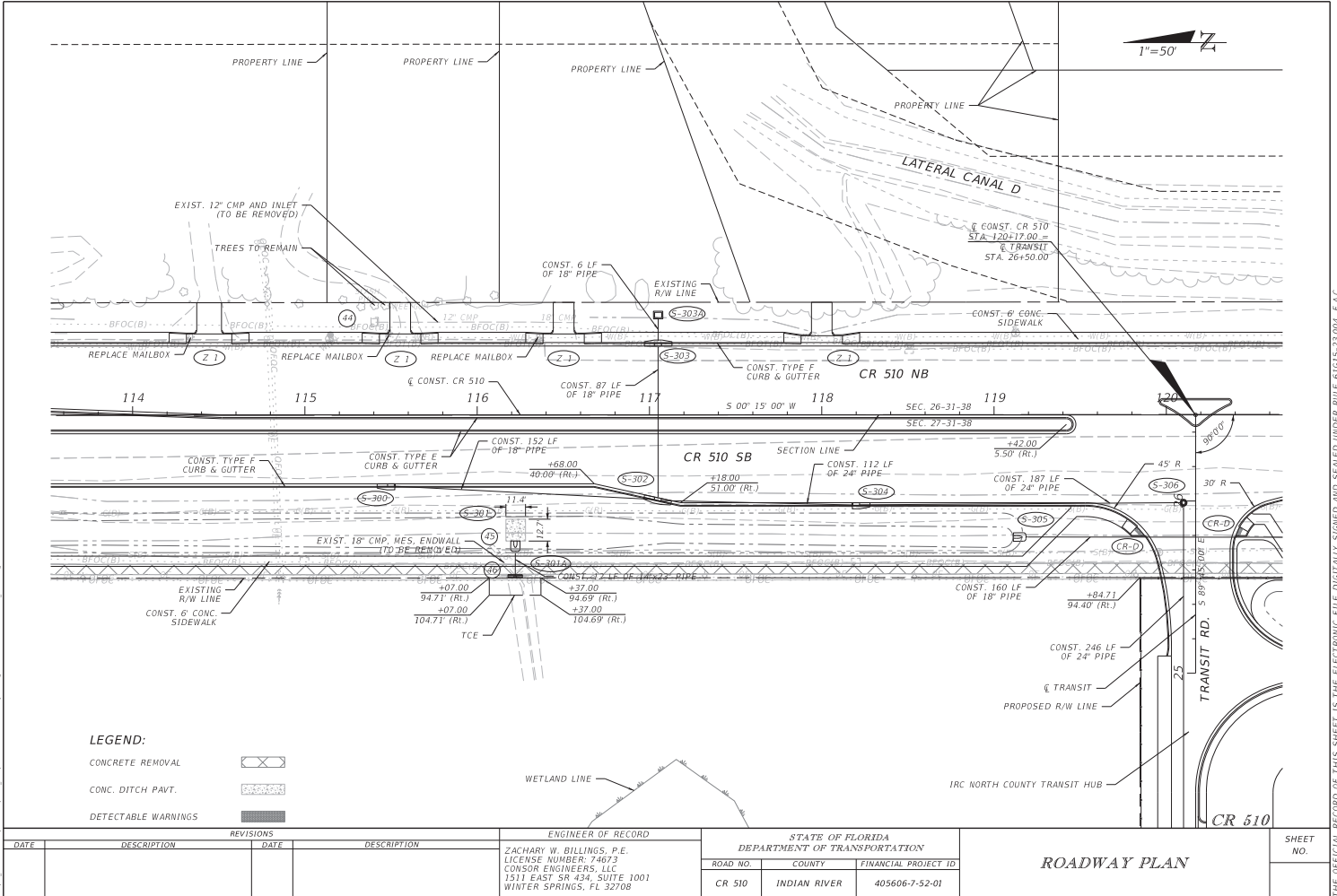
PARENT TRACT DETAIL
PARCEL 110

THIS MAP IS NOT A SURVEY
FROM C.R. 512 TO WEST OF 82nd AVENUE

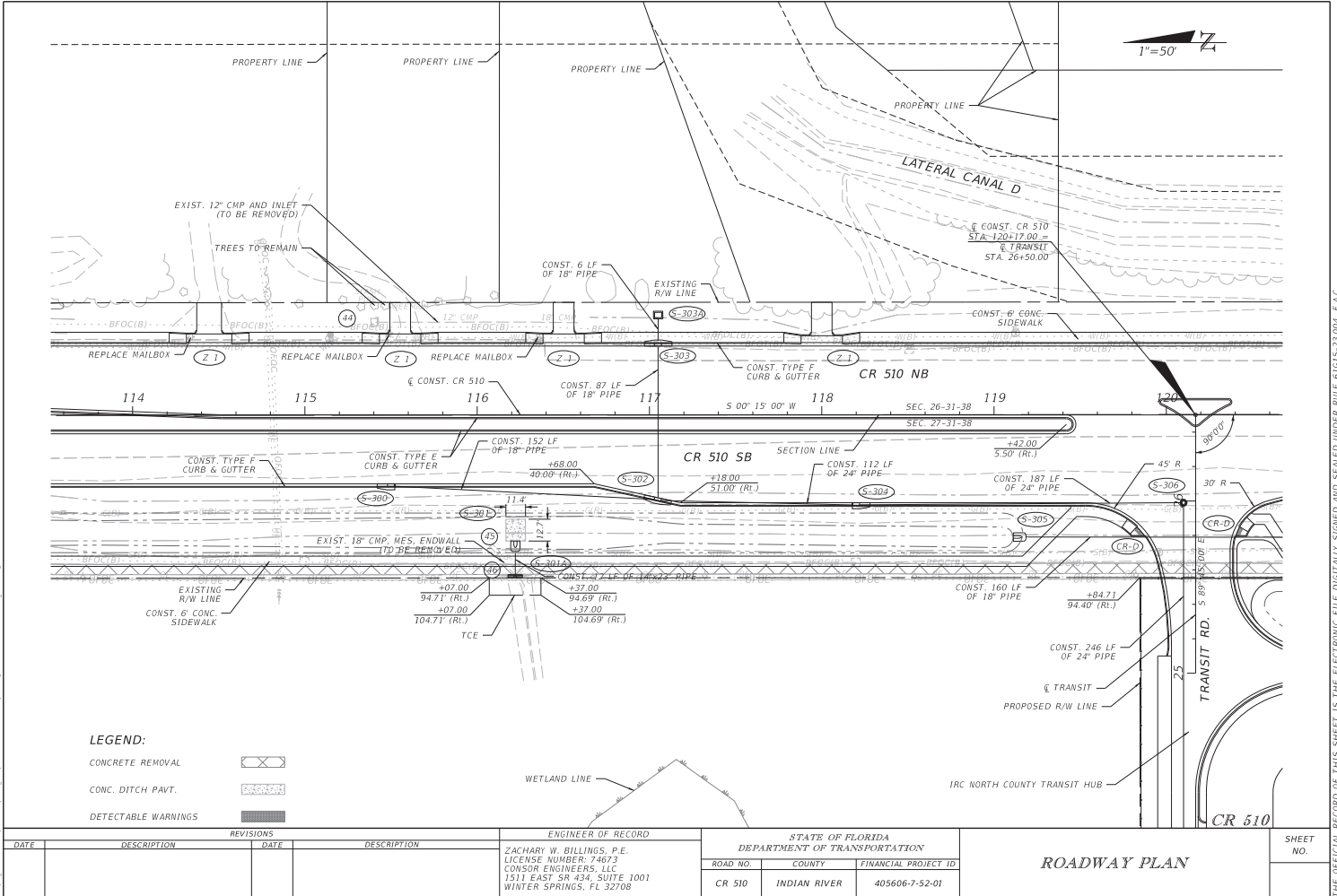
SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PREPARED BY	DATE	FED. PROJ. D418-081-B, D421-113-B	SECTION 88050-2507	DATE PREPARED BY	DATE SOURCE
		<i>[Signature]</i>	8/26/21	PRELIM	8/26/21			LD	NOV 2009
		PROJECT SURVEYOR		CHECKED BY	DATE	C.R. 510 (85th STREET / 90th AVENUE)	INDIAN RIVER COUNTY	F.P.L.D. NO. 405606-4	SHEET 13 OF 15

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



LEGEND:

- CONCRETE REMOVAL
- CONC. DITCH PAVT.
- DETECTABLE WARNINGS

REVISIONS		ENGINEER OF RECORD		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			ROADWAY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				CR 510	INDIAN RIVER	405606-7-52-01		

ZACHARY W. BILLINGS, P.E.
 LICENSE NUMBER: 74673
 CONSOR ENGINEERS, LLC
 1511 EAST SR 434, SUITE 1001
 WINTER SPRINGS, FL 32708

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Ethics Training

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
 - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
 - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at www.sdsinc.org/links.

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.

Sebastian River
Improvement District

**Financial Report For
March 2024**

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
REVENUES			
NAV Assessments	308,436	10,586	305,133
R-O-W Use Fees	25,515	0	0
Permit Fees	5,000	0	0
Other Revenue	0	0	0
Interest Income	1,200	0	22,252
Total Revenues	\$ 340,151	\$ 10,586	\$ 327,385
EXPENDITURES			
Legal - General	20,000	0	7,118
Legal - Special Counsel	0	0	0
Legal - BMAP Issues	0	0	0
District Administrative	30,000	2,500	15,000
Operations Manager	21,000	1,750	10,500
Operations Manager - Payroll Taxes	1,607	134	803
Engineering - General	55,000	2,987	37,144
Engineering - Permit	5,000	0	0
Engineering - Sand Mines	0	0	0
Engineering - 82nd Ave Extension	0	0	0
Engineering - Other	32,000	0	0
Accounting/Audit	5,300	0	0
Insurance	15,000	0	9,772
Website Management	2,000	167	1,000
Dues & Subscriptions	925	0	175
Legal Advertisements	1,150	0	169
Miscellaneous	4,163	210	2,007
Water Quality Analytical Service	1,000	0	1,374
R-O-W Maintenance	125,000	0	0
Canal/Lateral Maintenance	0	0	50,745
Miscellaneous Maintenance	2,500	0	0
Total Expenditures	\$ 321,645	\$ 7,748	\$ 135,807
Revenues Less Expenditures	\$ 18,506	\$ 2,838	\$ 191,578
County Appraiser & Tax Collector Fee	(6,169)	0	(2,350)
Discounts For Early Payments	(12,337)	(50)	(11,095)
Excess/ (Shortfall)	\$ -	\$ 2,788	\$ 178,133
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 2,788	\$ 178,133

Bank Balance As Of 3/31/24	\$ 1,236,270.66
Accounts Payable As Of 3/31/24	\$ 11,269.07
Other Current Liabilities As Of 3/31/24	\$ 75,706.92
Accounts Receivable As Of 3/31/24	\$ 32,181.99
Available Funds As Of 3/31/24	\$ 1,181,476.66