



SEBASTIAN RIVER IMPROVEMENT DISTRICT

INDIAN RIVER COUNTY

**SPECIAL BOARD MEETING
DECEMBER 11, 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. B, Room B-103
1800 27th Street
Vero Beach, Florida 32960
SPECIAL BOARD MEETING
December 11, 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. October 16, 2024 Regular Board Meeting.....Page 2
- F. Old Business
- G. New Business
 - 1. Presentation of FDOT MOA.....Page 5
 - 2. Update and Discussion Related to the River Oaks Project.....Page 10
 - 3. Water Quality Results.....Page 31
 - 4. Update on Hawks Grove Project.....Page 49
- H. Administrative Matters
 - 1. Sand Mine Update
 - 2. Financial Update.....Page 87
 - 3. Engineer Update
 - 4. Manager Update
- I. Board Members Comments
- J. Comments from the Public for Items Not on the Agenda
- K. Adjourn

SEBASTIAN RIVER
IMPROVEMENT DISTRICT
NOTICE OF SPECIAL BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Sebastian River Improvement District (District) will hold a Special Board Meeting (Meeting) on December 11, 2024, at 10:00 a.m. at the Indian River County Administration Complex, Building B, Room B-103, 1800 27th Street, Vero Beach, Florida 32960.

The purpose of the Special Board Meeting is to consider a Florida Department of Transportation Memorandum of Agreement, matters related to the River Oaks project, and any other business which may properly come before the Board. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when Board members or District Staff may participate by speaker telephone. A copy of the Agenda for the Meeting may be obtained from the Districts website (www.sridfl.org) or by contacting the District Manager at (772) 345-5119.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

SEBASTIAN RIVER
IMPROVEMENT DISTRICT
www.sridfl.org
Pub: December 2, 2024
TCN10800566

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING MINUTES
OCTOBER 16, 2024**

A. CALL TO ORDER

The October 16, 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 A-1-102, 1801 27th Street, Vero Beach, Florida 32960.

B. PROOF OF PUBLICATION

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

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors present:

Board of Supervisors

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

Staff members in attendance were:

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

D. ADDITIONS OR DELETIONS TO AGENDA

Staff asked for permission to add the following items to the agenda:

- Florida City Gas Line Extension
- ICPR Model Update

E. APPROVAL OF MINUTES

1. July 17, 2024, Regular Board Meeting and Public Hearing Minutes

A **motion** was made by Mr. Hammond, seconded by Mr. Bass approving the minutes of the July 17, 2024, Regular Board Meeting and Public Hearing, as presented. The **motion** approving the minutes passed unanimously.

F. OLD BUSINESS

There were no items.

G. NEW BUSINESS

1. Consideration of Correspondence from 85 Sebastian LLC – River Oaks

Mr. Simons updated the Board on the progress of permit review for the River Oaks project. After Board discussion, the Board generally agreed with the theory of the request, but needs additional information prior to issuance of a permit. Mr. Simons advised his office will continue to work with the applicant to confirm acreage difference from prior ROW/Land exchange, and to provide an estimate of annual maintenance costs. The item will come back to the Board for permit approval.

2. Discussion of Parking at South Prong Slough Park (County)

Wendy Swindell (Indian River County Parks, Recreation, & Conservation) and Clint Rahjes, P.E. (Carter Associates) presented information to the Board related to a request to allow parking on the District ROW along Lateral L, north of 85th Street. After Board discussion, this item was tabled to allow for more information and review.

3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Resolution No. 2024-05 was presented, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Sakuma provided the Board with a synopsis of the final amended budget, as provided in the Board package, and he recommended approval of the resolution. There was a **motion** made by Mr. Bass, seconded by Mr. Hammond, adopting Resolution No. 2024-05, as presented. The **motion** carried unanimously.

4. Discussion Regarding FDOT – 82nd Avenue ROW & Memorandum of Agreement

Mr. Will Suero (Senior Project Manager, HDR – for FDOT) presented the Board with the FDOT-SRID Memorandum of Agreement (MOA). He also explained the different ROW purchase, construction, and ultimate ownership of the various parcels along five miles of 82nd Avenue. After Board discussion, it was determined to allow the District Attorney and Engineer to make final reviews of the MOA, and to bring back the final draft and recommendation to the Board at the next meeting.

5. Florid City Gas Line Permit & Right of Way Lease Agreement

Mr. Simons informed the Board of the review status for the Florida City Gas extension, and the need for a Right of Way Lease Agreement. After Board discussion, there was a **motion** made by Mr. Hammond, seconded by Mr. Bass, authorizing the issuance of the permit once the District Engineer approved, and an executed lease agreement was received by the District. The **motion** carried unanimously.

6. ICPR Model Update

Mr. Simons explained the need to update the District's ICPR to "ICPR 4" and that it should reflect the "levee" along Lateral D in the modeling. The consensus of the Board was for the Engineer to move forward with the ICPR update, and to include the Lateral D Levee information in the modeling.

H. ADMINISTRATIVE MATTERS

1. Sand Mine Update

No updates were discussed.

2. Finance Report

Mr. Sakuma noted the finance report was included in the Board package, and he was available at any time to address questions from the Board.

3. Engineer Update

Mr. Simons had no further updates.

4. Manager Update

Mr. Sakuma had nothing further for the Board.

I. BOARD MEMBER COMMENTS

The Board had no further comments.

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

There were no comments from the public.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting of the District was adjourned at 11:55 a.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chairman

**RIGHT OF WAY ACQUISITION
MEMORANDUM OF AGREEMENT**

This is a Memorandum of Agreement ("MOA") made and entered into this ____ day of _____, 20____, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida ("DEPARTMENT") and Sebastian River Improvement District, ("AGENCY").

WITNESSETH:

WHEREAS, the DEPARTMENT is constructing a transportation project for the 82nd Avenue project in Indian River County, Florida; County Road (CR) 619 from 26th St to 69th St, as depicted in the attached Exhibit "A" and associated with FPID 230879-3, and

WHEREAS, the AGENCY will be the owner of specific portions of the 82nd Avenue corridor within the project limits, the ("AGENCY FACILITY"); and

WHEREAS, pursuant to Sections 339.07, 339.08 and 339.12, Florida Statutes, and federal funding provisions, the DEPARTMENT is authorized to undertake projects within the AGENCY's geographical limits; and

WHEREAS, the Project will involve the acquisition of various property interests along the Project corridor; and

WHEREAS, the DEPARTMENT plans to construct the Project and conduct right of way acquisition and related activities, including eminent domain proceedings, on the Project for and on behalf of the AGENCY for the AGENCY FACILITY to prepare the Project for construction; and

WHEREAS, the DEPARTMENT will conduct its right of way acquisition activities in accordance with its right of way procedures and applicable federal acquisition requirements; and

WHEREAS, the parties agree that it is in the best interest of the public to promote a cooperative effort between the DEPARTMENT and the AGENCY for the successful completion of the Project.

NOW THEREFORE for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, this MOA sets forth and outlines the following agreements between the DEPARTMENT and the AGENCY concerning the performance of acquisition and maintenance activities by the AGENCY and the DEPARTMENT for the portion of the AGENCY's Project:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Upon completion of its acquisition and construction activities for the Project, the DEPARTMENT will transfer and the AGENCY will accept acquired property rights along the AGENCY FACILITY, including excess property acquired by the DEPARTMENT on behalf of the AGENCY. If for some reason the DEPARTMENT does not construct the Project, any acquired property shall be conveyed to the AGENCY in accordance with all federal and state regulations, and the AGENCY shall accept the property and comply with all regulations, including making any and all reimbursements to the DEPARTMENT or the Federal Highway Administration ("FHWA") that may be required by said regulations due to the Project not being constructed.

3. Said conveyance shall include, and the AGENCY fully accepts, a transfer and assignment of all rights and obligations pursuant to any maintenance agreement, utility agreement, subordination, and/or other agreements or matters of record relating to the property to be conveyed and the AGENCY shall assume all responsibilities and liabilities arising from any obligations thereunder which responsibilities, liabilities and obligations as set forth in the conveyance documents shall run with the land. This provision shall survive the termination of this MOA.
4. The limits of Right of Way Acquisition for AGENCY, as well as a third-party entity, Indian River County, included in this agreement are shown in Attachment A. This exhibit depicts lands to be owned or granted by easement, for both the AGENCY as well as Indian River County.
5. Notwithstanding any other provision herein to the contrary, the DEPARTMENT shall not be responsible for any costs or attorney fees arising out of any liabilities or obligations incurred regarding the right of way after the transfer of property.
6. Upon completion of construction of the Project by the DEPARTMENT, the AGENCY shall be responsible for the maintenance of all properties acquired for the AGENCY FACILITY by the DEPARTMENT, as depicted in Attachment A, keeping them in a safe condition. This includes responding to and addressing Code Enforcement violations and complaints from the public as well as any required mowing and litter removal during construction.
7. To the extent provided by law, the AGENCY shall indemnify, defend and hold harmless the DEPARTMENT and all of its officers, agents and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the AGENCY, its agents or employees during acquisition and other related activities on the Project except that neither the AGENCY, its officers, agents or employees will be liable for any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the DEPARTMENT or any of its officers, agents or employees during the performance of acquisition and other related activities on the Project. Except as provided in this Section, the Agency does not waive any defense of sovereign immunity, and indemnification by the Agency shall be subject to the limits, including the monetary limits, set forth in Section 768.28, Florida Statutes.
8. Any and all notices given or required under this MOA shall be in writing and either hand-delivered with receipt acknowledged or sent by certified mail, return receipt requested. All notices delivered shall be directed as follows:

As to the DEPARTMENT:

James Hughes, P.E., Project Manager
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4419

With copy to:

Dan Marwood, Deputy Right of Way Manager - Production
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421

Phone: (954) 777-4237

As to the AGENCY:

XXX

With copy to:

XXX

9. Multiple copies of this MOA may be fully executed by all parties, each of which shall be deemed to be an original. The date entered above where indicated shall be the date the last party signed this MOA.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have made and caused this Memorandum of Agreement to be authorized and duly executed on behalf of their respective entities.

FOR DEPARTMENT:

FLORIDA DEPARTMENT OF
TRANSPORTATION, DISTRICT FOUR

By: _____

Administrative Assistant:

Print Name: James Hughes

Print Title: Project Manager

Print Name: _____

Legal Approval:

District Four Attorney

FOR AGENCY:

ATTEST:

Sebastian River Improvement District

By: Sebastian River Improvement District Executive Director

By: _____

Name
Executive Director

Title

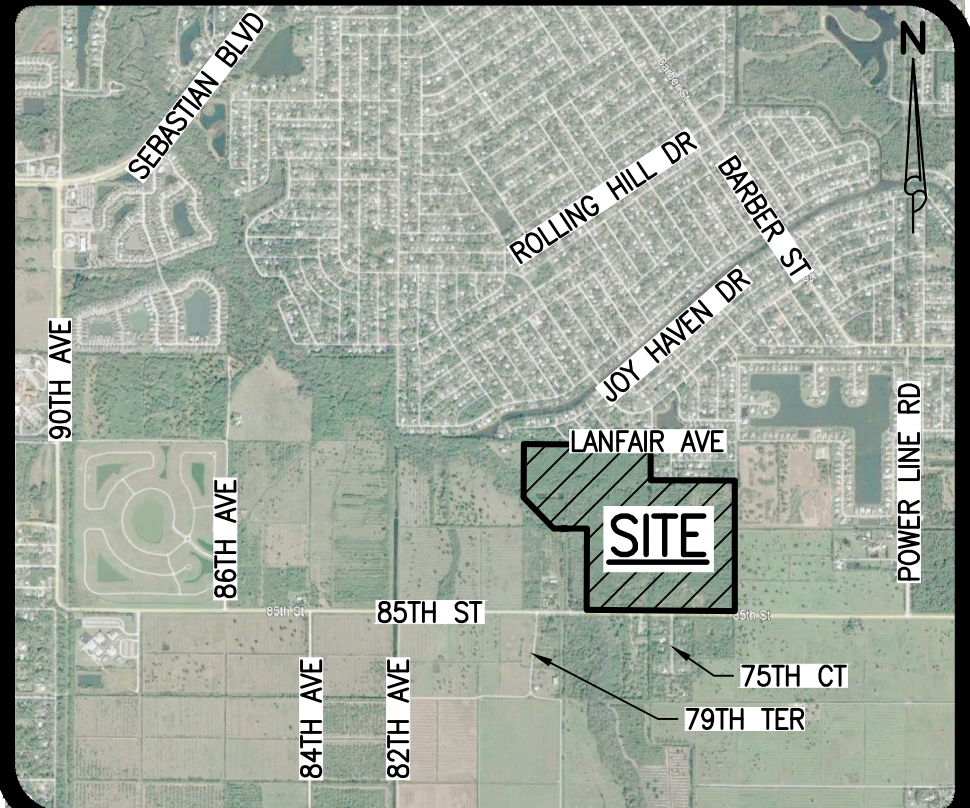
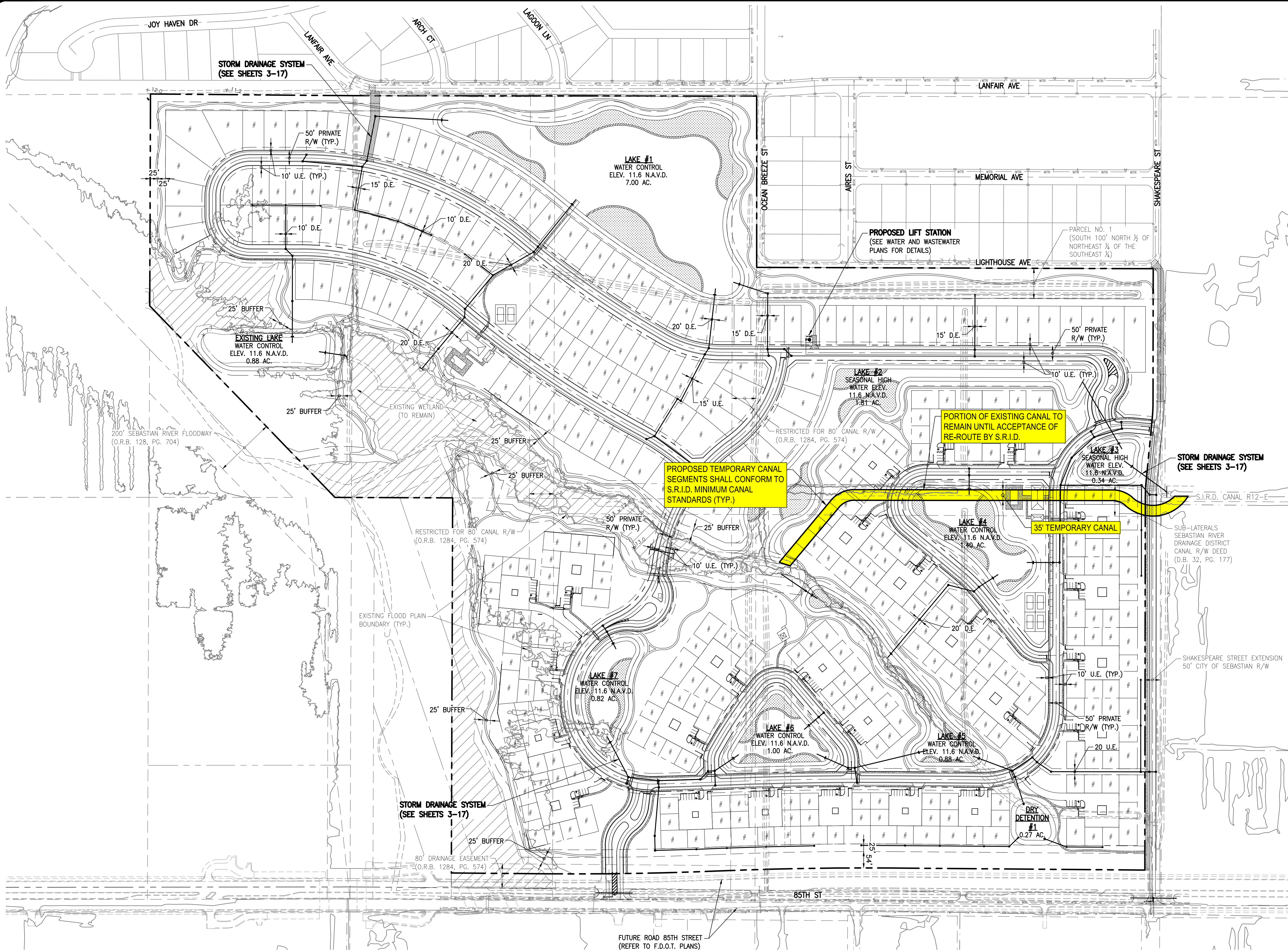
Name

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

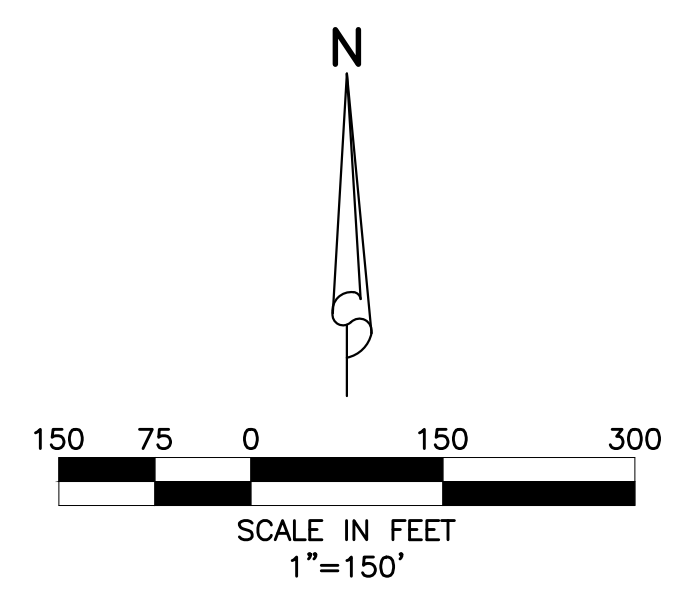
Sebastian River Improvement District Attorney

Name
Attorney

This Memorandum of Understanding has been duly authorized and approved on _____
by {Sebastian River Improvement District} Board Action. _____.



LOCATION MAP
NOT TO SCALE



LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- R/W RIGHT OF WAY
- EXISTING WETLAND (TO REMAIN)

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY LIDBERG LAND SURVEYING, INC. (561) 746-8454.



RIVER OAKS OF SEBASTIAN
SECTION 25, TOWNSHIP 31S., RANGE 38E.
CITY OF SEBASTIAN, FLORIDA
TEMPORARY CANAL BYPASS EXHIBIT

DESIGN P.B.	DRAWN R.W.	CHECKED	APPROVED	DATE	JOB NO. 23-155	DRAWING NO. 23155Z03	SHEET 1 OF 1
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WATER CONTROL
ELEV. 11.6 N.A.V.D.
7.00 AC.

MEMORIAL AVE

LIGHTHOUSE AVE

SHAKESPEARE ST

AIRES ST

OCEAN BREEZE ST

PARCEL NO. 1
(SOUTH 100' NORTH 1/2 OF
NORTHEAST 1/4 OF THE
SOUTHEAST 1/4)

BOUNDARY OF S.R.I.D.
CANAL RE-ROUTE

LAKE #2
SEASONAL HIGH
WATER ELEV.
11.6 N.A.V.D.
1.81 AC.

RESTRICTED FOR 80' CANAL R/W
(O.R.B. 1284, PG. 574)

SEE TYPICAL LAKE SECTION

50' PRIVATE
R/W (TYP.)

72" R.C.P.

10' U.E. (TYP.)

25' BUFFER

LAKE #4
WATER CONTROL
ELEV. 11.6 N.A.V.D.
1.40 AC.

20' D.E.

72" R.C.P.

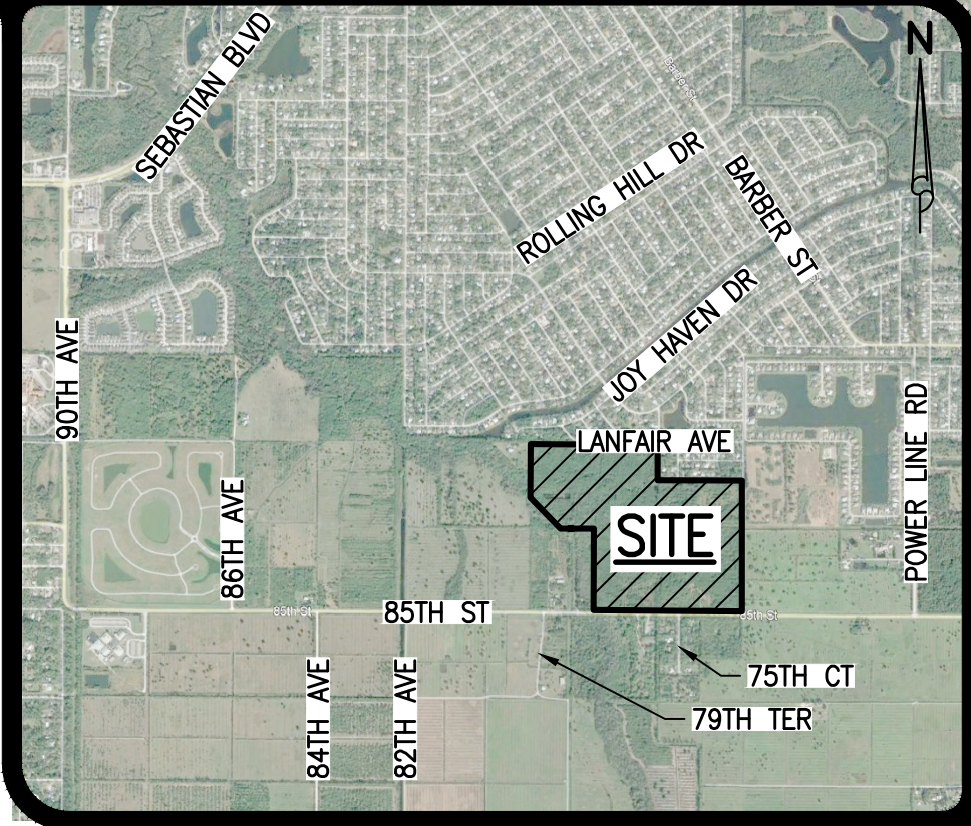
72" R.C.P.

LAKE #3
SEASONAL HIGH
WATER ELEV.
11.6 N.A.V.D.
0.34 AC.

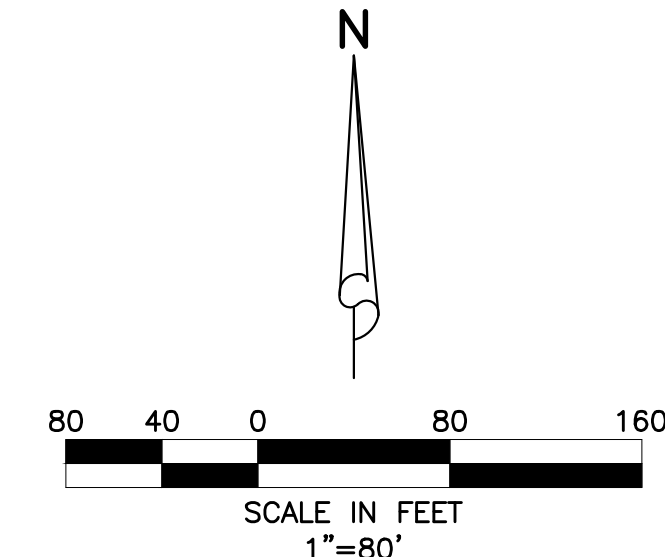
S.R.I.D. CANAL R12-E

SUB-LATERALS
SEBASTIAN RIVER
DRAINAGE DISTRICT
CANAL R/W DEED
(D.B. 32, PG. 177)

SHAKESPEARE STREET EXTENSION
50' CITY OF SEBASTIAN R/W



LOCATION MAP
NOT TO SCALE



LEGEND

- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- R/W RIGHT OF WAY
- EXISTING WETLAND (TO REMAIN)
- S.R.I.D. CANAL RE-ROUTE

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE
TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.)
OF 1988 BASED ON A SURVEY PREPARED BY
LIDBERG LAND SURVEYING, INC. (561) 746-8454.



RIVER OAKS OF SEBASTIAN
SECTION 25, TOWNSHIP 31S., RANGE 38E.
CITY OF SEBASTIAN, FLORIDA
S.R.I.D. CANAL RE-ROUTE

REVISIONS

DESIGN P.B. DRAWN R.W. CHECKED APPROVED DATE

JOB NO. 23-155 DRAWING NO. 23155Z05 SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY

Michael O'Haire, Esq.
O'Haire, Quinn & Candler, Chartered
3111 Cardinal Drive
Vero Beach, FL 32963

DOCUMENTARY STAMPS

DEED \$ 1.70

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA

1143563

GRANT OF EASEMENT

THIS INDENTURE, made and entered into on this 3rd day of June, 1999, by and between MARGARET A. RYALL, a single woman, hereinafter called the "Grantor," whose post office address is P. O. Box 651, Wabasso, FL 32970, and SEBASTIAN RIVER WATER CONTROL DISTRICT, a water control district of the State of Florida under Florida Statutes, Section 298, hereinafter called the "Grantee", whose post office address is 925 SW 122nd Avenue, Vero Beach, FL 32968;

(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 corporations.)

For the sum of \$10.00 and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor does give and grant to Grantee an exclusive easement for purposes of location and maintenance of ditches, canals and drainage structures on, over and across a parcel of land described as follows:

Real property described on Exhibit "A" attached hereto and, as such, made a part hereof.

TO HAVE AND TO HOLD as described herein.

Grantor hereby covenants that Grantor has good right and lawful authority to convey the easement established hereby.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in Grantor's name the day and year first above written.

Signed, sealed and delivered
in our presence:

Patricia A. Mays
as to Grantor
Typed name of witness: Patricia A. Mays

Margaret A. Ryall
Margaret A. Ryall

Martha Y. Gray
as to Grantor
Typed name of witness: Martha Y. Gray

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 3rd day of June, 1999, by Margaret A. Ryall. She is personally known to me or has produced _____ as identification.

RECORD AND RETURN TO:
Samuel A. Block, Esq.
2127 10th Avenue
Vero Beach, FL 32960

Notary Public

Notary's name: _____

State of Florida at Large

My Commission Expires _____

Commission No.: _____



Patricia A. Mays
MY COMMISSION # CC101588 EXPIRES
May 14, 2002
BONDED THROUGH FARMERS INSURANCE, INC.

99 JUL 14 PM 4:23

OR 1284 PE0557

EXHIBIT "A"

PARCEL DESCRIPTION

THAT PART OF THE NORTH 80 FEET OF THE SOUTH 120 FEET OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EASTERLY OF THE EAST RIGHT-OF-WAY OF CANAL AS CONVEYED BY WINIFRED DANCY TO THE SEBASTIAN RIVER DRAINAGE DISTRICT, AND DESCRIBED IN OFFICIAL RECORD BOOK 132, PAGE 543, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPTING THAT PART THEREOF LYING WITHIN THE 300 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE PLAN OF RECLAMATION OF THE SEBASTIAN RIVER DRAINAGE DISTRICT AND DESCRIBED ON PAGE 570 OF THE ORDER APPROVING REPORT OF COMMISSIONERS, RECORDED IN CHANCERY ORDER BOOK 9, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. (NOTE: THE SOUTH FORTY (40) FEET OF SAID SOUTHEAST ONE-QUARTER LYING AND BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 510 AS PER OFFICIAL RECORD BOOK 185, PAGE 661, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.)

OR 1284 PC 0558

Recording: \$21.50X
Doc Stamps: \$.70

DOCUMENTARY STAMPS

DEED \$.70

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

THIS INSTRUMENT PREPARED BY

Michael O'Haire, Esq.
O'Haire, Quinn & Candler, Chartered
3111 Cardinal Drive
Vero Beach, FL 32963

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

1143564

99 JUL 14 PM 4:23

GRANT OF EASEMENT

THIS INDENTURE, made and entered into on this 4th day of June, 1999, by and between FRANCIS LITTLEBURY DANCY, VIRGINIA D. GOMEZ, FRANCIS LITTLEBURY DANCY, JR. and EDWARD BENJAMIN DANCY, as Co-Trustees of the CLARA VINING DANCY TRUST, dated September 14, 1987, hereinafter called the "Grantor," and SEBASTIAN RIVER WATER CONTROL DISTRICT, a water control district of the State of Florida under Florida Statutes, Section 298, hereinafter called the "Grantee", whose post office address is 925 SW 122nd Avenue, Vero Beach, FL 32968;

(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 corporations.)

For the sum of \$10.00 and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor does give and grant to Grantee an exclusive easement for purposes of location and maintenance of ditches, canals and drainage structures on, over and across a parcel of land described as follows:

An undivided one-half interest in real property described on Exhibit "A" attached hereto and, as such, made a part hereof.

TO HAVE AND TO HOLD as described herein.

Grantor hereby covenants that Grantor has good right and lawful authority to convey the easement established hereby.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in Grantor's name the day and year first above written.

Signed, sealed and delivered
in our presence:

CO-TRUSTEES OF THE CLARA VINING
DANCY TRUST DATED SEPTEMBER 14,
1987:

Patricia Q. May
as to Francis Littlebury Dancy
Typed name of witness: Patricia Q. May

Francis Littlebury Dancy
Francis Littlebury Dancy, as Co-Trustee
Address: P. O. Box 457
Ft. Pierce, FL 33454

Martha Y. Gray
as to Francis Littlebury Dancy
Typed name of witness: Martha Y. Gray

Bobbylee Wilson
as to Virginia D. Gomez
Typed name of witness: BOBBYLEE WILSON

Virginia D. Gomez
Virginia D. Gomez, as Co-Trustee
Address: 900 Bradley St.
Ft. Pierce, FL 34962

Karen Chirichello
as to Virginia D. Gomez
Typed name of witness: KAREN CHIRICHELLO

RECORD AND RETURN TO:
Samuel A. Block, Esq.
2127 10th Avenue
Vero Beach, FL 32960

0R1284PG0559

Melinda R. Brown
as to Francis Littlebury Dancy, Jr.

Typed name of witness: Melinda R. Brown

Deborah B. Shuman
as to Francis Littlebury Dancy, Jr.

Typed name of witness: Deborah B. Shuman

Edward Benjamin Dancy
as to Edward Benjamin Dancy

Typed name of witness:

Jim Woods
as to Edward Benjamin Dancy

Typed name of witness:

Francis Littlebury Dancy Jr.
Francis Littlebury Dancy, Jr., as Co-Trustee

Address: 11863 Waterbluff Lane East
Jacksonville, FL 32218

Edward Benjamin Dancy
Edward Benjamin Dancy, as Co-Trustee

Address: 7670 85th St.
VENO BEACH FL 32967

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 4th day of June, 1999, by Francis Littlebury Dancy, as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987. He is personally known to me or has produced _____ as identification.

Patricia A. Mays
Notary Public

Notary's name:

State of Florida at Large

My Commission Expires:

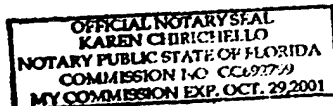
Commission No.:



Patricia A. Mays
MY COMMISSION # CC740388 EXPIRES
May 14, 2002
BONDED THROUGH NOTARY INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF INDIAN RIVER ST LUCIE

The foregoing instrument was acknowledged before me this 7th day of June, 1999, by Virginia D. Gomez, as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987. She is personally known to me or has produced FDL 6520-158-55-798 as identification.



Karen Chirichello
Notary Public

Notary's name:

State of Florida at Large

My Commission Expires:

Commission No.:

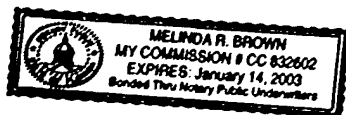
KAREN CHIRICHELO

10-29-2001

CC 692795

STATE OF FLORIDA
COUNTY OF INDIAN RIVER Duval

The foregoing instrument was acknowledged before me this 5th day of June, 1999, by Francis Littlebury Dancy, Jr., as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987. He is personally known to me or has produced FL Drivers License as identification.



Melinda R. Brown
Notary Public

Notary's name:

State of Florida at Large

My Commission Expires:

Commission No.:

Melinda R. Brown

CC 832602

1-14-03

OR1284PG0560

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 7th day of June, 1999, by Edward Benjamin Dancy, as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987. He is personally known to me or has produced personally known as identification.

Tonya A. Walker
Notary Public

Notary's name Tonya A. Walker

State of Florida at Large

My Commission Expires:

Commission No. 00590149

Tonya A. Walker

MY COMMISSION # 00590149 EXPIRES

January 18, 2001

BONDED THROUGH FARM INSURANCE, INC.

OR 1284 PG 0561

EXHIBIT "A"**PARCEL NO. 1**

THE EAST EIGHTY (80) FEET OF THE SOUTH FIFTY (50) FEET OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

PARCEL NO. 2

THE EAST EIGHTY (80) FEET, AND THE NORTH EIGHTY (80) FEET OF THE SOUTH ONE-HUNDRED AND TWENTY (120) FEET OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED PARCELS LYING AND BEING IN THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

(NOTE: THE SOUTH FORTY (40) FEET OF SAID SOUTHEAST ONE-QUARTER LYING AND BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 510 AS PER OFFICIAL RECORD BOOK 185, PAGE 661, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.)

OR 1284P60562

Recording: \$10.50
Doc Stamps: \$.70

THIS INSTRUMENT PREPARED BY

Michael O'Haire, Esq.
O'Haire, Quinn & Candler, Chartered
3111 Cardinal Drive
Vero Beach, FL 32963

DOCUMENTARY STAMPS

DEED \$.70

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA

GRANT OF EASEMENT

THIS INDENTURE, made and entered into on this 4th day of June, 1999, by and between **FRANCIS LITTLEBURY DANCY, as Trustee of the FRANCIS LITTLEBURY DANCY TRUST**, dated September 14, 1987, hereinafter called the "Grantor," whose post office address is P. O. Box 457, Ft. Pierce, FL 33454, and **SEBASTIAN RIVER WATER CONTROL DISTRICT**, a water control district of the State of Florida under Florida Statutes, Section 298, hereinafter called the "Grantee", whose post office address is 925 SW 122nd Avenue, Vero Beach, FL 32968;

(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 corporations.)

For the sum of \$10.00 and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor does give and grant to Grantee an exclusive easement for purposes of location and maintenance of ditches, canals and drainage structures on, over and across a parcel of land described as follows:

An undivided one-half interest in real property described on Exhibit "A" attached hereto and, as such, made a part hereof.

TO HAVE AND TO HOLD as described herein.

Grantor hereby covenants that Grantor has good right and lawful authority to convey the easement established hereby.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in Grantor's name the day and year first above written.

Signed, sealed and delivered
in our presence:

Patricia A. Mays
as to Grantor
Typed name of witness: Patricia A. Mays

Martha Y. Gray
as to Grantor
Typed name of witness: Martha Y. Gray

Francis Littlebury Dancy
Francis Littlebury Dancy, as Trustee of the
Francis Littlebury Dancy Trust Dated
September 14, 1987

**STATE OF FLORIDA
COUNTY OF INDIAN RIVER**

The foregoing instrument was acknowledged before me this 4th day of June, 1999, by Francis Littlebury Dancy, as Trustee of the Francis Littlebury Dancy Trust dated September 14, 1987. He is personally known to me or has produced _____ as identification.

Patricia A. Mays
Notary Public
Notary's name: Patricia A. Mays
State of Florida at Large
My Commission Expires May 14, 2002
Commission No.: _____

RECORD AND RETURN TO:
Samuel A. Block, Esq.
2127 10th Avenue
Vero Beach, FL 32960

1143565

99 JUL 14 PM 4:24

OR 1284 P 0563

EXHIBIT "A"

PARCEL NO. 1

THE EAST EIGHTY (80) FEET OF THE SOUTH FIFTY (50) FEET OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

PARCEL NO. 2

THE EAST EIGHTY (80) FEET, AND THE NORTH EIGHTY (80) FEET OF THE SOUTH ONE-HUNDRED AND TWENTY (120) FEET OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED PARCELS LYING AND BEING IN THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

(NOTE: THE SOUTH FORTY (40) FEET OF SAID SOUTHEAST ONE-QUARTER LYING AND BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 510 AS PER OFFICIAL RECORD BOOK 185, PAGE 661, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.)

OR 1284 PC 0564

PREPARED BY AND RETURN TO:

SAMUEL A. BLOCK, ESQ.

Samuel A. Block, P.A.

2127 Tenth Avenue

Vero Beach, FL 32960

IN THE RECORDS
JEFFREY K. B.
CLERK CIRCUIT
INDIAN RIVER

1143569

99 JUL 14 PM 4:24

OR 1284 PG 0574

DECLARATION OF RESTRICTIVE COVENANT

THIS Declaration of Restrictive Covenant, made this 7th day of June, 1999, executed by MARGARET A. RYALL ("RYALL") and FRANCIS LITTLEBURY DANCY, as Trustee of the Francis Littlebury Dancy Trust dated September 14, 1987, and FRANCIS LITTLEBURY DANCY, VIRGINIA D. GOMEZ, FRANCIS LITTLEBURY DANCY, JR., and EDWARD BENJAMIN DANCY, successor Co-Trustees of the Clara Vining Dancy Trust dated September 14, 1987 (collectively known as "TRUSTEES"), in which the parties agree as follows:

1. RYALL is the record title holder of the real property located in Indian River County, Florida, specifically described in Schedule "A", attached hereto; and
2. TRUSTEES are the record title holder of the real property located in Indian River County, Florida, specifically described in Schedules "B-1" and "B-2", attached hereto; and
3. That RYALL and TRUSTEES impose and place the following restrictive covenant on the real property described in Schedules "A", "B-1" and "B-2":
 - a) In the event the slough or natural creek which meanders east to west through the property is filled or for any reason rendered unusable for drainage purposes, RYALL and TRUSTEES and their successors in title shall be responsible at their cost for the construction of a new canal in the 80' right-of-way located along the easterly and southerly boundary of the real property described in Schedules "A", "B-1" and "B-2".
 - b) The construction of the canal shall be in accordance with the plans and specifications of the Sebastian River Water Control District since this canal would become an integral part of the drainage system under the jurisdiction of the Sebastian River Water Control District.
 - c) Further, RYALL and TRUSTEES and their successors in title shall be responsible to take the necessary measures to prevent the future

discharge of storm water from north of the property described in Schedules "A", "B-1" and "B-2" into the property set forth in Schedules "A", "B-1" and "B-2".

4. This Restrictive Covenant shall run with the land, be perpetual in existence, and shall enure to the benefit of the present owners, their successors in title, their assigns and Personal Representatives. Any changes to or removal of the restrictive covenant shall require a written consent of the Sebastian River Water Control District or its successor.

IN WITNESS WHEREOF, the parties have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Patricia A. Mays
Name Printed: Patricia A. Mays

Martha Y. Gray
Name Printed: Martha Y. Gray

RYALL:

Margaret A. Ryall
MARGARET A. RYALL

TRUSTEES:

FRANCIS LITTLEBURY DANCY TRUST
DATED SEPTEMBER 14, 1987

Francis L. Dancy
FRANCIS LITTLEBURY DANCY, Trustee

Patricia A. Mays
Name Printed: Patricia A. Mays

Martha Y. Gray
Name Printed: Martha Y. Gray

CLARA VINING DANCY TRUST
DATED SEPTEMBER 14, 1987

Francis L. Dancy
FRANCIS LITTLEBURY DANCY,
Co-Trustee

Patricia A. Mays
Name Printed: Patricia A. Mays

Martha Y. Gray
Name Printed: Martha Y. Gray

Bobbylee Wilson
Name Printed: Bobbylee Wilson

Virginia D. Gomez
VIRGINIA D. GOMEZ, Co-Trustee

Barbara C. Churchill
Name Printed: BARBARA C. CHURCHILL

OR 1284 PG 0575

Melinda R. Brown
Name Printed: Melinda R. Brown

Deborah B. Shuman
Name Printed: Deborah Shuman

Tim Simmons
Name Printed: Tim Simmons

Jim Goodman
Name Printed: Jim Goodman

Francis Littlebury Dancy Jr.
FRANCIS LITTLEBURY DANCY, JR.
Co-Trustee

Edward Benjamin Dancy
EDWARD BENJAMIN DANCY,
Co-Trustee

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared MARGARET A. RYALL, to me personally known and known to me to be the person described in and who executed the foregoing instrument and she acknowledged to and before me that she executed the same, and who is personally known to me OR produced _____ as identification.

WITNESS my hand and official seal in the state and county last aforesaid this 3rd day of June, 1999.

(notary seal)



Patricia A. Moya
MY COMMISSION # CC740388 EXPIRES
May 14, 2002
BONDED THROUGH FARM INSURANCE, INC.

Patricia A. Moya
Notary Public, State of Florida
Name Printed: _____
Expiration Date: _____

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FRANCIS LITTLEBURY DANCY, as Trustee of the Francis Littlebury Dancy Trust dated September 14, 1987, and as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987, to me known to be the person described in and who executed the foregoing instrument. He is personally known to me or produced _____ as identification.

Witness my hand and official seal in the County and State last aforesaid this 4th day of June, 1999.

(notary seal)



Patricia A. Moya
MY COMMISSION # CC740388 EXPIRES
May 14, 2002
BONDED THROUGH FARM INSURANCE, INC.

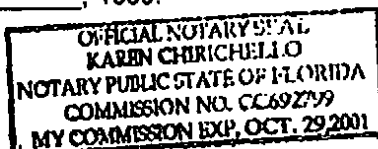
Patricia A. Moya
Notary Public, State of Florida
Name Printed: _____
Expiration Date: _____

STATE OF FLORIDA
COUNTY OF ST LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared VIRGINIA D. GOMEZ, as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987, to me known to be the person described in and who executed the foregoing instrument. she is personally known to me or produced FLN 6520-158-55-798 as identification.

Witness my hand and official seal in the County and State last aforesaid this 7th day of June, 1999.

(notary seal)



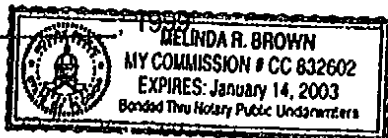
Karen Chirichello
Notary Public, State of FLORIDA
Name Printed: KAREN CHIRICHELO
Expiration Date: 10-29-2001

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared FRANCIS LITTLEBURY DANCY, JR., as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987, to me known to be the person described in and who executed the foregoing instrument. He is personally known to me or produced FL ID 00000000000000000000 as identification.

Witness my hand and official seal in the County and State last aforesaid this 5th day of June, 1999.

(notary seal)



Melinda R. Brown
Notary Public, State of Florida
Name Printed: Melinda R. Brown
Expiration Date: 1-14-2003

STATE OF Florida
COUNTY OF St Lucie

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared EDWARD BENJAMIN DANCY, as Co-Trustee of the Clara Vining Dancy Trust dated September 14, 1987, to me known to be the person described in and who executed the foregoing instrument. He is personally known to me or produced personally known as identification.

Witness my hand and official seal in the County and State last aforesaid this 7th day of June, 1999.

(notary seal)

Tommy A. Walker
Notary Public, State of Florida
Name Printed: Tommy A. Walker
Expiration Date: January 15, 2001



Tommy A. Walker
MY COMMISSION # CC550149 EXPIRES
January 15, 2001
BONDED THRU TFC INSURANCE, INC.

D:\WWW\BANCY\REAL ESTATE\CLAR\CLAR

SCHEDULE "A"

The West one-half of the West one-half of the Southeast 1/4, LESS rights-of-way in Section 25, Township 31 South, Range 38 East, Indian River County Florida.

OR 1284P60578

SCHEDULE "B-1"

An undivided one-half interest in the East ½ of the West ½ of the Southeast 1/4, Section 25, Township 31 South, Range 38 East, Indian River County, Florida.

OR 1284 PG 0579

SCHEDULE 'B-2'

An undivided one-half interest in and to the East ½ of the West
½ of the Southeast 1/4, Section 25, Township 31 South,
Range 38 East, Indian River County Florida.

OR 1284 PG 0580

C:\Users\jlsullivan\OneDrive\Documents\Projects\River Oaks PUD\Topographic\River Oaks PUD Topographic.dwg, 6/5/2024, 1:01 PM, BGE, Inc.

NOTES:

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE FEATURES SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL DATUM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- ELEVATIONS THROUGHOUT WERE COLLECTED VIA RTK GPS. THERE ARE OCCASIONAL GRADE BREAKS THAT WERE NOT ACQUIRED SUCH AS SMALL MOUNDS, FURROWS, ETC. THE INTENT OF THE TOPOGRAPHIC SURVEY WAS TO DETERMINE THE DRAINAGE OF THE PROPERTY AND TO CREATE AND CONCEPTUAL SITE PLAN.
- THE RIGHT-OF-WAY OR PROPERTY LINES SHOWN ARE FROM A BOUNDARY SURVEY PERFORMED BY LIDBERG LAND SURVEYING, INC. WITH A SURVEY DATE OF JULY 22, 2022.
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), "AE", BASE FLOOD ELEVATIONS 14' AND 15', AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR INDIAN RIVER COUNTY, FLORIDA, MAP NUMBERS 120610113J AND 1206102226J, REVISED JANUARY 26, 2023. THE LINES SHOWN WERE DERIVED FROM GIS PROVIDED FILES FROM FEMA AND ARE NOT FIELD LOCATED.

BENCHMARKS:

- BLC 11 DISK IN CONCRETE MONUMENT STAMPED "BLC 11" LOCATED APPROXIMATELY 68.8 FEET WEST OF A FIRE HYDRANT, 25.3 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 510, AND 7 FEET WEST OF THE EXTENDED CENTERLINE OF 70TH AVENUE. ELEVATION: 18.74 FEET NAVD88 (NGS PUBLISHED)
- E 644 STEEL ROD WITH DISK STAMPED "E 644 2005" LOCATED APPROXIMATELY 75.5 FEET EAST OF THE CENTERLINE OF 79TH TERRACE, 37.3 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 510, AND 10.4 FEET WEST OF A CARSONITE WITNESS POST. ELEVATION: 15.86 FEET NAVD88 (NGS PUBLISHED)

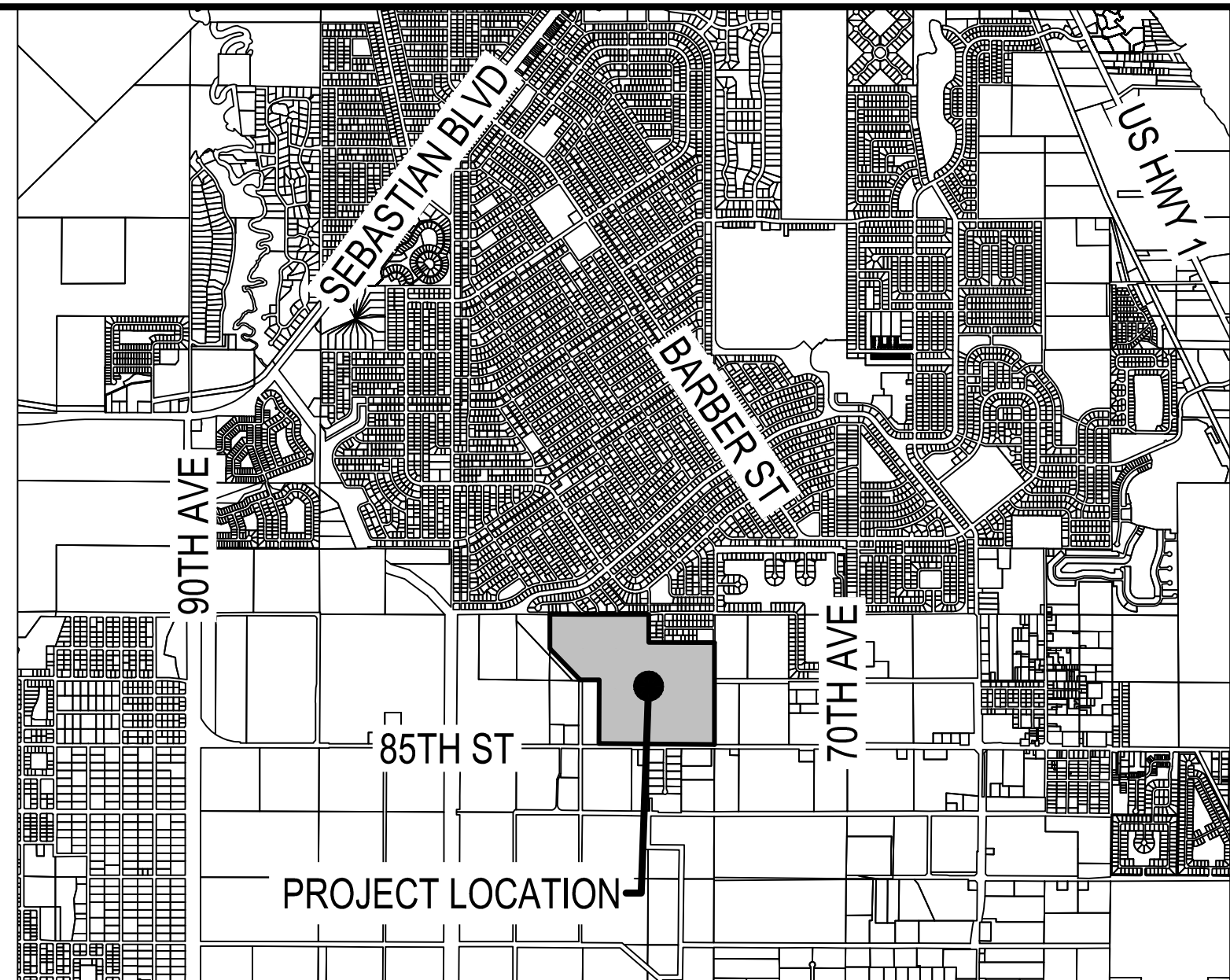
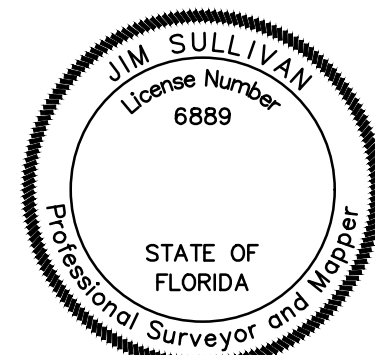
LEGEND

- | | |
|------------|------------------------------------|
| CMP | CORRUGATED METAL PIPE |
| CPP | CORRUGATED PLASTIC PIPE |
| C.R.W. | CONCRETE RETAINING WALL |
| F.H. | FIRE HYDRANT |
| F.O.M. | FIBER OPTIC MARKER |
| IND. | INDIAN RIVER COUNTY PUBLIC RECORDS |
| I.R.C.P.R. | MITERED END SECTION |
| M.E.S. | MANHOLE |
| M.H. | OVERHEAD POWERLINE |
| OHP | OFFICIAL RECORDS BOOK |
| O.R.B. | PAGE |
| P.B. | POWER POLE |
| P.P. | POLYVINYL CHLORIDE PIPE |
| PVC | REINFORCED CONCRETE PIPE |
| RCP | RIGHT-OF-WAY |
| R/W | SANITARY |
| SAN. | SPRINKLER HEAD |
| S.H. | TOP OF BANK |
| TOB | TRANSFORMER |
| TRANS. | UNDERGROUND ELECTRIC BOX |
| U.E.B. | UNDERGROUND VAULT |
| U.V. | WATER METER |
| W.M. | WATER VALVE |
| W.V. | WATER WELL |
| W.W. | |

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECT SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.

THE FIELD WORK WAS COMPLETED ON JUNE 4, 2024.

JIM SULLIVAN, PSM LS6889
BGE, INC.
601 21ST STREET, SUITE 410
VERO BEACH, FL 32960
TELEPHONE: (561) 559-2280



VICINITY MAP
N.T.S.



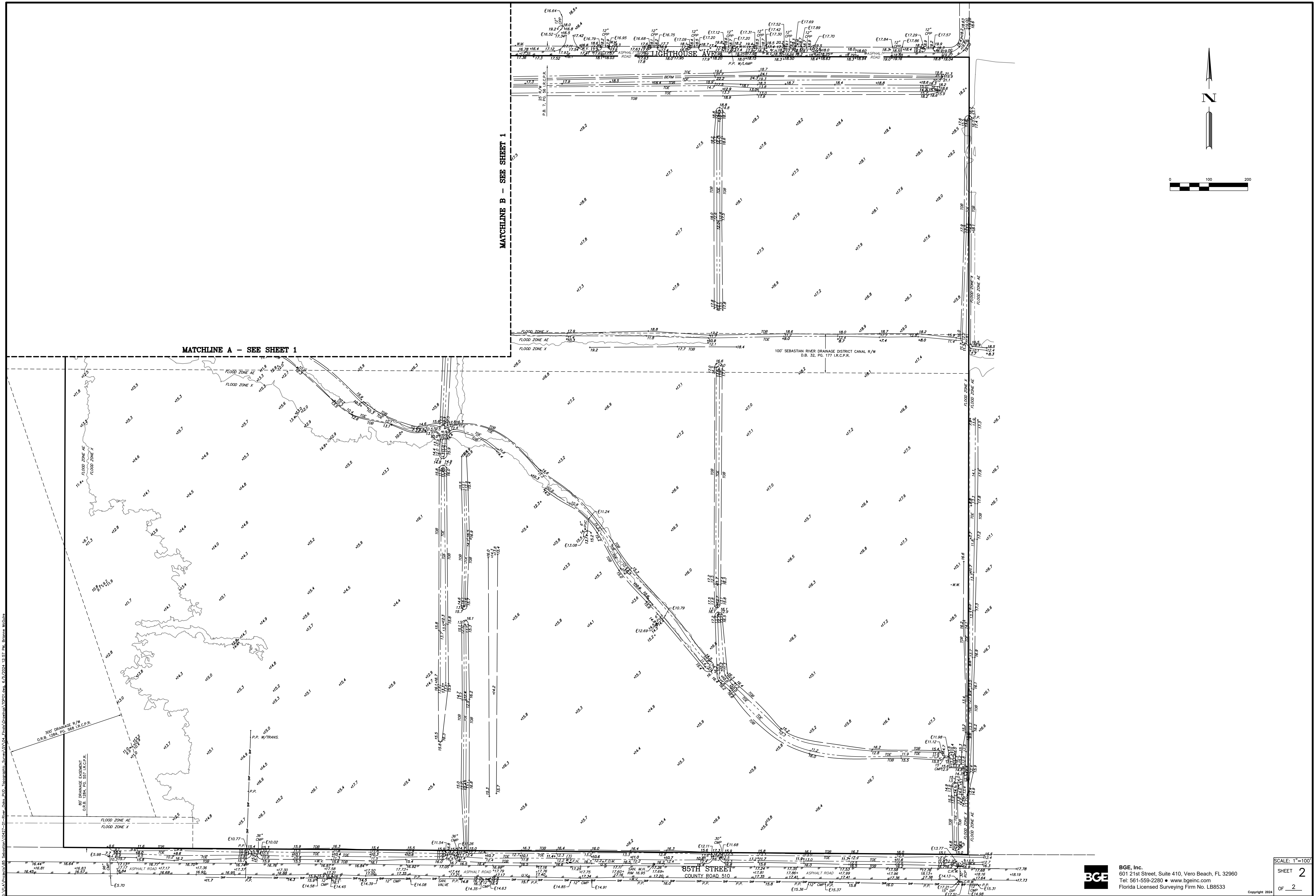
BGE, Inc.
601 21st Street, Suite 410, Vero Beach, FL 32960
Tel: 561-559-2280 • www.bgeinc.com
Florida Licensed Surveying Firm No. LB8533

TOPOGRAPHIC SURVEY
RIVER OAKS PUD
SECTION 25-T31S-R38E
CITY OF SEBASTIAN
INDIAN RIVER COUNTY, FL

PARTY CHIEF:	R.B.	ISSUE DATE:	06/05/2024
TECHNICIAN:	B.M.	SCALE:	1"=100'
P.S.M.:	J.S.	JOB NUMBER:	10427
FIELD BOOK NAME:	RB3		
BASE FILE:	C:\FLA\Projects\85 Sebastian\10427-01-River Oaks_PUD_Topographic_Survey\SV		

SHEET 1

OF 2



C:\Users\jgibson\OneDrive\Documents\Projects\85th Street\85th Street.dwg, 6/2/2024, 12:57 PM, Brian M. Gibson



November 19, 2024

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

RE: Project: Sebastian Quarterly SW
Pace Project No.: 35918154

Dear Todd Wodraska:

Enclosed are the analytical results for sample(s) received by the laboratory on November 11, 2024. The results relate only to the samples included in this report. Results reported herein conform to the applicable TNI/NELAC Standards and the laboratory's Quality Manual, where applicable, unless otherwise noted in the body of the report.

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

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

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

Sincerely,

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

Enclosures

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



REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.



CERTIFICATIONS

Project: Sebastian Quarterly SW

Pace Project No.: 35918154

Pace Analytical Services Ormond Beach

8 East Tower Circle, Ormond Beach, FL 32174

Alaska DEC- CS/UST/LUST

Alabama Certification #: 41320

California Certification# 3096

Colorado Certification: FL NELAC Reciprocity

Connecticut Certification #: PH-0216

Delaware Certification: FL NELAC Reciprocity

DoD-ANAB #:ADE-3199

Florida Certification #: E83079

Georgia Certification #: 955

Guam Certification: FL NELAC Reciprocity

Hawaii Certification: FL NELAC Reciprocity

Illinois Certification #: 200068

Indiana Certification: FL NELAC Reciprocity

Kansas Certification #: E-10383

Kentucky Certification #: 90050

Louisiana Certification #: FL NELAC Reciprocity

Louisiana Environmental Certificate #: 05007

Maine Certification #: FL01264

Maryland Certification: #346

Massachusetts Certification #: M-FL1264

Michigan Certification #: 9911

Mississippi Certification: FL NELAC Reciprocity

Missouri Certification #: 236

Montana Certification #: Cert 0074

Nebraska Certification: NE-OS-28-14

Nevada Certification: FL NELAC Reciprocity

New Hampshire Certification #: 2958

New Jersey Certification #: FL022

New York Certification #: 11608

North Carolina Environmental Certificate #: 667

North Carolina Certification #: 12710

North Dakota Certification #: R-216

Ohio DEP 87780

Oklahoma Certification #: D9947

Pennsylvania Certification #: 68-00547

Puerto Rico Certification #: FL01264

South Carolina Certification: #96042001

Tennessee Certification #: TN02974

Texas Certification: FL NELAC Reciprocity

US Virgin Islands Certification: FL NELAC Reciprocity

Utah

Utah FL NELAC Reciprocity

Virginia Environmental Certification #: 460165

West Virginia Certification #: 9962C

Wisconsin Certification #: 399079670

Wyoming (EPA Region 8): FL NELAC Reciprocity

Pace Analytical Services South Florida

3610 Park Central Blvd N, Pompano Beach, FL 33064

Florida Certification #: E86240

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.



SAMPLE SUMMARY

Project: Sebastian Quarterly SW

Pace Project No.: 35918154

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35918154001	510 BRIDGE	Water	11/11/24 11:05	11/11/24 16:30

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.



SAMPLE ANALYTE COUNT

Project: Sebastian Quarterly SW

Pace Project No.: 35918154

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35918154001	510 BRIDGE	SM 2520B Modified	AM3	1	PASI-SF
		SM 2540C	HDV	1	PASI-O
		SM 2540D	VAG	1	PASI-O
		SM 5210B	SAH	1	PASI-O
		EPA 300.0	CMB	1	PASI-O
		EPA 350.1	AEL	1	PASI-O
		EPA 351.2	AGS	1	PASI-O
		EPA 353.2	KW1	1	PASI-O
		EPA 365.3	KW1	1	PASI-O

PASI-O = Pace Analytical Services - Ormond Beach

PASI-SF = Pace Analytical Services - South Florida

REPORT OF LABORATORY ANALYSIS

This report shall not be reproduced, except in full,
without the written consent of Pace Analytical Services, LLC.



ANALYTICAL RESULTS

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

Sample: 510 BRIDGE		Lab ID: 35918154001		Collected: 11/11/24 11:05		Received: 11/11/24 16:30		Matrix: Water	
Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Field Data		Analytical Method: Pace Analytical Services - Ormond Beach							
Field pH	7.22	Std. Units			1		11/11/24 11:05		
Field Temperature	25.7	deg C			1		11/11/24 11:05		
Field Specific Conductance	891.0	umhos/cm			1		11/11/24 11:05		
Oxygen, Dissolved	6.03	mg/L			1		11/11/24 11:05	7782-44-7	
Turbidity	10.30	NTU			1		11/11/24 11:05		
Salinity by Conductivity		Analytical Method: SM 2520B Modified Pace Analytical Services - South Florida							
Salinity	7.0 U	ppt	7.0	7.0	1		11/14/24 12:45		
2540C Total Dissolved Solids		Analytical Method: SM 2540C Pace Analytical Services - Ormond Beach							
Total Dissolved Solids	548	mg/L	5.0	5.0	1		11/14/24 16:53		
2540D Total Suspended Solids		Analytical Method: SM 2540D Pace Analytical Services - Ormond Beach							
Total Suspended Solids	10.5	mg/L	5.0	5.0	1		11/13/24 13:44		
5210B BOD, 5 day		Analytical Method: SM 5210B Pace Analytical Services - Ormond Beach							
BOD, 5 day	2.0 U	mg/L	2.0	2.0	1	11/12/24 02:28	11/17/24 06:42		
300.0 IC Anions 28 Days		Analytical Method: EPA 300.0 Pace Analytical Services - Ormond Beach							
Chloride	182	mg/L	10.0	5.0	2		11/12/24 21:15	16887-00-6	
350.1 Ammonia		Analytical Method: EPA 350.1 Pace Analytical Services - Ormond Beach							
Nitrogen, Ammonia	0.063	mg/L	0.050	0.035	1		11/13/24 14:44	7664-41-7	
351.2 Total Kjeldahl Nitrogen		Analytical Method: EPA 351.2 Preparation Method: EPA 351.2 Pace Analytical Services - Ormond Beach							
Nitrogen, Kjeldahl, Total	0.95	mg/L	0.50	0.20	1	11/16/24 14:21	11/19/24 10:36	7727-37-9	
353.2 Nitrogen, NO2/NO3 unpres		Analytical Method: EPA 353.2 Pace Analytical Services - Ormond Beach							
Nitrogen, Nitrate	0.18	mg/L	0.050	0.025	1		11/12/24 09:21	14797-55-8	
365.3 Phosph. Total Low Level		Analytical Method: EPA 365.3 Preparation Method: EPA 365.3 Pace Analytical Services - Ormond Beach							
Phosphorus, Total (as P) LL	0.093	mg/L	0.0040	0.0028	1	11/14/24 16:45	11/16/24 11:59	7723-14-0	

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35918154

QC Batch: 1056232

Analysis Method: SM 2520B Modified

QC Batch Method: SM 2520B Modified

Analysis Description: Salinity Conductivity

Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35918154001

METHOD BLANK: 5804838

Matrix: Water

Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Salinity	ppt	7.0 U	7.0	7.0	11/14/24 12:40	

LABORATORY CONTROL SAMPLE: 5804839

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Salinity	ppt	35	35.8	102	90-110	

SAMPLE DUPLICATE: 5804840

Parameter	Units	35917118001 Result	Dup Result	RPD	Max RPD	Qualifiers
Salinity	ppt	7.0 U	7.0 U		5	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch:	1056272	Analysis Method:	SM 2540C
QC Batch Method:	SM 2540C	Analysis Description:	2540C Total Dissolved Solids
		Laboratory:	Pace Analytical Services - Ormond Beach
Associated Lab Samples:	35918154001		

METHOD BLANK: 5805237 Matrix: Water
Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Dissolved Solids	mg/L	5.0 U	5.0	5.0	11/14/24 16:53	

LABORATORY CONTROL SAMPLE: 5805238

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Dissolved Solids	mg/L	300	297	99	90-110	

SAMPLE DUPLICATE: 5805239

Parameter	Units	35918154001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	548	558	2	10	

SAMPLE DUPLICATE: 5805240

Parameter	Units	35918355001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	416	414	0	10	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch:	1055726	Analysis Method:	SM 2540D
QC Batch Method:	SM 2540D	Analysis Description:	2540D Total Suspended Solids
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35918154001

METHOD BLANK: 5802029 Matrix: Water
Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Suspended Solids	mg/L	5.0 U	5.0	5.0	11/13/24 13:44	

LABORATORY CONTROL SAMPLE: 5802030

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Suspended Solids	mg/L	99.7	94.0	94	90-110	

SAMPLE DUPLICATE: 5802031

Parameter	Units	35918212001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	129	131	2	10	PK

SAMPLE DUPLICATE: 5802032

Parameter	Units	35918235001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	143	139	3	10	PK

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch:	1055291	Analysis Method:	SM 5210B
QC Batch Method:	SM 5210B	Analysis Description:	5210B BOD, 5 day
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35918154001

METHOD BLANK: 5799623 Matrix: Water
Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
BOD, 5 day	mg/L	2.0 U	2.0	2.0	11/17/24 06:23	

LABORATORY CONTROL SAMPLE: 5799625

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
BOD, 5 day	mg/L	198	179	90	85-115	

SAMPLE DUPLICATE: 5799626

Parameter	Units	35918052001 Result	Dup Result	RPD	Max RPD	Qualifiers
BOD, 5 day	mg/L	151	146	4	20	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch:	1055512	Analysis Method:	EPA 300.0
QC Batch Method:	EPA 300.0	Analysis Description:	300.0 IC Anions
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35918154001

METHOD BLANK: 5800612 Matrix: Water

Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chloride	mg/L	2.5 U	5.0	2.5	11/12/24 16:27	

LABORATORY CONTROL SAMPLE: 5800613

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Chloride	mg/L	50	48.3	97	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5804939 5804940

Parameter	Units	35918119004 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Chloride	mg/L	52.5	50	50	104	105	103	104	90-110	1	20 L	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5804941 5804942

Parameter	Units	35918166001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Chloride	mg/L	37.2	50	50	87.8	88.5	101	103	90-110	1	20	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch: 1055863 Analysis Method: EPA 350.1
QC Batch Method: EPA 350.1 Analysis Description: 350.1 Ammonia
Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35918154001

METHOD BLANK: 5802544 Matrix: Water
Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Ammonia	mg/L	0.035 U	0.050	0.035	11/13/24 14:21	

LABORATORY CONTROL SAMPLE: 5802545

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Ammonia	mg/L	1	1.1	106	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5802547 5802546

Parameter	Units	92762106001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Ammonia	mg/L	ND	1	1	1.1	1.1	110	110	90-110	0	20	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5802548 5802549

Parameter	Units	35918166002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Ammonia	mg/L	0.074	1	1	1.1	1.1	105	105	90-110	0	20	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch:	1056757	Analysis Method:	EPA 351.2
QC Batch Method:	EPA 351.2	Analysis Description:	351.2 TKN
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35918154001

METHOD BLANK: 5807996 Matrix: Water

Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	0.20 U	0.50	0.20	11/19/24 10:08	

LABORATORY CONTROL SAMPLE: 5807997

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	20	19.1	95	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5807999 5807998

Parameter	Units	35917855001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Kjeldahl, Total	mg/L	0.49 I	20	20	19.5	19.3	95	94	90-110	1	20	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5808001 5808000

Parameter	Units	35917855002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Nitrogen, Kjeldahl, Total	mg/L	0.56	20	20	19.1	19.2	93	93	90-110	0	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch:	1055328	Analysis Method:	EPA 353.2
QC Batch Method:	EPA 353.2	Analysis Description:	353.2 Nitrate + Nitrite, Unpres.
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35918154001

METHOD BLANK: 5799840 Matrix: Water
Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Nitrate	mg/L	0.025 U	0.050	0.025	11/12/24 08:42	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

QC Batch:	1056125	Analysis Method:	EPA 365.3
QC Batch Method:	EPA 365.3	Analysis Description:	365.3 Low Level Total Phosphorus
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35918154001

METHOD BLANK: 5804316 Matrix: Water
Associated Lab Samples: 35918154001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Phosphorus, Total (as P) LL	mg/L	0.0028 U	0.0040	0.0028	11/16/24 11:46	

LABORATORY CONTROL SAMPLE: 5804317

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Phosphorus, Total (as P) LL	mg/L	0.1	0.094	94	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 5804319 5804318

Parameter	Units	35917873008 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Phosphorus, Total (as P) LL	mg/L	0.46	0.1	0.1	0.56	0.56	102	106	80-120	1	20	

Results presented on this page are in the units indicated by the "Units" column except where an alternate unit is presented to the right of the result.

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QUALIFIERS

Project: Sebastian Quarterly SW
Pace Project No.: 35918154

DEFINITIONS

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

ANALYTE QUALIFIERS

I	The reported value is between the laboratory method detection limit and the laboratory practical quantitation limit.
U	Compound was analyzed for but not detected.
L	Off-scale high. Actual value is known to be greater than value given.
PK	Sample volume was decreased because complete filtration was not achieved within the maximum method-specified timeframe.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Sebastian Quarterly SW

Pace Project No.: 35918154

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35918154001	510 BRIDGE				
35918154001	510 BRIDGE	SM 2520B Modified	1056232		
35918154001	510 BRIDGE	SM 2540C	1056272		
35918154001	510 BRIDGE	SM 2540D	1055726		
35918154001	510 BRIDGE	SM 5210B	1055291	SM 5210B	1056924
35918154001	510 BRIDGE	EPA 300.0	1055512		
35918154001	510 BRIDGE	EPA 350.1	1055863		
35918154001	510 BRIDGE	EPA 351.2	1056757	EPA 351.2	1056986
35918154001	510 BRIDGE	EPA 353.2	1055328		
35918154001	510 BRIDGE	EPA 365.3	1056125	EPA 365.3	1056382

REPORT OF LABORATORY ANALYSIS

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CHAIN-OF-CUSTODY Analytical Request Document

Chain-of-Custody is a LEGAL DOCUMENT - Complete all relevant fields

LAB USE ONLY- Affix Workorder/Login Label Here

WO#: 35918154



35918154

Company Name:	Sebastian WCD	Contact/Report To:	John Lang
Street Address:	P.O. Box 690336 Vero Beach, FL 32969	Phone #:	(772) 562-9176
		E-Mail:	administration@sjid.com
		Cc E-Mail:	
Customer Project #:		Invoice To:	
Project Name:	Sebastian Quarterly SW	Invoice E-Mail:	
Site Collection Info/Facility ID (as applicable):		Purchase Order # (if applicable):	
		Quote #:	

Time Zone Collected: [] AK [] MT [] CT [] ET	County / State origin of sample(s):	Florida
Data Deliverables:		
[] Level II [] Level III [] Level IV	Regulatory Program (DW, RCRA, etc.) as applicable:	
[] EQUIS	Rush (pre-approval required): [] 12 Day [] 3 day [] 5 day [] Other _____	DW PWSID # or WW Permit # as applicable:
[] Other _____	Date Results Requested:	Field Filtered (if applicable): [] Yes [] No Analysis:

* Matrix Codes (Insert in Matrix box below): Drinking Water (DW), Ground Water (GW), Waste Water (WW), Product (P), Soil/Solid (SS), Oil (OL), Wipe (WP), Tissue (TS), Boassey (B), Vapor (V), Other (OT), Surface Water (SW), Sediment (SED), Sludge (SL), Caulk

[illegible][illegible]

	Specify Container Size **				
	1	3	1	3	4
**Container Size: (1) 1L, (2) 500mL, (3) 250mL, (4) 125mL, (5) 100mL, (6) 40mL vial, (7) ENCore, (8) TerraCore, (9) Other					
*** Preservative Types: (1) None, (2) HNO ₃ , (3) H ₂ SO ₄ , (4) HCl, (5) NaOH, (6) Zn Acetate, (7) NaSCl, (8) Sod. Thiosulfate, (9) Ascorbic Acid, (10) MeOH, (11) Other	1	3	1	1	1
Analysis Requested					

[illegible]

Additional Instructions from Pace®:	# Coolers	Thermometer ID:	Correction Factor (°C):	Obs. Temp. (°C)	Corrected Temp. (°C)
				3.9	
	Date/Time:	Tracking Number:			
	11/11/24 13:05				
	Date/Time:	Delivered by: [] In Person [] Courier			
	11/11/24 1630	[] FedEx [] UPS [] Other			
	Date/Time:				
	Date/Time:	Page: 1 of 1			

WO#: 35918154

PM: CEM Due Date: 11/21/24
CLIENT: SEBWCD

Project #
Project Manager:
Client:

Date and initials of person:

Examining contents: AES

Verifying pH: ✓

Thermometer Used: T-427

Date: 11/11/24

Time: 1633

Initials: AES

State of Origin

Cooler #1 Temp. °C 41.1 (Visual) -0.2 (Correction Factor) 3.9 (Actual)
☐ For WV projects all containers verified to ±6 °C

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

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

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

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

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

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

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

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

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

Tracking #

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

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

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

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

Shorted Date: 11/11/24

Bottle Quantity / Type: 25 pss

Shorted Time: 1640

Chain of Custody:	Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Filled Out: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampler Name: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
	Relinquished To Pace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <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 Comments
Rush Turnaround Requested on COC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments
Sufficient Volume	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments
Correct Containers Used	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments
Containers Intact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments
Sample Labels Match COC (Sample ID, Date/Time of Collection)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments
All containers needing acid / base preservation have been checked.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments
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 Comments
Exceptions: Vials, Microbiology, O&G, PFAS	
Headspace in Volatile Vials? (>6mm)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments
Trip Blank Present	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comments

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

Comments / Resolutions (use back for additional comments):

Labeled by: AES

Reviewed by: AES

Delivered by: AES

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this _____ day of _____, 2024, between **SEBASTIAN RIVER IMPROVEMENT DISTRICT, whose address is: c/o Special District Services Inc., 2501a Burns Road, Palm Beach Gardens, FL 33410, GRANTOR, and INDIAN RIVER COUNTY, FLORIDA, a political subdivision of the State of Florida,** whose address is: 1801 27th Street, Vero Beach, FL 32960, **Grantee.**

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

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

The East 40.00 feet of the Southeast 1/4 of Section 36, Township 32 South, Range 38 East, less the North 30.00 feet and the South 90.00 feet thereof.

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

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

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

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

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

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

Signed, sealed and delivered
in our presence:

Print Name: _____
P.O. Address: _____

Sebastian River Improvement District,
A Florida independent special district

By: _____
Name: _____
As: _____

Print Name: _____
P.O. Address: _____

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____ 2024,
by _____ as _____ of Sebastian River
Improvement District, on its behalf, who is ☐ personally known to me or who has ☐
produced _____ as identification.

{Notary Stamp}

Notary Public
My commission expires: _____

SKETCH OF LEGAL DESCRIPTION

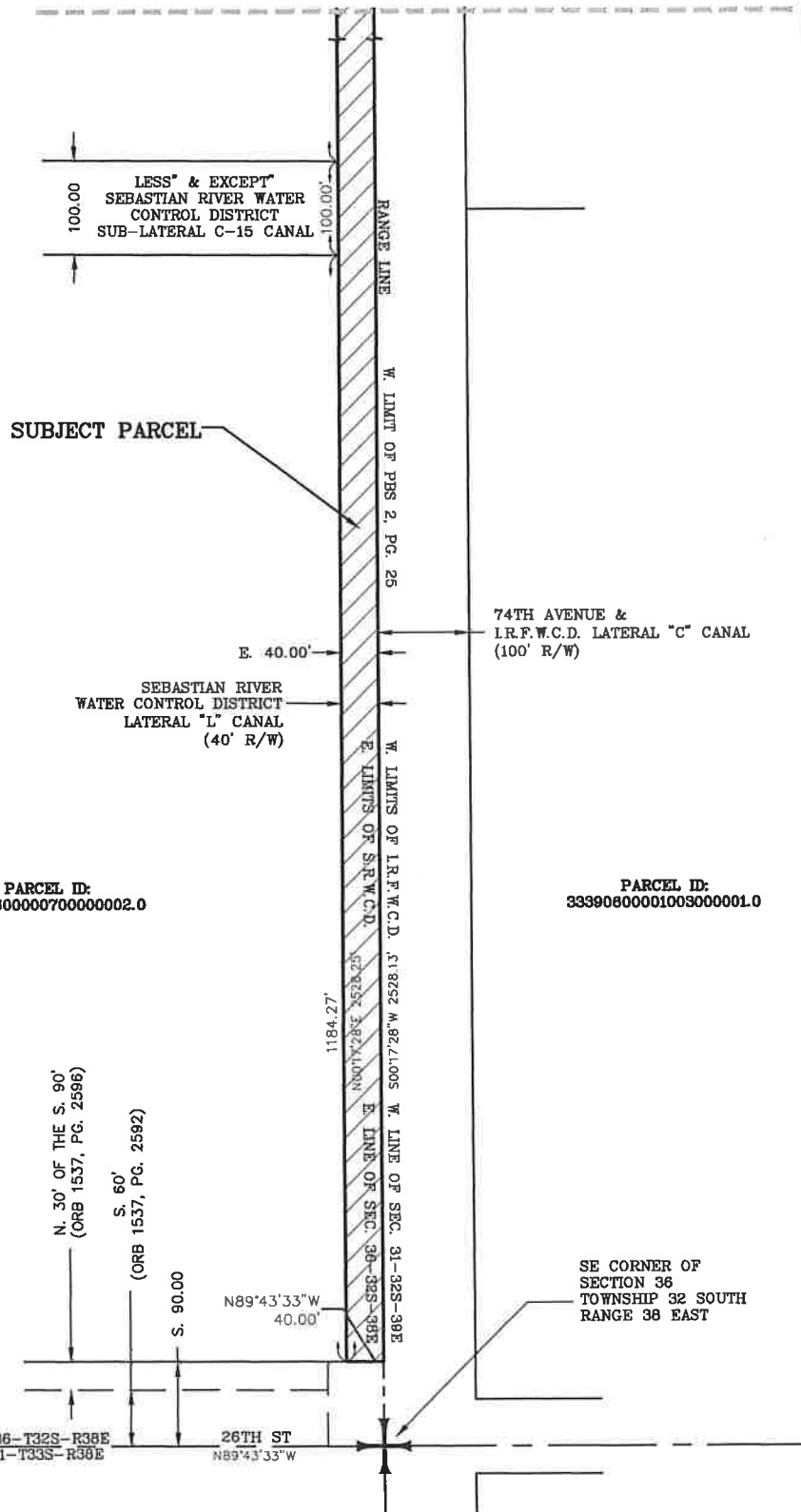
EXHIBIT "A"

PROJ.# 21-108



NORTH
SCALE: 1" = 150'

MATCHLINE-SEE SHEET 2



MERIDIAN

LAND SURVEYORS

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



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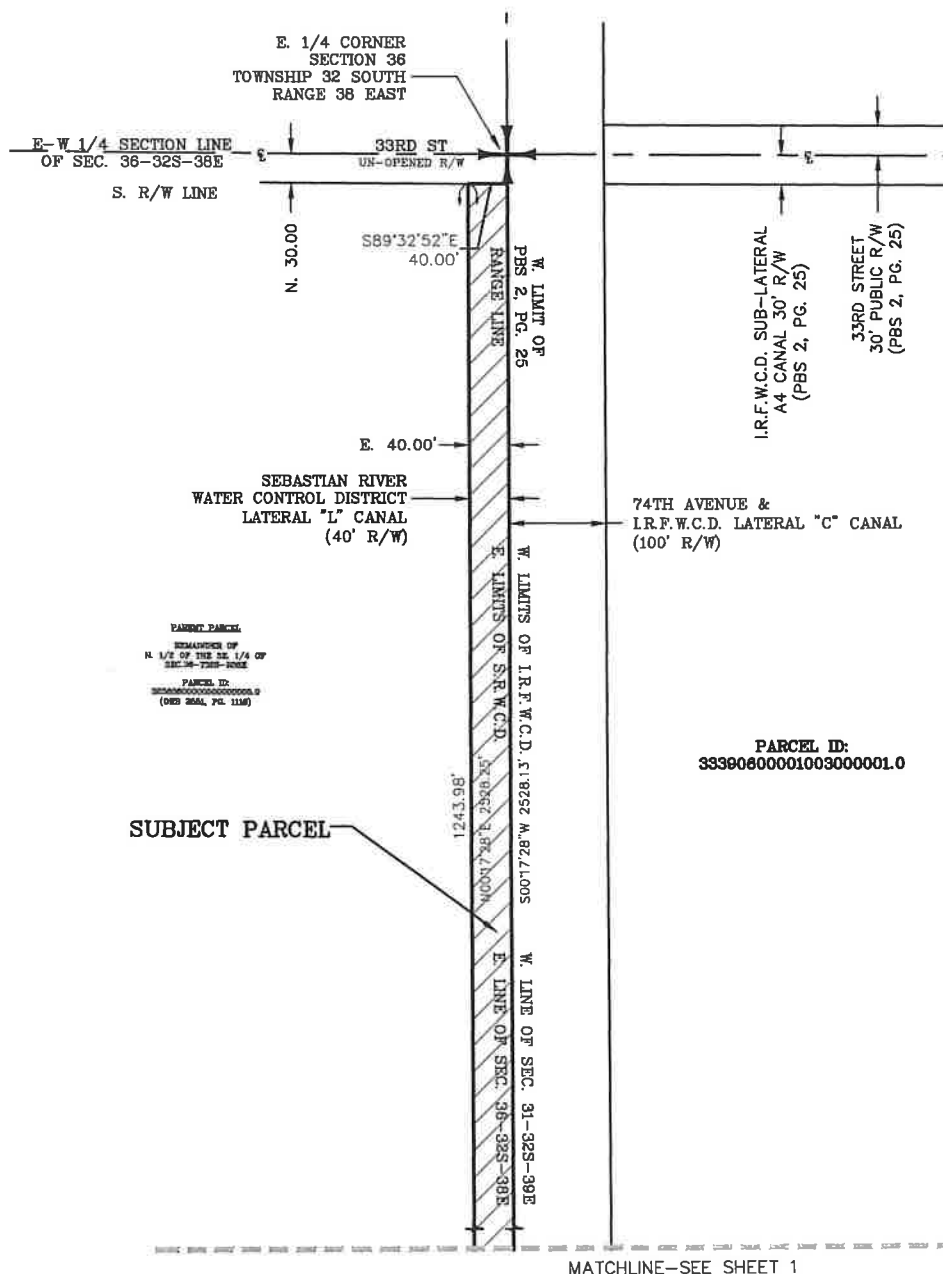
EXHIBIT "A"

PROJ. # 21-108



NORTH

SCALE: 1" = 150'



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SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 21-108

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HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B.#6905
d.b.a. MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY P.S.M.# 5336

LEGAL DESCRIPTION

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

THE EAST 40.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST, LESS THE NORTH 30.00 FEET AND THE SOUTH 90.00 FEET THEREOF.

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

ABBREVIATIONS:

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

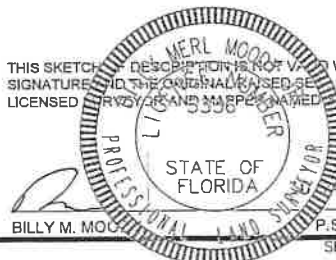


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LICENSED SURVEYOR AND MAPPER NAMED BELOW.



BILLY M. MOODY

P.S.M. #5336

SHEET 3 OF 3

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this ____ day of _____, 2024, between **GRBK GHOMES, LLC, a Texas limited liability company**, whose address is: 1801 27th Street, Vero Beach, FL 32960 **Grantor**, and **SEBASTIAN RIVER IMPROVEMENT DISTRICT**, whose address is: c/o Special District Services Inc., 2501a Burns Road, Palm Beach Gardens, FL 33410, **Grantee**.

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

A parcel of land lying in Section 36, Township 32 South, Range 39 East, Indian River County, Florida, and being described as follows:

The West 40.00 feet of the East 80.00 feet of the South ½ of the Southeast ¼ of Section 36, Township 32 South, Range 38 East.

Less and excepting the Sebastian River Water Control District Sub-Lateral C-15 canal right-of-way.

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

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

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

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

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

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

Signed, sealed and delivered
in our presence:

GRBK GHO HOMES, LLC, a Texas
limited liability company

Print Name: _____
P.O. Address: _____

By: _____
Name: _____
Title: _____

Print Name: _____
P.O. Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____ 2024,
by _____, the _____ of GRBK GHO
Homes, LLC, who is ☐ personally known to me or who has ☐ produced _____
_____ as identification.

{Notary Stamp}

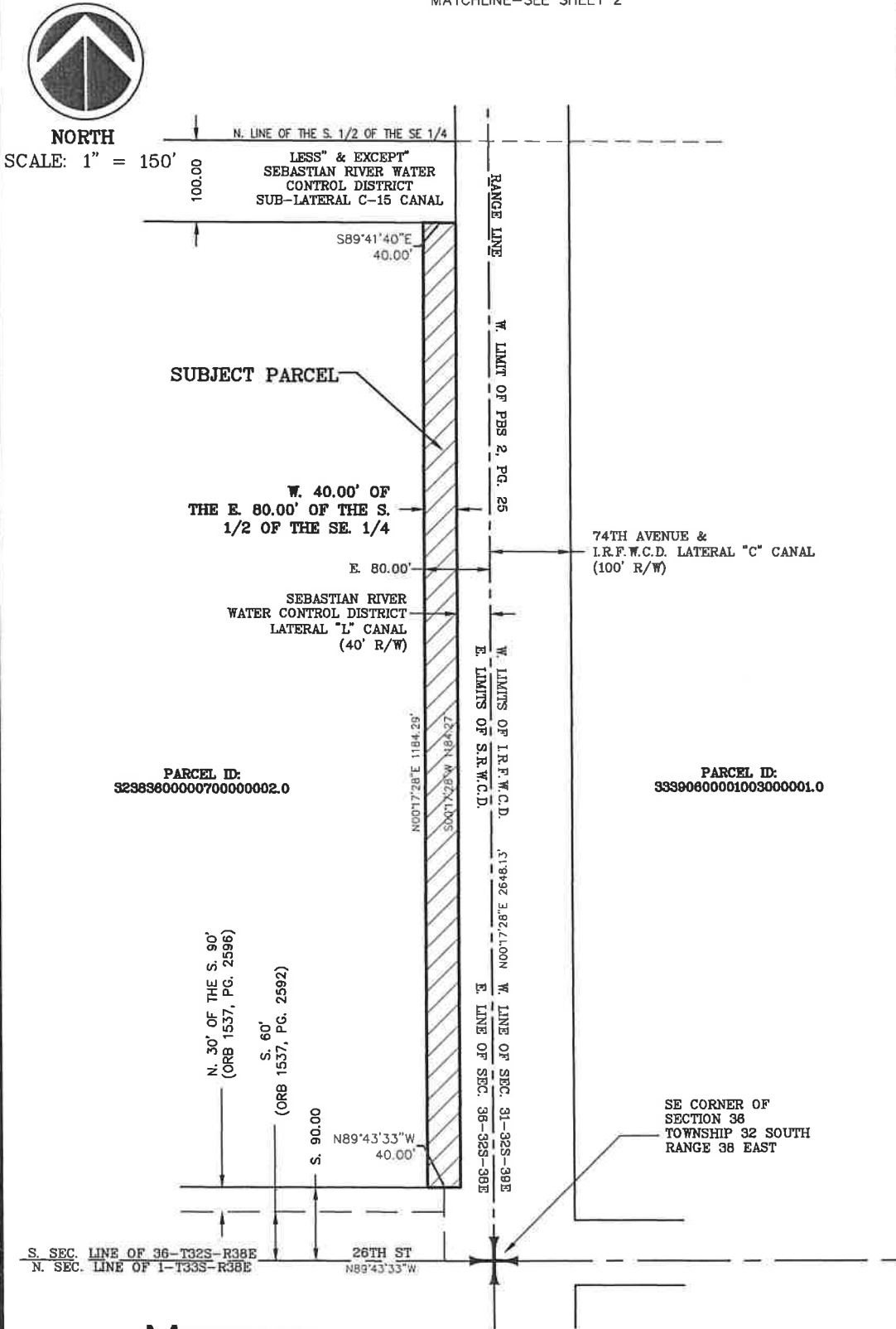
Notary Public
My commission expires: _____

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ. # 21-108

MATCHLINE-SEE SHEET 2



MERIDIAN
LAND SURVEYORS

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VERO BEACH, FL. 32960 LB#6905
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SHEET 1 OF 2

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ. # 21-108

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

LEGAL DESCRIPTION

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

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

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

ABBREVIATIONS:

I.R.F.W.C.D. -- INDIAN RIVER FARMS WATER CONTROL DISTRICT
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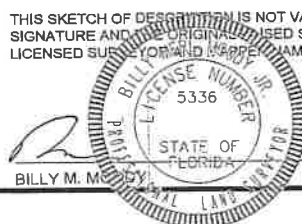


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10/24/2024

P.S.M. #5336

SHEET 2 OF 2

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

**COUNTY DEED
INDIAN RIVER COUNTY, FLORIDA**

This Deed, made this _____ day of _____, 2024, by **INDIAN RIVER COUNTY, FLORIDA, a political subdivision of the State of Florida**, party of the first part, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, hereinafter called GRANTOR and **SEBASTIAN RIVER IMPROVEMENT DISTRICT**, whose address is: c/o Special District Services Inc., 2501a Burns Road, Palm Beach Gardens, FL 33410, hereinafter called GRANTEE.

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

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

The West 40.00 feet of the East 80.00 feet of the North ½ of the Southeast ¼ of Section 36, Township 32 South, Range 38 East, Indian River County, Florida.

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

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

INDIAN RIVER COUNTY, FLORIDA
By its Board of County Commissioners

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

By: _____
Susan Adams, Chairman

By: _____
Deputy Clerk

Approved as to form and
Legal Sufficiency

Susan J. Prado
Deputy County Attorney

BCC approved: _____

(Official Seal)

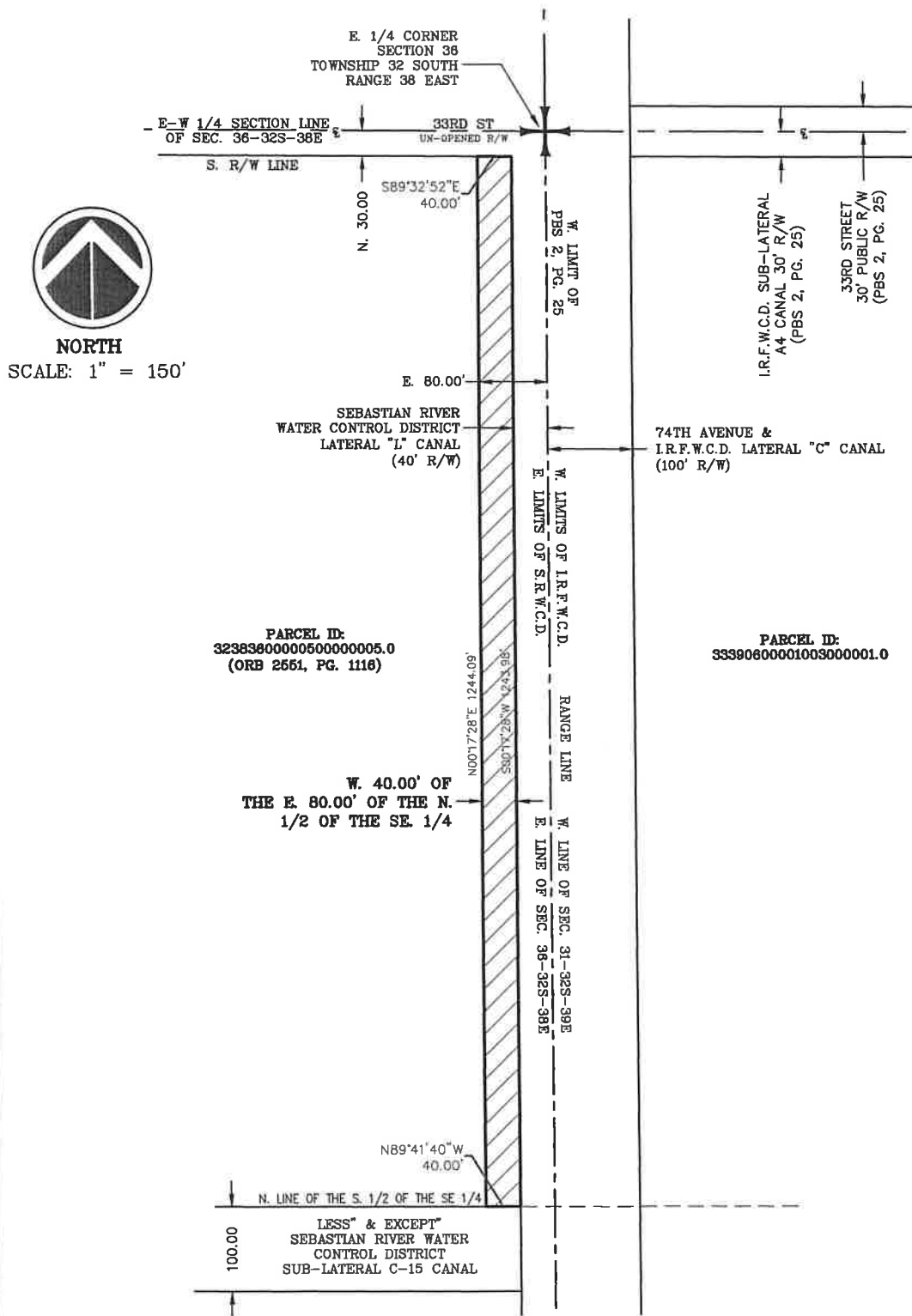
Indian River County Administrator

By: _____
John A. Titkanich, Jr.

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

PROJ.# 21-108



MERIDIAN
LAND SURVEYORS
 1717 INDIAN RIVER BLVD, SUITE 201
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- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY P.S.M.# 5336

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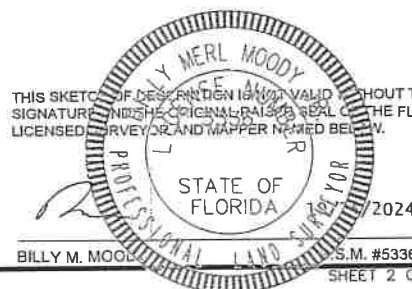
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BILLY M. MOODY

P.S.M. #5336

SHEET 2 OF 2

IRC p/w - APPROVAL OF CONCEPT

Joseph Schulke

From: Chris Mora <cmora@indianriver.gov> on behalf of Chris Mora
Sent: Tuesday, October 24, 2023 5:16 PM
To: 'Lauren Hamilton'
Cc: Matt Soyka; Bill Handler; Joseph W Schulke P.E.; Jessica Castano
Subject: RE: 74th Ave. Extension to the north of 26th Street

NOTICE: Our email domain has changed from ircgov.com to indianriver.gov. Please make changes to your contact lists and spam filters.

I reviewed the preliminary plan package dated September 7, 2023 which was addressed to Rich Szyrka, former Public Works Director, and subsequently forwarded to me on October 11, 2023. I offer the following comments:

1. The proposed swap of 40-foot R/W strips between the County and SRID is acceptable.
2. The proposed alignment of 74th Avenue north of 26th Street should be adjusted to allow for a 460 foot "Minimum Sight Distance For Signal Visibility" as specified in Table 4D-2 on page 461 of the MUTCD. This can be accomplished by moving the beginning point of curvature from sta. 100+92 to sta. 105+32. Although the intersection is currently a 4-way STOP, we should plan for eventual signalization in the future.

Christopher R. Mora, P.E.
Public Works Dept.

From: Lauren Hamilton <lhamilton@sbsengineers.com>
Sent: Wednesday, October 18, 2023 12:46 PM
To: Chris Mora <cmora@indianriver.gov>
Cc: Matt Soyka <msoyka@indianriver.gov>; Bill Handler <billh@ghohomes.com>; Joseph W Schulke P.E. <jschulke@sbsengineers.com>; Jessica Castano <admin1@sbsengineers.com>
Subject: Re: 74th Ave. Extension to the north of 26th Street

CAUTION: This message is from an external source. Please use caution when opening attachments or clicking links.

Re: Hawks Grove PD (202100073 / PD-22-12-08)

Mr. Mora,

attached and below – info on Hawk's Grove. We have a PD application at IRC planning. It has stalled a little due to an access issue – and needs creative planning and engineering to extend 74th Ave north to the site (from 26th St to 33rd St). Generally, IRC has substandard ROW for 74th Ave at this time in this stretch of road, and it cannot accommodate the construction of a public paved road to current standards without additional ROW. We were working with Rich Szyrka, SRID and IRFWCD on a plan that would have GHO purchase 40' from an adjacent property owner, dedicate it to IRC, then IRC and SRID would swap ROW's, which would then accommodate the extension along the correct alignment. The current existing dirt road sits in IRFWCD ROW – and is not an alignment they (IRFWCD or IRC) want as a permanent location for an improved road.

The plans attached in the email depict the proposal. SRID, IRFWCD appear to be in support of this concept, and Rich was too, but asked us to get preliminary drawings so he could consider in more detail, and hopefully then move forward. The preliminary drawings were sent to Rich about a month ago.

Please advise if you are available on Friday 10/27, Monday 10/30 or Tuesday, 10/31 to meet with Joe Schulke and Bill Handler to discuss this project.

Thank you,

Lauren Hamilton
Executive Assistant
Schulke, Bittle & Stoddard, LLC
1717 Indian River Blvd, Suite 201
Vero Beach, FL 32960
772-770-9622
772-770-9496 Fax

PLEASE NOTE:

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On Wed, Oct 18, 2023 at 10:25 AM Matt Soyka <msoyka@indianriver.gov> wrote:

NOTICE: Our email domain has changed from ircgov.com to indianriver.gov. Please make changes to your contact lists and spam filters.

Lauren ,I have copied Chris on this email letting him know that Joe Schulke and Bill handler will be contacting him to set up a meeting with himself ,Erik, and Kirstin to go over some 74th Ave. alternatives for a GHO Project north of 26th Street.

If Chris wishes my attendance I am available, since I have some familiarity with prior discussions.

Matt Soyka, PE

Project Engineer

Indian River County Public Works

Land Development

772-226-1596

msoyka@indianriver.gov

PRELIMINARY PLAN SUBMITTAL

Subject: 74th Ave improvements - Hawks Grove



Joseph Schulke <jschulke@sbsengineers.com>

Thu, Sep 7, 7:20 PM

to Rich Szpyrka, George Simons, dgunter, Bill Handler, Chuck DeSanti, Ryan Sweeney

You are viewing an attached message. Schulke, Blittle and Stoddard, LLC Mail can't verify the authenticity of attached messages.

Rich,

I have prepared the attached preliminary plan and cross sections for proposed improvements to 74th ave, from 26th st north to 33rd street +-. We have had several discussions on the possibility of a ROW swap between IRC and SRID, which would enable the construction of a paved road on 74th Ave to 33rd street. During our last conversation, your direction was for the developer to put together a preliminary plan and cross sections so that the concept could be better evaluated and considered by your office and SRID and IRFWCD. I hope this information is adequate for this purpose, and perhaps you will entertain the idea of meeting together with GHO and SRID/ IRFWCD engineer to discuss and refine the plan so we can move forward with a concept to be considered by both the IRC BCC and the SRID board.

Key components of the plan and proposal are:

- SRID has 40' of row west and adjacent to the IRFWCD ROW/ 74th ave. According to the SRID districts engineer, the SRID ROW can not be utilized for road improvements.
- IRC owns 40' row west of the SRID row, along the south ½ of the route.
- GHO has a contract to purchase a 40' strip of land west of the SRID ROW, along the north ½ of the route.

The concept is for a land swap with IRC 40' row and GHO 40' parcel with the SRID 40' row, which would provide a ROW strip for a road improvement, and still have an unencumbered SRID row for future needs of the district.

The preliminary plan proposes the following improvements:

- 2 lane paved road with F curb, and 6' sidewalk on the west side.
- swale for water quality/ detention parallel to and west of the road improvements. Catch basins are proposed in the swale, to capture stormwater, with piped drainage connections to both the IRFWCD and SRID district canals. I would ask George Simon for his opinion of the ratio of stormwater going to each district, since he represents both districts (as the engineer), and the project bisects both districts. The catch basins could be set above swale invert to required level for treatment and attenuation.
- new ditch within the SRID ROW – this could provide conveyance of stormwater for the road improvements and for any properties lying west of the site that are currently served by the SRID. Note that the cross section, depth, etc are only a concept. Any improvements within this area would require the direction of the SRID.
- The road improvements were set at a min. of the greater of the SRID and the IRFWCD 100' canal elevations in the vicinity.

Please review and let me know when you are available to further discuss, and perhaps meet with GHO and district engineer.

Thank you

Joe Schulke, PE
772-770-9622

SUMMARY OF PROPOSAL

Joseph Schulke

From: Joseph Schulke
Sent: Thursday, June 15, 2023 5:13 PM
To: 'Rich Szpyrka'
Cc: billh@ghohomes.com; 'Ryan Sweeney'; 'Brandon Creagan'; 'Patrick Murphy'; 'Matt Soyka'; 'George Simons'
Subject: Hawks Grove - 74th Ave
Attachments: 21-236 C-800 74TH OFF SITE-C-001 AERIAL (3).pdf; IRC ROW Strip.pdf; 74th Ave Typical Section.pdf

Rich,

Rich – we are following up with you (reference your email dated Feb 20, 2023 – included below) regarding the Hawk's Grove PD and the 74th Ave improvements and ROW needs. We are initially submitting information and drawings to you for consideration and hope to have a brief telephone conversation and determine if you are in support of the proposal, and then would ask that we can coordinate a meeting at your office with your staff, and SRID and IRFWCD staff to discuss same.

We would like to discuss 74th Ave improvements and ROW needs in the vicinity of 26th st to 33rd street. As you may recall, we have had several meetings and/ or conversations with you and the several other agencies referenced herein regarding possible paved road improvements and ROW needs to facilitate the improvements. GHO Homes has recently entered into a Purchase and Sale agreement to purchase 40' of the multi Grain LLC property located immediately west of the proposed Hawk's Grove development. This pending acquisition, together with the current 40' ROW strip IRC acquired from St. John's Catholic Church in 2001 and 2002 (deeds attached), would provide the opportunity to permit the extension of 74th Ave along the IRFWCD preferred alignment from 26th street to 33rd street. This would require the cooperation of IRC and SRID, and to a lesser extent, IRFWCD. As previously discussed, the 40' wide strip of ROW controlled by IRC and GHO Homes would need to be swapped with the current 40' SRID Lateral L ROW to facilitate the 74th Ave extension in the preferred alignment, and this also ensures the SRID continues to have a drainage ROW along its eastern boundary. Attached is an exhibit which depicts the above described proposal.

If the acquisition and swap are completed, the 74th Ave paved road can be extended north for ½ mile in its current and preferred location, and it will:

- provide ample "clear zone" from EOP to TOB of Range line canal and the necessary maintenance area for IRFWCD.
- provide an opportunity to pave an unimproved 74th Ave road ROW to current safe standards for approx. ½ mile.
- provide for a safe pedestrian sidewalk from 26th st to 33rd st.
- provide a clear and unencumbered continuation of the SRID canal lateral L ROW along its east boundary.
- provide paved access to the proposed GHO Hawk's Grove development.

As mentioned in your emailed dated Feb 20, the proposal and attached plan answer a majority of your questions:

1. Benefit to IRC: Swapping ROW with the SRID, NOW THAT GHO has acquired the north ¼ mile, would allow 74th Ave to extend ½ mile to 33rd street, and complete IRC long range plans for a continuation of 74th Ave to the north. Extending and paving 74th Ave north from 26th st to 33rd street will provide a safer means of travel, provide a compliant clear zone and acceptable and unencumbered maintenance area for IRFWCD for access to Range Line canal, and the extension will further IRC thoroughfare road network goals and objectives, extending the grid.
2. We are no longer proposing to move our driveway south, but will move to the center of the site's ¼ mile frontage. With GHO's pending acquisition of the 40' strip of land, the possible re-alignment and extension of 74th Ave is unencumbered from 26th st to 33rd st.

3. We are no longer proposing to move the driveway south. The conceptual plan depicts an access road to the western Multi Grain LLC parcel directly aligned with the Hawk's Grove driveway, centered within the ¼ mile road frontage of Hawk's Grove and the Multi Grain LLC parcel. As a condition of the sale, GHO has agreed to construct a new access driveway for the property at this location.
4. SRID engineer (George Simons) and IRFWCD administrator (David Gunter) initially suggested the idea of a swap. Now that GHO is acquiring the north ¼ mile 40' strip, swapping both IRC's south ¼ mile 40' strip and GHO's north ¼ mile strip with SRID' 40' lateral L would provide a continuous lateral L canal ROW for the SRID, and a continuous and contiguous Road ROW for IRC for the entire ½ mile from 26th st and 33rd st.
We are first discussing this with you, then with your support, would meet with other agencies and then make a formal request to be heard by the SRID board. (we have informally spoken with the administrator, its engineer and one board member, and believe the proposal will be supported).
5. GHO has contacted the property owner to the west (Multi Grain LLC) and has entered into a contract with the owner to purchase the 40' strip of land, and construct a new access driveway centered on the ¼ mile frontage.

Please review the above and attached, and let me know when Bill and I can schedule a convenient time to discuss this further with you.

Best regards,
Joseph W. Schulke, P.E., LEED AP
Schulke, Bittle & Stoddard LLC
1717 Indian River Boulevard, Ste. 201
Vero Beach, Florida 32960
(772) 770-9622 phone
(772) 770-9496 fax
www.sbsengineers.com

Connect with us...

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SCHULKE, BITTLE & STODDARD LLC is providing CAD files to the owner, contractor and/or surveyor for its convenience only. Only the signed and sealed drawings shall be considered to have pertinent information for the construction of this project. Your reliance on the attached electronic file(s) is at your sole risk, since electronic files can be corrupted, edited, or may have additional data within the files that is not pertinent to the final design as reflected in the signed and sealed drawings.

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From: Rich Szpyrka <rszpyrka@indianriver.gov>
Sent: Monday, February 20, 2023 10:19 AM
To: Joseph Schulke <jschulke@sbsengineers.com>
Cc: Brandon Creagan <bcreagan@ircgov.com>; Patrick Murphy <pmurphy@ircgov.com>; Adam Heltemes <aheltemes@ircgov.com>; Matt Soyka <msoyka@ircgov.com>; George Simons <georges@carterassoc.com>; Ryan Sweeney <rsweeney@ircgov.com>
Subject: RE: Hawks Grove - 74th Ave

Joe,

After reviewing the proposal as presented, I am of the opinion that this proposal does not benefit the County and waivers to the Land Development Regulations with respect to what the proposed subdivision is required to construct for roadway improvements will be necessary. The questions that have arisen are as follows:

- What benefit is it to the County to swap r/w with SRID other than allow this development to proceed? The current configuration of 74th along with the current surface conditions of the roadway are sufficient for the minimal use of the roadway.
- Why would the County allow the driveway to be moved to the south and not have the roadway constructed to the north boundary of the property as is required by the LDR's?
- With the driveway moved south, what impact does this have on the property to the west for future developmental configurations?
- Will SRID vacate the portion of the C-15 canal r/w in the future or will they require the developer to the west to purchase the r/w or possibly pipe it as a significant expense?
- Has GHO contacted the property owner to the west to inquire about purchasing property for r/w?

We can discuss further if you would like to once you have some additional information for County staff to consider.

Regards,

Richard B. Szpyrka, P.E.

Public Works Director

Indian River County

1801 27th Street Vero Beach, FL 32960

(772) 226-1234

Email: rszpyrka@ircgov.com

From: Joseph Schulke <jschulke@sbsengineers.com>

Sent: Friday, February 17, 2023 3:27 PM

To: Rich Szpyrka <rszpyrka@indianriver.gov>

Cc: Brandon Creagan <bcreagan@ircgov.com>; Patrick Murphy <pmurphy@ircgov.com>; Adam Heltemes <aheltemes@ircgov.com>; Matt Soyka <msoyka@ircgov.com>; George Simons <georges@carterassoc.com>; Ryan Sweeney <rsweeney@ircgov.com>

Subject: Hawks Grove - 74th Ave

CAUTION: This message is from an external source. Please use caution when opening attachments or clicking links.

Hello Rich,

??

Bill Handler asked me to follow up with you regarding Hawks Grove PD, and specifically your thoughts on the 74th Ave ROW situation. At our meeting ??? you had indicated that IRC ultimately would be extending 74th Ave north, and ROW acquisition would be necessary for 74th Ave to continue with this preferred alignment. You indicated that you would have to consider what IRC plans are and if it would make sense for IRC to consider acquiring ROW now along this stretch of road, or if there is another alternative that would enable Hawks Grove PD to move forward.

??

I have enclosed a copy of our proposed 74th Ave alignment for your reference.

??

The background to this, as you may recall, is that when we last met several weeks ago, we had proposed a possible land swap of 40' strips between IRC and SRID, which would provide for the extension of 74th Ave north from 26th st about 1250' with a fairly straight alignment along the section line. However, the extent of the swap is only to SRID canal C-15, which is coincident with Hawks Grove PD south property line, and does not resolve the road alignment or ROW constraints north of the south property line. In order to extend the road further north along this alignment, it would require a portion of 74th Ave to be constructed in and impact the SRID Canal ROW.

??

During our meeting, we proposed to move our entrance and bridge south and near to the development's south pl to minimize the impacted SRID ROW. We also proposed to either:

-request the SRID declare the impacted ROW surplus in this area, have it abandoned and extend the road. We would propose to install a culvert or other means to provide for the SRID conveyance needs in the abandoned ROW. (if needed). In a subsequent phone call, District engineer George Simons indicated that this was not an ideal situation, but indicated I should submit an application to get the review process started. George did not feel he could support this. However, I did speak with an SRID board member, and I did get a more positive response. ??

-request that SRID issue a permit to allow the road extension to be built in their ROW. Also, we would propose to install a culvert or other means to provide for the SRID conveyance needs in the abandoned ROW. (if needed). In a subsequent phone call, District engineer George Simons indicated that this was likely not going to be acceptable to the developer or

IRC ??? as SRID permits always include a condition that in the event the SRID declares it needs the ROW, the permitted improvement would need to be removed.

??

At a subsequent phone call, George Simons indicated that the preferred course would be for the developer or IRC to seek ROW from the parcel lying west of Hawk???s Grove for at least the impacted area, and then make a similar exchange with SRID as we had proposed to the south.

??

We are hoping you have had time to consider the options presented, and perhaps can agree to assist in ROW acquisition west of the Hawks Grove PD site.

??

Please let us know when you have time to further discuss. ????

??

Best regards,

Joseph W. Schulke, P.E., LEED AP

Schulke, Bittle & Stoddard LLC

1717 Indian River Boulevard, Ste. 201

Vero Beach, Florida?? 32960

(772) 770-9622 phone

(772) 770-9496 fax

www.sbsengineers.com

??

Connect with us...??????

??

??

PLEASE NOTE:

SCHULKE, BITTLE & STODDARD LLC is providing CAD files to the owner, contractor and/or surveyor for its convenience only.

Only the signed and sealed drawings shall be considered to have pertinent information for the construction of this project.

Your reliance on the attached electronic file(s) is at your sole risk, since electronic files can be corrupted, edited, or may have additional

data within the files that is not pertinent to the final design as reflected in the signed and sealed drawings.

??

SCHULKE, BITTLE & STODDARD LLC makes no representations or warranties, either express or implied, as to its suitability for any specific purpose. While we believe this drawing file to be accurate at the time of retrieval, this media and its contents can be easily altered or corrupted either purposely or inadvertently through any number of sources.

??

For this reason, SCHULKE, BITTLE & STODDARD LLC, its managers and or employees shall be indemnified and held harmless from any and all liability that may arise or result from the use of this information by your firm, employees, agents or sub-contractors. Any use of the file provided herein constitutes acceptance of the provisions stated herein.

The information contained in this email is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

??

15.00
704

Statutory Warranty Deed
R/W 26th Street & 74th Avenue
Tax ID # 36-32-38-0-7000-2.0

DOCUMENTARY STAMPS

DEED \$ 170

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

02(diocece)Mnk

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 19 day of OCTOBER, 2002, between

DIOCESE OF PALM BEACH, by Rev. James Murtagh, Apostolic Administrator, his successors and assigns forever, a corporation sole, Post Office Box 109650, Palm Beach Gardens, FL 33410-9650, GRANTOR, and INDIAN RIVER COUNTY, a political subdivision of the State of Florida, the address of which is 1840 25th Street, Vero Beach, FL 32960, GRANTEE,

WITNESSETH:

That GRANTOR, for and in consideration of the sum of *Ten Dollars and* other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, and GRANTEE'S heirs and assigns forever, the following described land, situate, lying, and being in Indian River County, Florida:

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

AND GRANTOR does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

Signed in the presence of:

sign:

printed name:

sign:

printed name:

DIOCESE OF PALM BEACH

By

Rev. James Murtagh
Apostolic Administrator

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

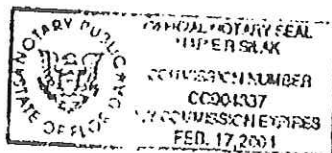
The foregoing instrument was acknowledged before me this 19 day of OCTOBER, 2001, by the DIOCESE OF PALM BEACH, by Rev. James Murtagh, Apostolic Administrator, on behalf of same. (He is personally known to me) or produced _____ as identification.

sign:

Notary Public

stamped seal showing name,
commission # & expiration date

Instrument Prepared by and Should be
Returned to: County Attorney's Office



1395405

02 NOV 14 PM 3:51

OR 1537PG2589

PLAT
SHEET 1 OF 2

SKETCH OF DESCRIPTION FOR THE DIOCESE OF PALM BEACH

SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST
INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION OF RIGHT-OF-WAY DEDICATION:

THE WEST 20.00 FEET OF THE EAST 60.00 FEET OF
THE FOLLOWING DESCRIBED PARCEL:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST,
INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT
THEREFROM THE NORTH 50.00 FEET AND THE SOUTH
60.00 FEET.


ALL OF SAID LAND LYING AND BEING IN INDIAN
RIVER COUNTY, FLORIDA AND CONTAINING 0.56
ACRES, MORE OR LESS.

GENERAL NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, RESERVATIONS, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, ZONING REGULATIONS OR SETBACK LINES, LAND USE PLAN DESIGNATION, ADJOINING DEEDS OR MURPHY ACT DEEDS.
3. NO FOUNDATIONS OR UNDERGROUND INSTALLATIONS HAVE BEEN LOCATED.
4. BEARING DATUM IS BASED UPON AN ASSUMED DATUM. DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET.
5. THIS SKETCH DOES NOT INTEND TO REFLECT OR DETERMINE OWNERSHIP.
6. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY.

PROJECT No. 99-07E
DWG# 15092 A-1
SHEET 1 OF 2

- PREPARED BY -


DAVID E. LUTHJE, PSM DATE 9-27-02
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5728
CARTER ASSOCIATES, INC. LB NO. 205

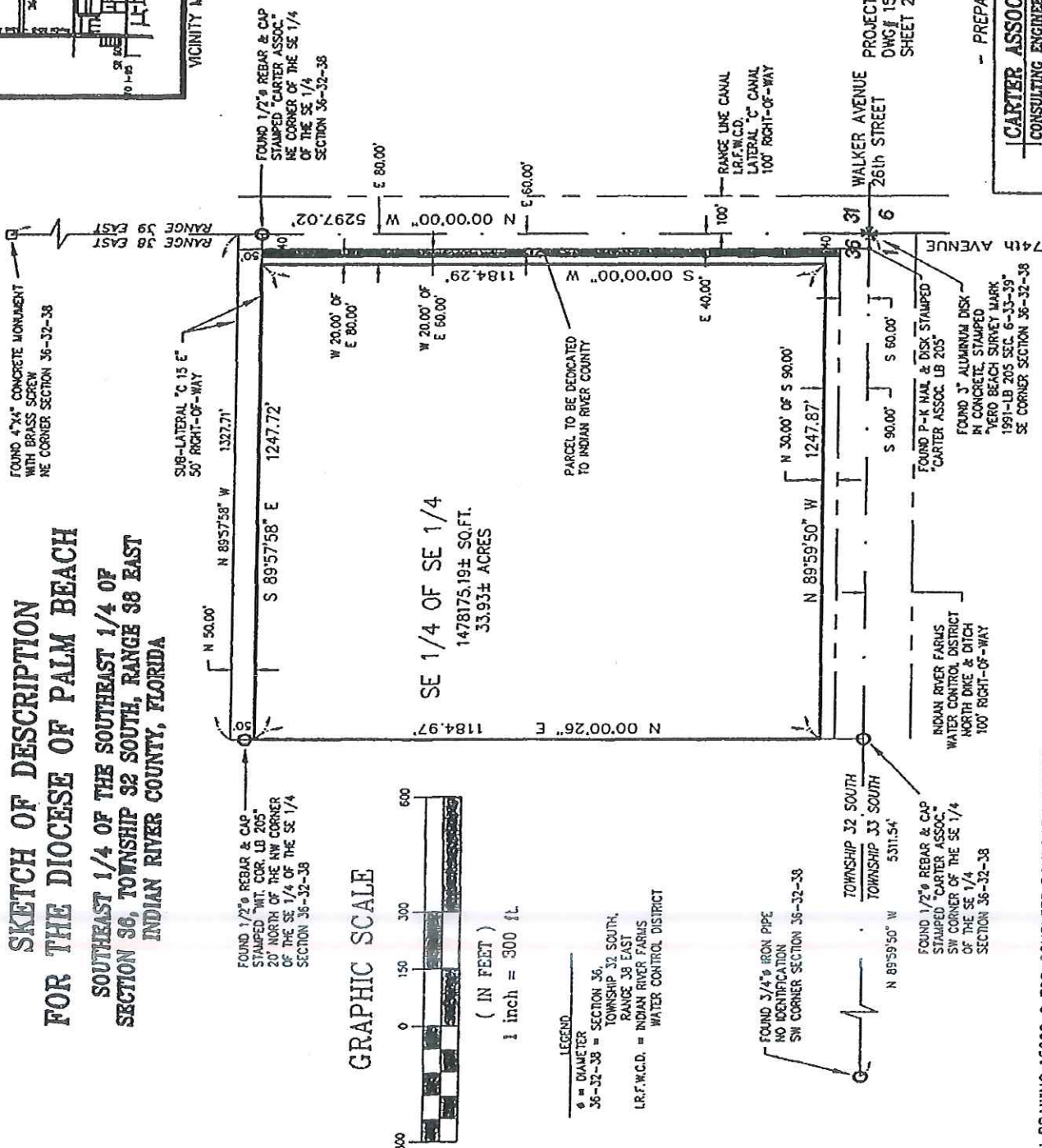
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET 772-562-4191 (TEL)
VERO BEACH, FLORIDA 32960-3472 772-562-7180 (FAX)

SKETCH OF DESCRIPTION FOR THE DIOCESE OF PALM BEACH SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST INDIAN RIVER COUNTY, FLORIDA

VICINITY MAP - NOT TO SCALE

EXHIBIT "B"

SHEET 2 OF 2



- PREPARED BY -

CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FLORIDA 33590-3472
772-582-1181 (TEL)
772-582-7188 (FAX)

SEE CAI DRAWING 15092 C FOR COMPLETE BOUNDARY SURVEY

OR 1537PG2591

Statutory Warranty Deed
R/W 26th Street & 74th Avenue
Tax ID # 36-32-38-0-7000-2.0

DOCUMENTARY STAMPS

DEED \$ 60.20

NOTE \$

JEFFREY K. BARTON, CLERK
INDIAN RIVER COUNTY

02(diocese)MNk

IN THE RECORDS OF
JEFFREY K. BARTON
CLERK CIRCUIT COURT
INDIAN RIVER CO., FLA.

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 19 day of OCTOBER, 2002, between

DIOCESE OF PALM BEACH, by Rev. James Murtagh, Apostolic Administrator, his successors and assigns forever, a corporation sole, Post Office Box 109650, Palm Beach Gardens, FL 33410-9650, GRANTOR, and INDIAN RIVER COUNTY, a political subdivision of the State of Florida, the address of which is 1840 25th Street, Vero Beach, FL 32960, GRANTEE,

WITNESSETH:

That GRANTOR, for and in consideration of the sum of *Eight Thousand Five Hundred Twenty-Nine Dollars and* other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, and GRANTEE'S heirs and assigns forever, the following described land, situate, lying, and being in Indian River County, Florida:

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

AND GRANTOR does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

Signed in the presence of:

sign:

printed name: Rev. John A. Crowley

sign:

printed name: John J. Schlitz, Jr.

DIOCESE OF PALM BEACH

By

Rev. James Murtagh
Apostolic Administrator

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

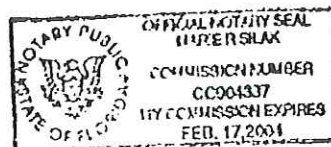
The foregoing instrument was acknowledged before me this 19 day of OCTOBER, 2002, by the DIOCESE OF PALM BEACH, by Rev. James Murtagh, Apostolic Administrator, on behalf of same. (He is personally known to me) or produced _____ as ~~identification~~.

sign:

Marie R. Schuch
Notary Public

stamped seal showing name,
commission # & expiration date

Instrument Prepared by and Should be
Returned to: County Attorney's Office



1395167

02 NOV 14 PM 3:49

OR 1537PG2516

EXHIBIT "B"

SHEET 1 OF 2

**SKETCH OF DESCRIPTION
FOR THE DIOCESE OF PALM BEACH**

**SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST
INDIAN RIVER COUNTY, FLORIDA**

LEGAL DESCRIPTION OF RIGHT-OF-WAY ACQUISITION:

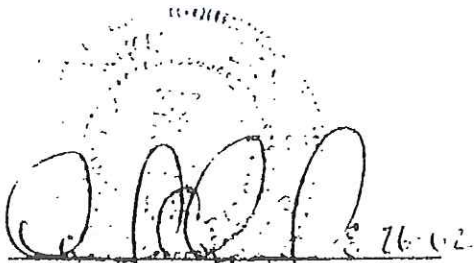
THE WEST 20.00 FEET OF THE EAST 80.00 FEET OF
THE FOLLOWING DESCRIBED PARCEL:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST,
INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT
THEREFROM THE NORTH 50.00 FEET AND THE SOUTH
90.00 FEET.

ALL OF SAID LAND LYING AND BEING IN INDIAN
RIVER COUNTY, FLORIDA AND CONTAINING 0.54
ACRES, MORE OR LESS.

GENERAL NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, RESERVATIONS, OWNERSHIP, ABANDONMENTS, DEED RESTRICTIONS, ZONING REGULATIONS OR SETBACK LINES, LAND USE PLAN DESIGNATION, ADJOINING DEEDS OR MURPHY ACT DEEDS.
3. NO FOUNDATIONS OR UNDERGROUND INSTALLATIONS HAVE BEEN LOCATED.
4. BEARING DATUM IS BASED UPON AN ASSUMED DATUM. DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET.
5. THIS SKETCH DOES NOT INTEND TO REFLECT OR DETERMINE OWNERSHIP.
6. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY.



DAVID E. LUETHJE, PSM DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5728
CARTER ASSOCIATES, INC. LB NO. 205

PROJECT No. 99-07E
DWG# 15092 A-2
SHEET 1 OF 2

- PREPARED BY -

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET 772-642-4101 (TEL)
VERO BEACH, FLORIDA 32900-3472 772-642-7100 (FAX)

C:\1999\99-07\dwg\9907E-1.dwg, 08/22/2002 02:51:00 PM, RNH

OR1537PG2517

SKETCH OF DESCRIPTION FOR THE DIOCESE OF PALM BEACH **SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 38 EAST INDIAN RIVER COUNTY, FLORIDA**

FOUND 1/2" REBAR & CAP
STAMPED "W.T. COR. LB 205"
20' NORTH OF THE NW CORNER
OF THE SE 1/4 OF THE SE 1/4
SECTION 36-32-38

GRAPHIC SCALE



LEGEND

○ = DIAMETER
36-32-38 = SECTION 36,
TOWNSHIP 32 SOUTH,
RANGE 38 EAST
I.R.F.W.C.D. = INDIAN RIVER FARMS
WATER CONTROL DISTRICT

FOUND 3/4" IRON PIPE
NO IDENTIFICATION
SW CORNER SECTION 36-32-38

TOWNSHIP 32 SOUTH
TOWNSHIP 33 SOUTH
N 89°59'50" W 5311.54'

FOUND 1/2" REBAR & CAP
STAMPED "CARTER ASSOC."
SW CORNER OF THE SE 1/4
OF THE SE 1/4
SECTION 36-32-38

INDIAN RIVER FARMS
WATER CONTROL DISTRICT
NORTH DIKE & DITCH
100' RIGHT-OF-WAY

FOUND P-K NAIL & DISK STAMPED
"CARTER ASSOC. LB 205"
FOUND 3" ALUMINUM DISK
IN CONCRETE, STAMPED
"VERO BEACH SURVEY MARK
1991-LB 205 SEC. 6-33-39"
SE CORNER SECTION 36-32-38

FOUND 4"x4" CONCRETE MONUMENT
WITH BRASS SCREW
NE CORNER SECTION 36-32-38

SUB-LATERAL "C" 15 E"
50' RIGHT-OF-WAY

FOUND 1/2" REBAR & CAP
STAMPED "CARTER ASSOC."
NE CORNER OF THE SE 1/4
OF THE SE 1/4
SECTION 36-32-38

E 80.00'

E 60.00'

E 40.00'

E 30.00' OF S 90.00'

N 30.00' OF S 90.00'

N 89°59'50" W 1247.87'

S 90.00' S 60.00'

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S 90.00' S 60.00'

SE 1/4 OF SE 1/4
1478175.19± SQ.FT.
33.93± ACRES

PARCEL TO BE ACQUIRED
BY INDIAN RIVER COUNTY

RANGE LINE CANAL
I.R.F.W.C.D.
LATERAL "C" CANAL
100' RIGHT-OF-WAY

WALKER AVENUE
26th STREET

PROJECT No. 99-07E
DWG# 15092 A-2
SHEET 2 OF 2

PREPARED BY -

CARTER ASSOCIATES, INC.

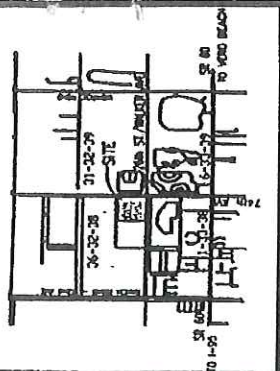
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FLORIDA 33590-3472 772-668-4191 (TEL)
772-668-7106 (FAX)

SEE CAL DRAWING 15092 C FOR COMPLETE BOUNDARY SURVEY

UR1531PG2518

EXHIBIT "B" SHEET 2 OF 2

VICINITY MAP - NOT TO SCALE





ENGINEER CERTIFICATION

☒ JOSEPH W. SCHULKE
FL. REG. NO. 47048

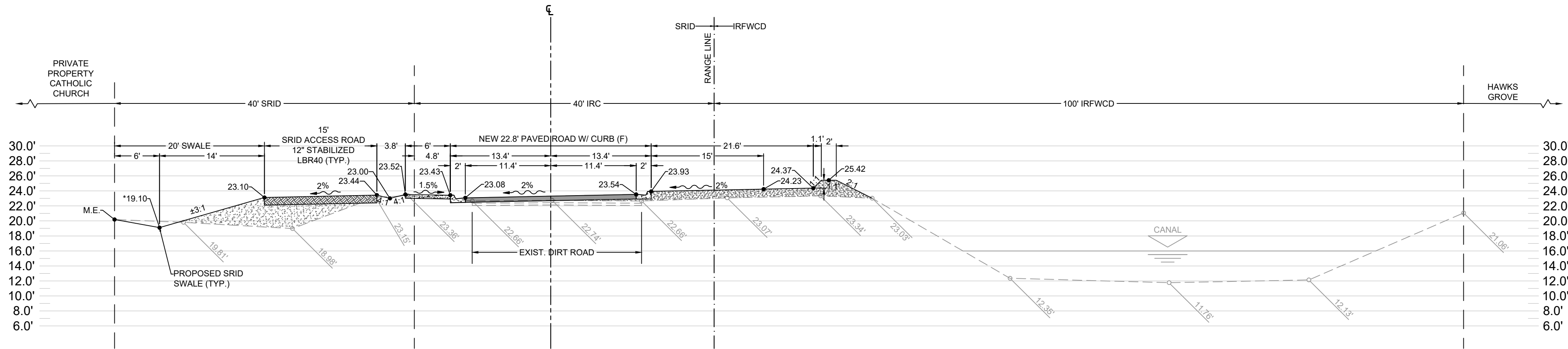
☐ JODAH B. BITTLE
FL. REG. NO. 57396

☐ WILLIAM P. STOODARD
FL. REG. NO. 57605

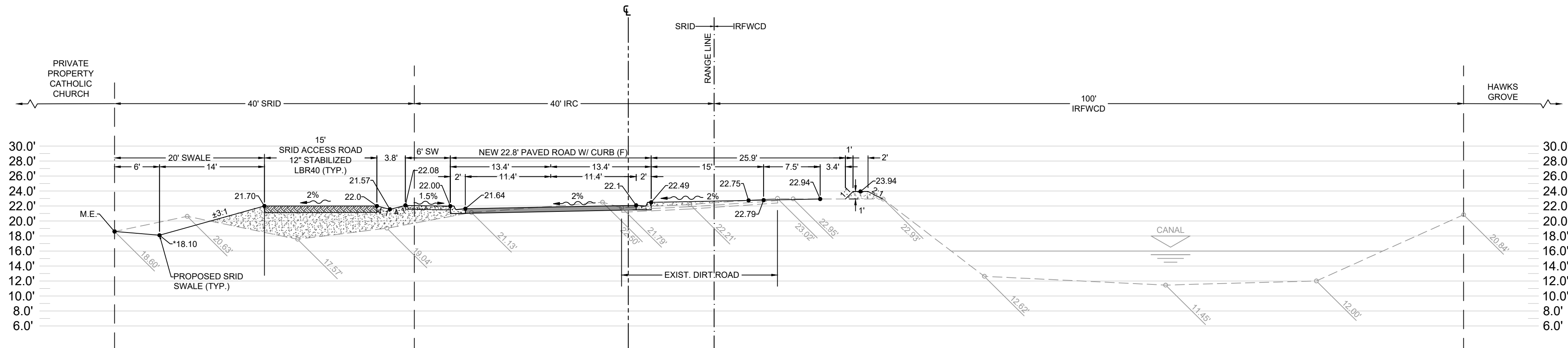
DocuSigned by:
Joseph Schulke

DATE: 02/11/2016 09:04:33
SHEET

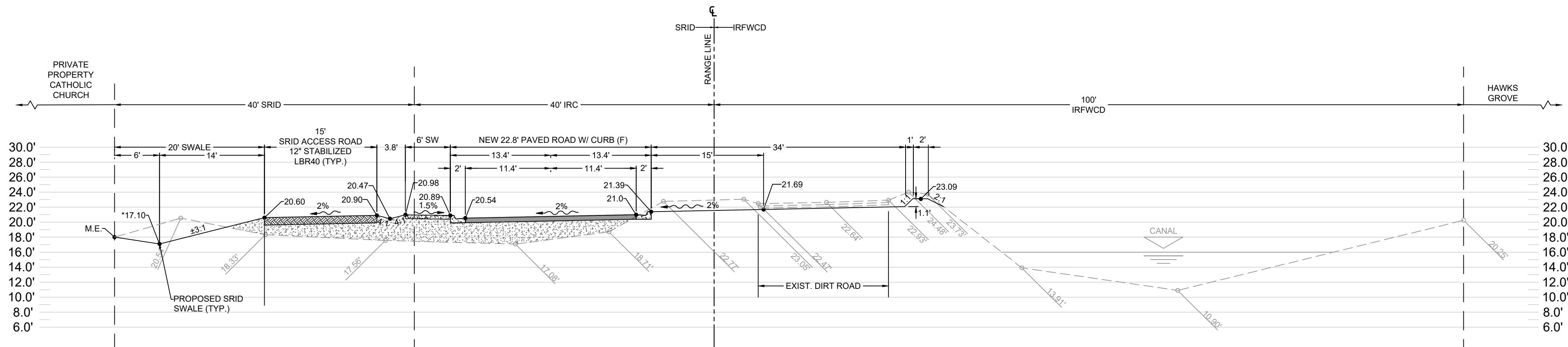
LAST SAVED: 3/25/2024 1:35:48 PM. SAVED BY: JAMES MERTENS. DRAWING: J:\2021\21236 GHG HAWKS GROVE 3RD ST - 43 ACRES CSD\PRODUCTION DRAWINGS\PRELIMINARY PLAT\PRELIM 3CAL - 21-236 C-800 74TH OFF SITE USE THIS DWG. PLOT DATE: 3/25/2024 1:37:21 PM. PLOTTED BY: JAMES MERTENS



74TH AVE. - STA. 101+00.00
1' = 10"



74TH AVE. - STA. 102+00.00
1' = 10"

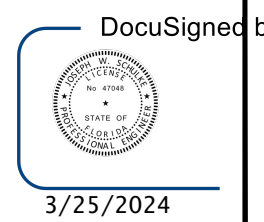


74TH AVE. - STA. 104+00.00
1' = 10"

*SRID SWALE INVERT SHALL BE ADJUSTED IN FIELD TO ACCOMPLISH THE FOLLOWING:
1. POSITIVE SHEETFLOW DRAINAGE FOR ADJACENT SRID LANDOWNER.
2. PROVIDE POSITIVE DRAINAGE TO SRID CE-15 SUBLATERAL

FLOOD ZONE ELEVATIONS

	IRF	SRID
10 YEAR =	18.8'	18.57'
25 YEAR =	19.0'	18.57'
100 YEAR =	19.6'	19.03'



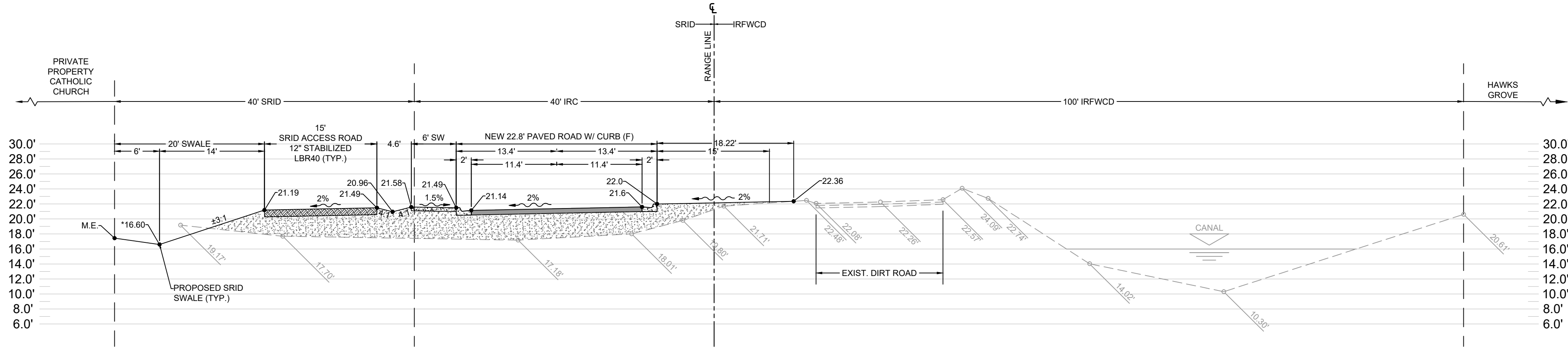
ENGINEER CERTIFICATION
I, JOSEPH W. SCHULKE, FL. REG. NO. 47048, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND THAT I HAVE PREPARED THIS DOCUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING BOARD.
DATE: 3/25/2024
SHEET: C-801
PROJECT NO.: 21-236

HAWKS GROVE P.D.
7255 33RD ST
VERO BEACH, FLORIDA
INDIAN RIVER COUNTY

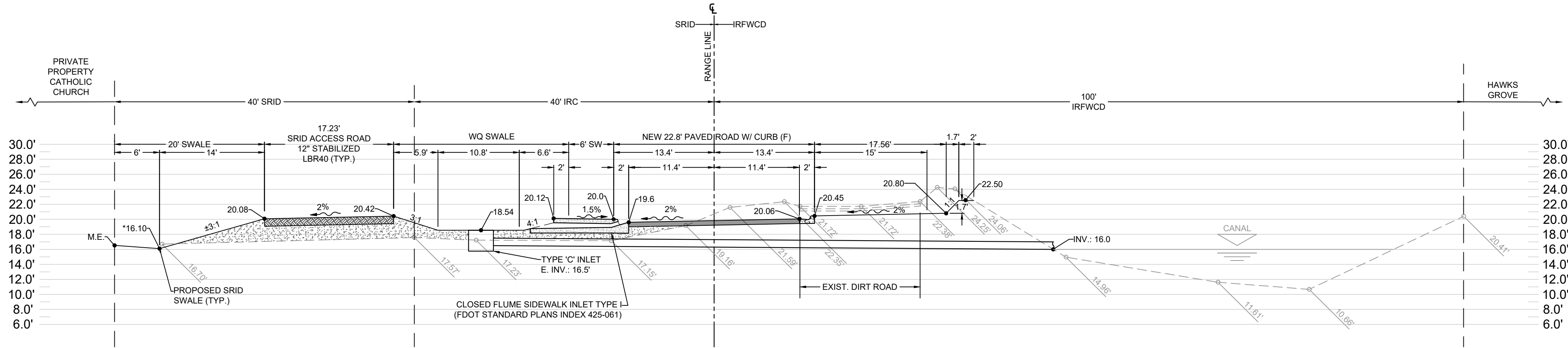
74TH AVE SECTIONS

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9822 FAX 772 / 770-9496 EMAIL info@bsengineers.com

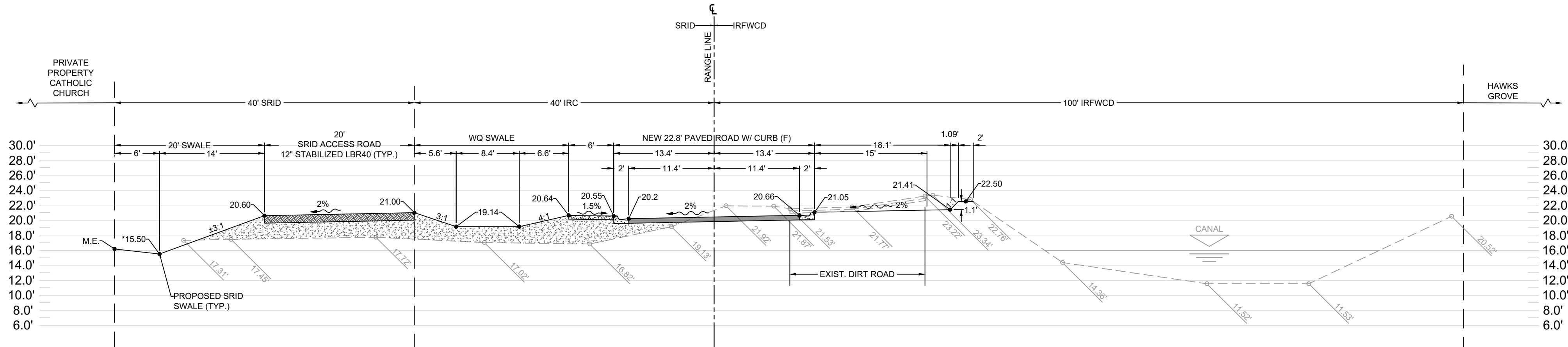
REVISION	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	DATE
	JWS	JWS	JWS	AS NOTED	07/26/23



74TH AVE. - STA. 106+00.00
1' = 10"



74TH AVE. - STA. 108+00.00
1' = 10"

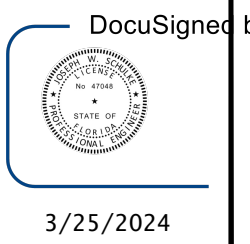


74TH AVE. - STA. 110+00.00
1' = 10"

*SRID SWALE INVERT SHALL BE ADJUSTED IN FIELD TO ACCOMPLISH THE FOLLOWING:
1. POSITIVE SHEETFLOW DRAINAGE FOR ADJACENT SRID LANDOWNER.
2. PROVIDE POSITIVE DRAINAGE TO SRID CE-15 SUBLATERAL

FLOOD ZONE ELEVATIONS

	IRF	SRID
10 YEAR =	18.8'	18.57'
25 YEAR =	19.0'	18.57'
100 YEAR =	19.6'	19.03'



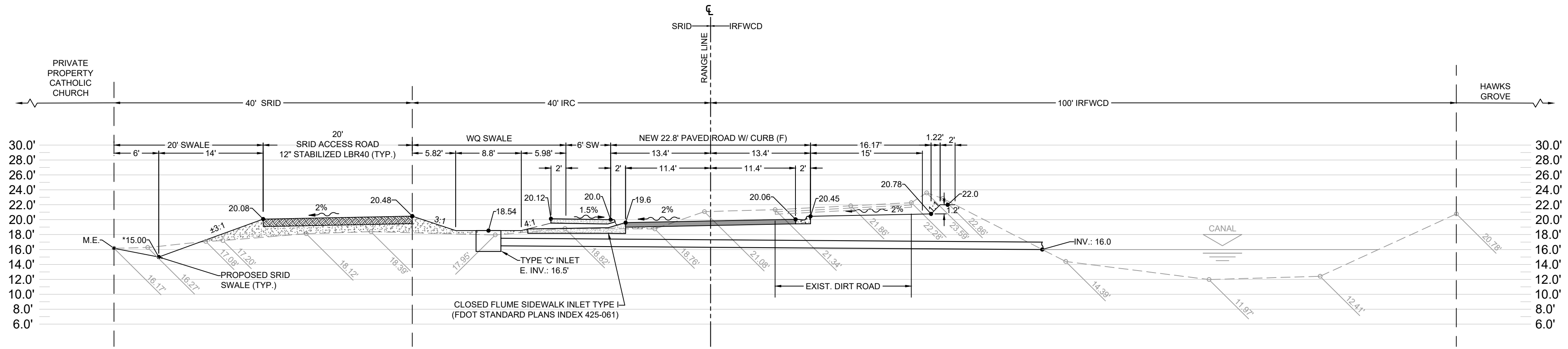
REVISION	
DESIGNED BY	JWS
DRAWN BY	JWS
CHECKED BY	JWS
SCALE	AS NOTED
DATE	07/24/23

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9822 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

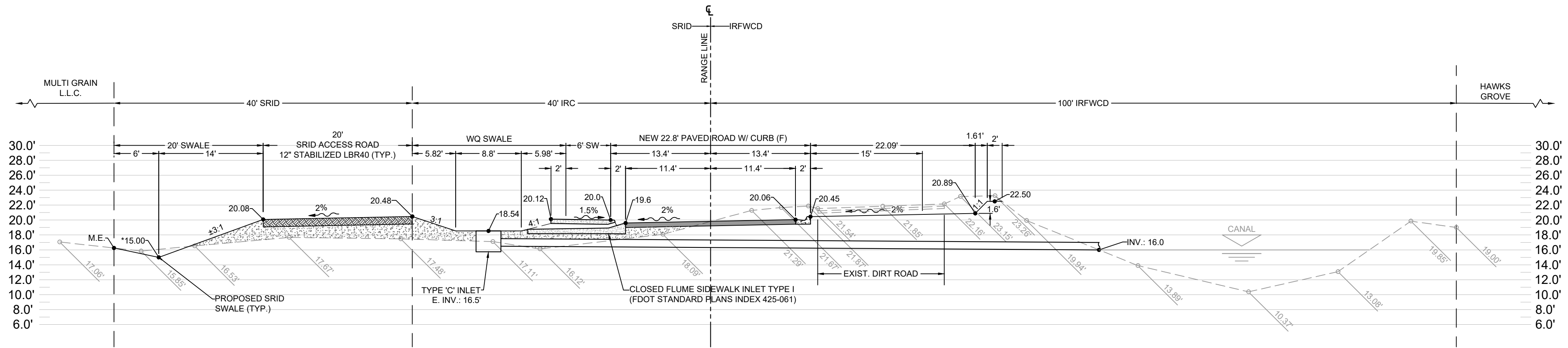
74TH AVE SECTIONS

HAWKS GROVE P.D.
7255 33RD ST
VERO BEACH, FLORIDA
INDIAN RIVER COUNTY

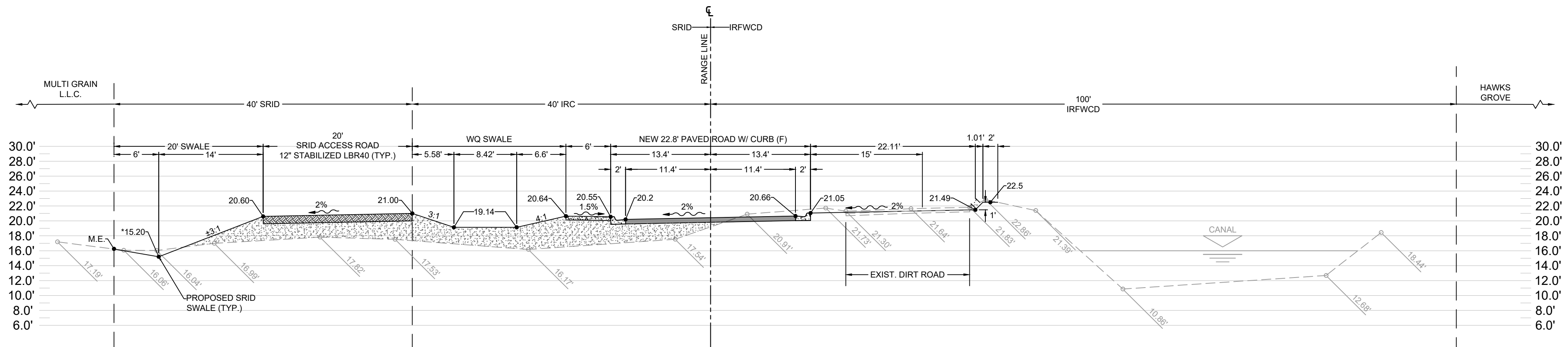
ENGINEER CERTIFICATION
FL. REG. NO. 47048
JOSEPH W. SCHULKE
FL. REG. NO. 57396
JOSHUA B. BITTLE
FL. REG. NO. 57605
WILLIAM P. STODDARD
DocuSigned by:
Joseph W. Schulke
DATE: 3/25/2024
SHEET
C-802
PROJECT NO.
21-236



74TH AVE. - STA. 112+00.00
1' = 10"



74TH AVE. - STA. 114+00.00
1' = 10"

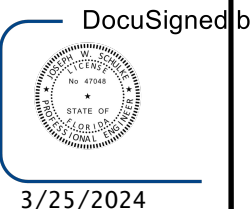


74TH AVE. - STA. 116+00.00
1' = 10"

*SRID SWALE INVERT SHALL BE ADJUSTED IN FIELD TO ACCOMPLISH THE FOLLOWING:
1. POSITIVE SHEETFLOW DRAINAGE FOR ADJACENT SRID LANDOWNER.
2. PROVIDE POSITIVE DRAINAGE TO SRID CE-15 SUBLATERAL

FLOOD ZONE ELEVATIONS

	IRF	SRID
10 YEAR =	18.8'	18.57'
25 YEAR =	19.0'	19.03'
100 YEAR =	19.6'	19.03'



ENGINEER CERTIFICATION
☒ JOSEPH W. SCHULKE
FL. REG. NO. 47048
☐ JODAH B. BITTLE
FL. REG. NO. 57396
☐ WILLIAM P. STODDARD
FL. REG. NO. 57605

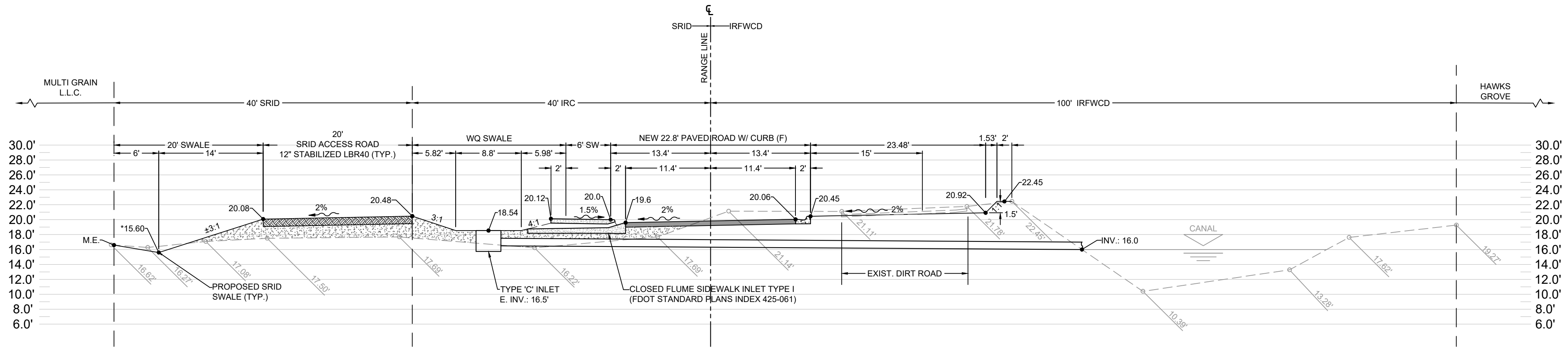
DATE: 3/25/2024
SHEET: C-803
PROJECT NO.: 21-236

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
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TEL 772 / 770-9822 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

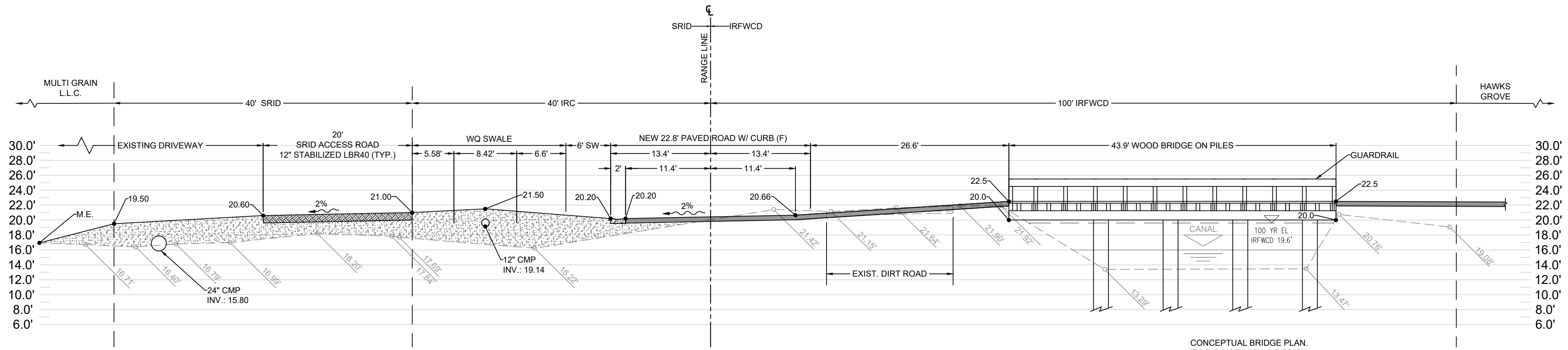
74TH AVE SECTIONS

HAWKS GROVE P.D.
7255 33RD ST
VERO BEACH, FLORIDA
INDIAN RIVER COUNTY

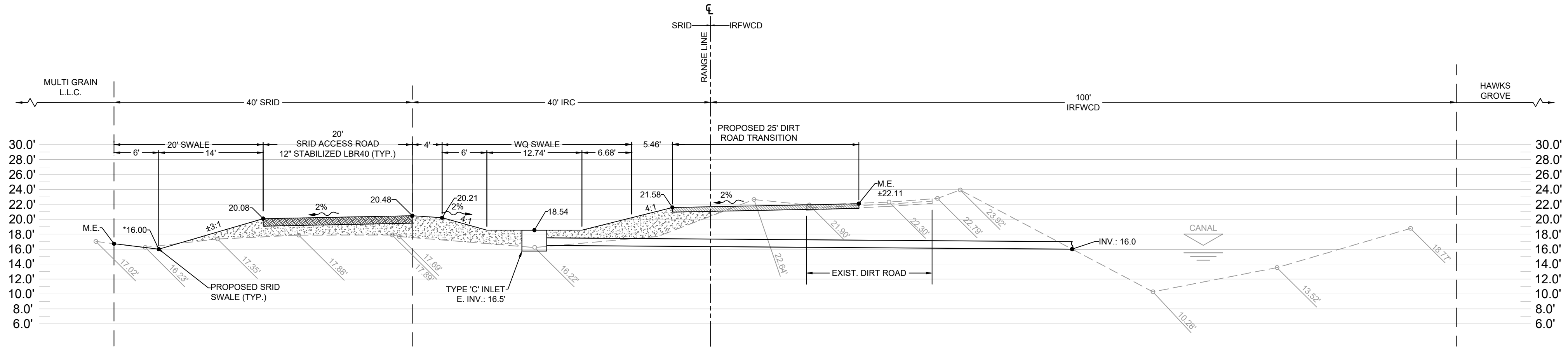
REVISION
DESIGNED BY: JWS
DRAWN BY: JWS
CHECKED BY: JWS
SCALE: AS NOTED
DATE: 07/20/23



74TH AVE. - STA. 118+00.00
1' = 10"



74TH AVE. - STA. 120+00.00
1' = 10"

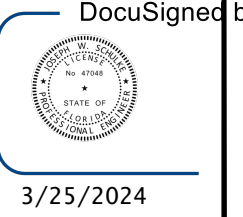


74TH AVE. - STA. 122+00.00
1' = 10"

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2. PROVIDE POSITIVE DRAINAGE TO SRID CE-15 SUBLATERAL

FLOOD ZONE ELEVATIONS

	IRF	SRID
10 YEAR =	18.8'	18.57'
25 YEAR =	19.0'	19.03'
100 YEAR =	19.6'	



REVISION	DESIGNED BY JWS	DRAWN BY JWS	CHECKED BY JWS	SCALE	AS NOTED	DATE
						07/24/23

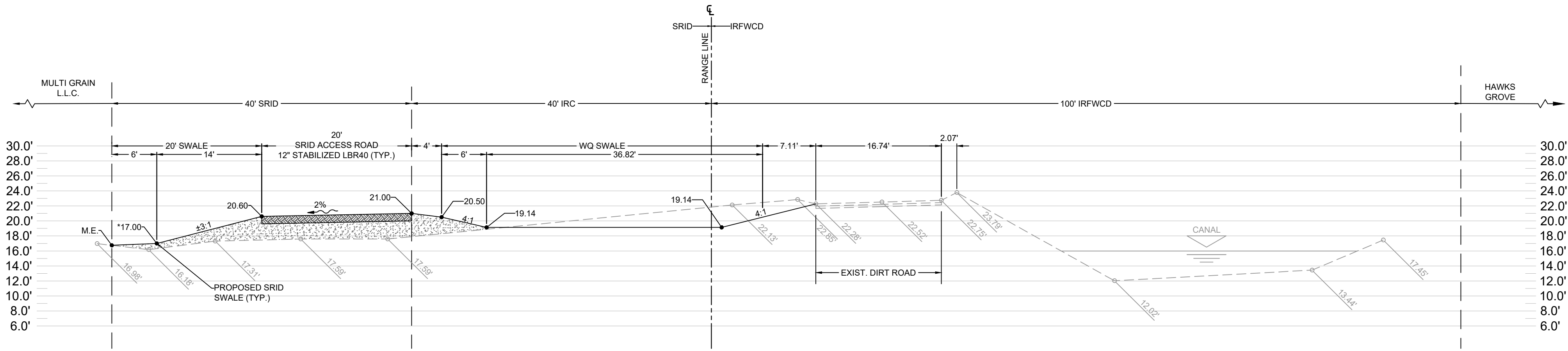
SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
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74TH AVE SECTIONS

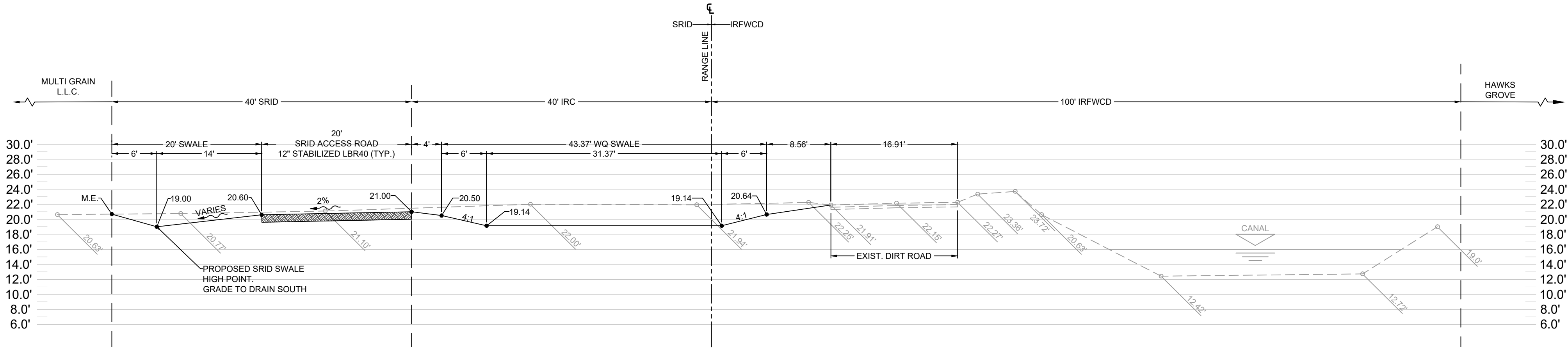
HAWKS GROVE P.D.
7255 33RD ST
VERO BEACH, FLORIDA
INDIAN RIVER COUNTY

ENGINEER CERTIFICATION
I, JOSEPH W. SCHULKE, FL. REG. NO. 47048, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AND I HAVE PREPARED THIS DOCUMENT IN ACCORDANCE WITH THE FLORIDA ENGINEERING BOARD RULES AND REGULATIONS.
DATE: 3/25/2024
SHEET: C-804
PROJECT NO.: 21-236

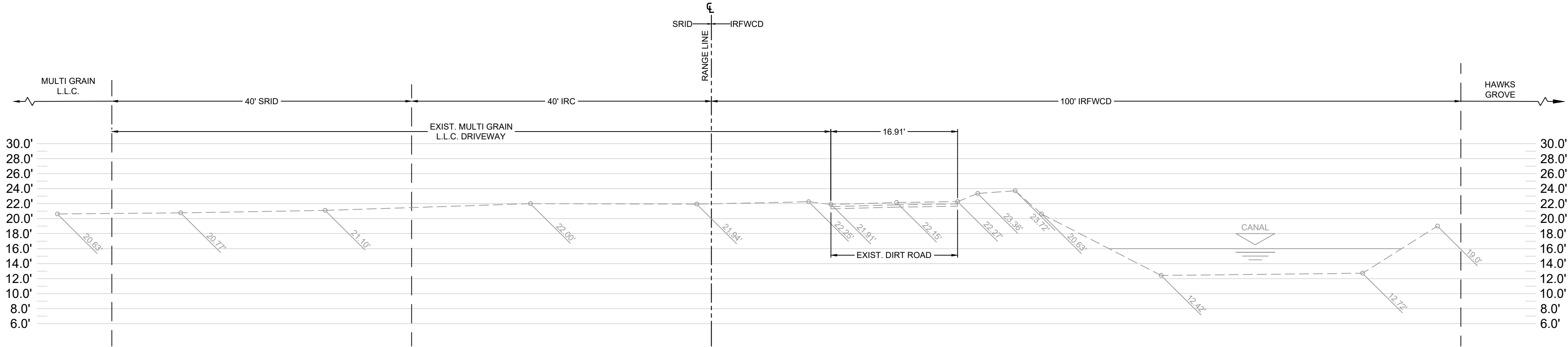
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74TH AVE. - STA. 124+00.00
1' = 10"



74TH AVE. - STA. 125+80.00
1' = 10"



74TH AVE. - STA. 126+00.00
1' = 10"

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2. PROVIDE POSITIVE DRAINAGE TO SRID CE-15 SUBLATERAL

FLOOD ZONE ELEVATIONS

	IRF	SRID
10 YEAR =	18.8'	18.57'
25 YEAR =	19.0'	19.03'
100 YEAR =	19.6'	

DocuSigned by:
3/25/2024

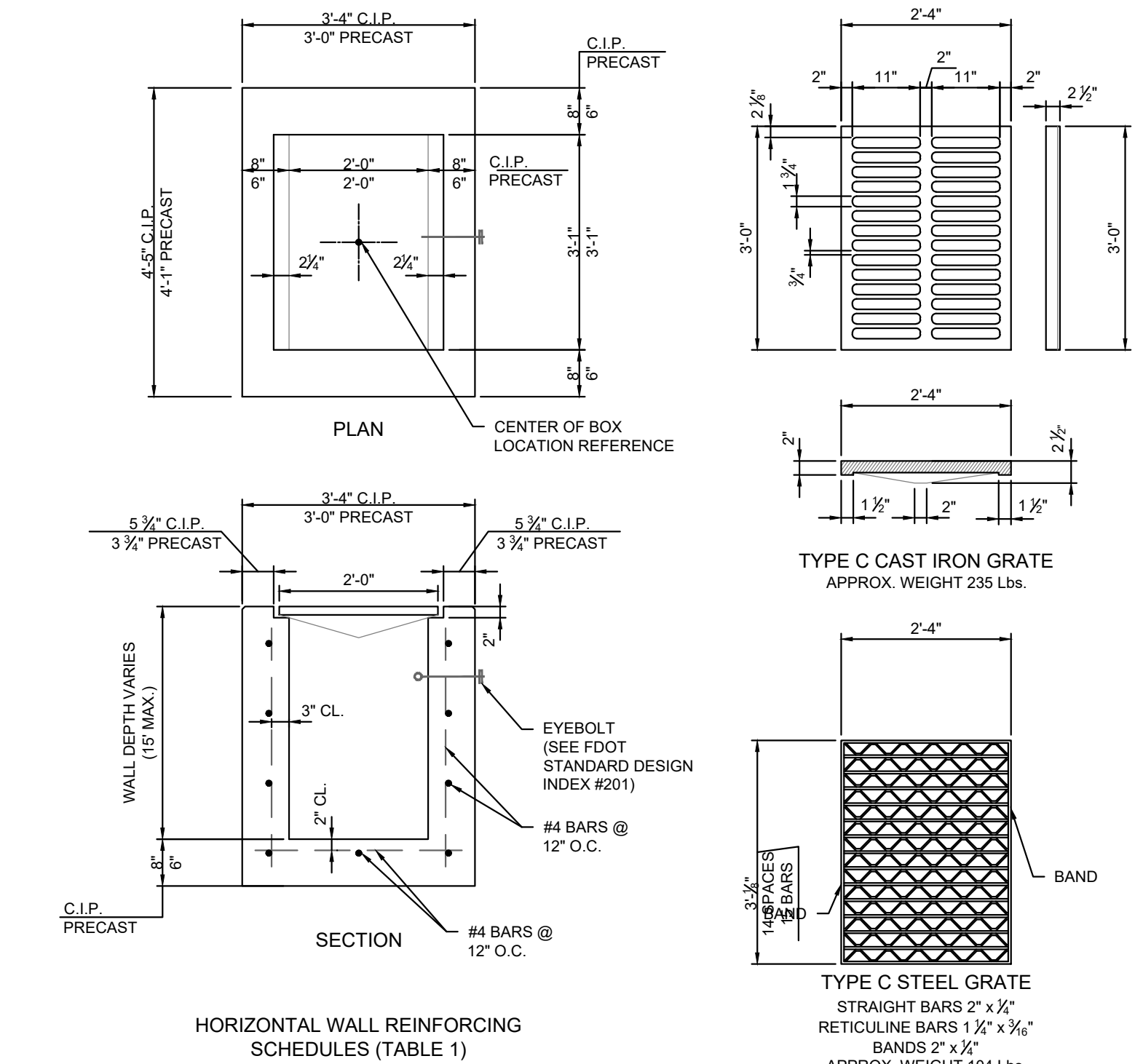
REVISION	DESIGNED BY JWS	DRAWN BY JWS	CHECKED BY JWS	SCALE	AS NOTED	DATE
						07/24/23

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9822 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

74TH AVE SECTIONS

HAWKS GROVE P.D.
7255 33RD ST
VERO BEACH, FLORIDA
INDIAN RIVER COUNTY

ENGINEER CERTIFICATION
FL. REG. NO. 47048
FL. REG. NO. 57396
FL. REG. NO. 57605
DATE: 3/25/2024
PROJECT NO. C-805
SHEET 21-236



WALL DEPTH	SCHEDULE	AREA (in. ² /ft.)	MAX. SPACING	
			BARS	WWF
0'-15"	A12	0.20	12"	8"

TYPE C

RECOMMENDED MAXIMUM PIPE SIZE:

2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE (18" WHERE AN 18" PIPE ENTERS A 2'-0" WALL)

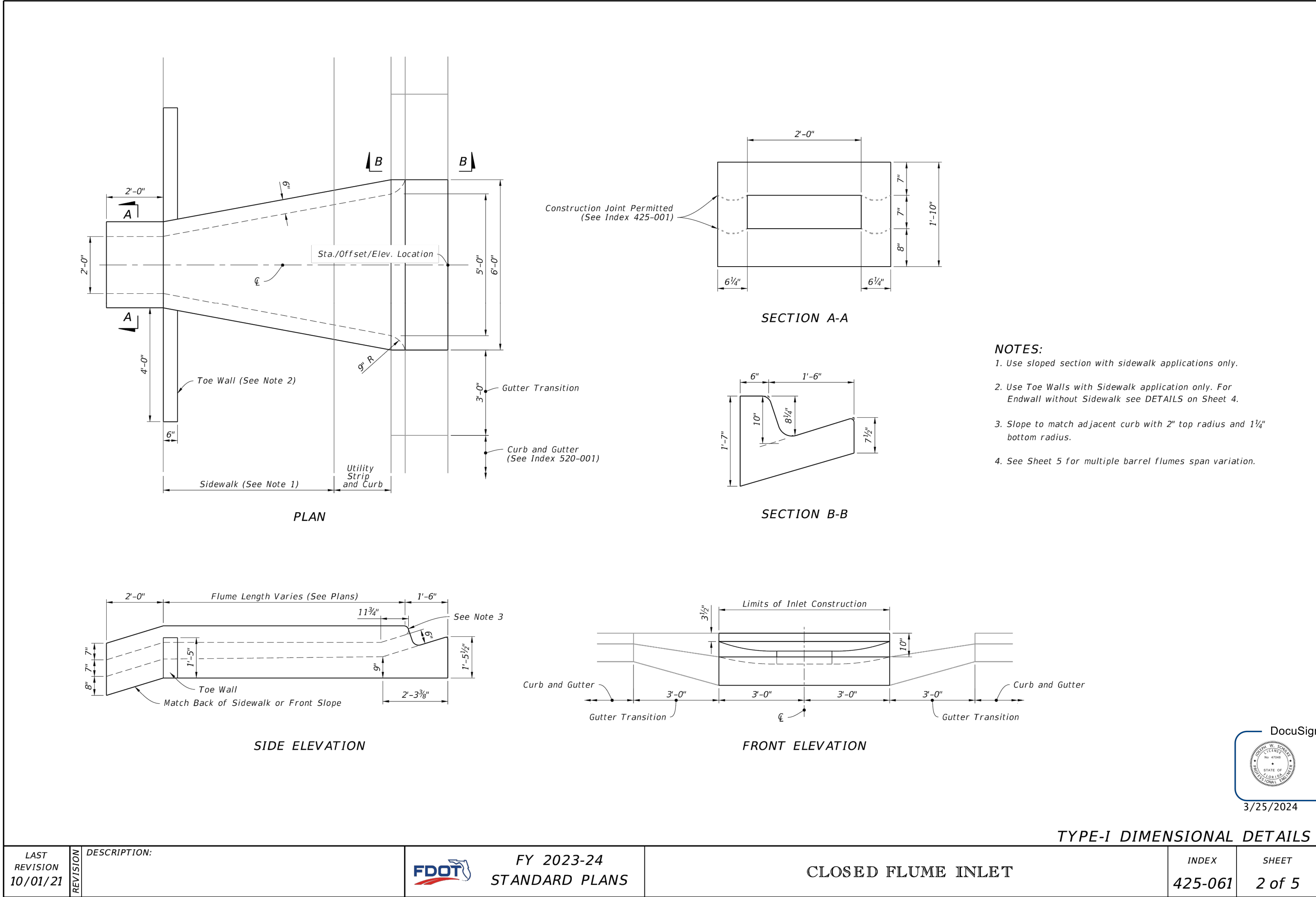
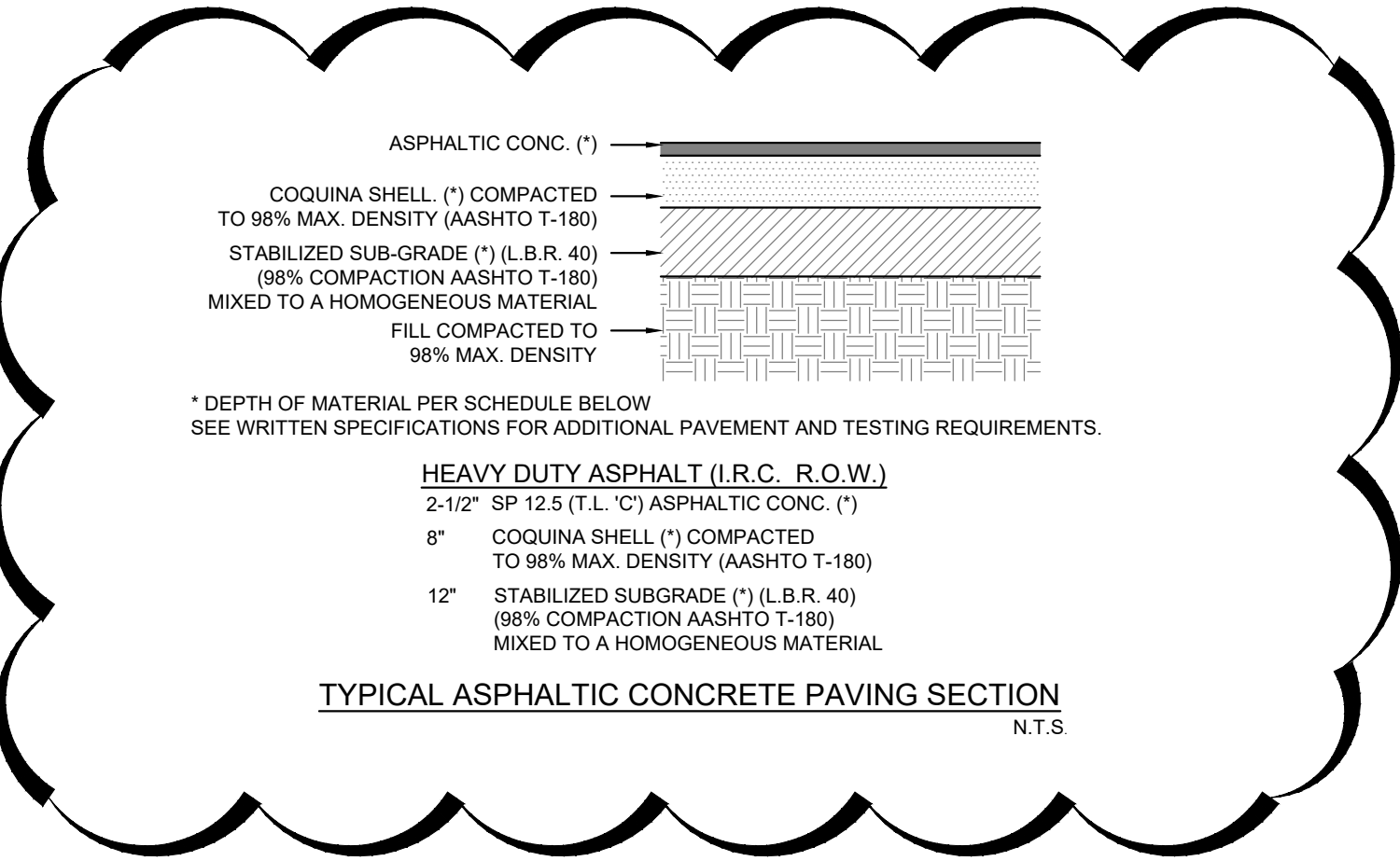
FDOT TYPE 'C' INLET

SCALE: N.T.S.

NOTE: STEEL GRATES ARE REQUIRED ON INLETS WITH TRAVERSABLE SLOTS AND ON INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED

GENERAL NOTES

- THESE INLETS ARE SUITABLE FOR BICYCLE TRAFFIC AND ARE TO BE USED IN DITCHES, MEDIANS AND OTHER AREAS SUBJECT TO INFREQUENT TRAFFIC LOADINGS BUT ARE NOT TO BE PLACED IN AREAS SUBJECT TO ANY HEAVY WHEEL LOADS. THESE INLETS MAY BE PLACED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET.
- INLETS SUBJECT TO MINIMAL DEBRIS SHOULD BE CONSTRUCTED WITHOUT SLOTS. WHERE DEBRIS IS A PROBLEM INLETS SHOULD BE CONSTRUCTION WITH SLOTS. SLOTTED INLETS LOCATED WITHIN ROADWAY CLEAR ZONES AND AREAS SUBJECT TO PEDESTRIANS SHALL HAVE TRAVERSABLE SLOTS. THE TRAVERSABLE SLOT MODIFICATION IS NOT ADAPTABLE TO INLET TYPE H. SLOTS MAY BE CONSTRUCTED AT EITHER OR BOTH ENDS AS SHOWN ON PLANS. TRAVERSABLE SLOTS SHALL NOT BE USED IN AREAS SUBJECT TO OCCASIONAL BICYCLE TRAFFIC.
- STEEL GRATES ARE TO BE USED ON ALL INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED. STEEL GRATES ARE TO BE USED ON ALL INLETS WITH TRAVERSABLE SLOTS. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON INLETS WITHOUT SLOTS WHERE BICYCLE TRAFFIC IS NOT ANTICIPATED. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON ALL INLETS WITH NON-TRAVERSABLE SLOTS. SUBJECT TO THE SELECTION DESCRIBED ABOVE, WHEN ALTERNATIVE G GRATE IS SPECIFIED IN THE PLANS, EITHER THE STEEL GRATE, HOT DIP GALVANIZED AFTER FABRICATION, OR THE CAST IRON GRATE MAY BE USED, UNLESS THE PLANS STIPULATE THE PARTICULAR TYPE.
- RECOMMENDED MAXIMUM PIPE SIZES SHOWN ARE FOR CONCRETE PIPE. SIZE FOR OTHER TYPES OF PIPE MUST BE CHECKED FOR FIT.
- ALL EXPOSED EDGES AND CORNERS SHALL BE 1/4" CHAMFER OR TOOLED TO 1/4" RADIUS.
- CONCRETE INLET PAVEMENT TO BE USED ON INLETS WITHOUT SLOTS AND INLETS WITH NON-TRAVERSABLE SLOTS ONLY WHEN CALLED FOR IN THE PLANS, BUT REQUIRED ON ALL TRAVERSABLE SLOT INLETS. COST TO BE INCLUDED IN CONTRACT UNIT PRICE FOR INLETS. QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
- TRAVERSABLE SLOTS CONSTRUCTED IN EXISTING INLETS SHALL BE PAID FOR AS INLETS PARTIAL. FOR CONVERSION WORK AND METHOD OF PAYMENT SEE 'TRAVERSABLE SLOT INLETS (PARTIAL) FOR EXISTING INLETS'.
- SODDING TO BE USED ON ALL INLETS NOT LOCATED IN PAVED AREAS AND PAID FOR UNDER CONTRACT UNIT PRICE FOR PERFORMANCE TURF, SY.
- FOR SUPPLEMENTARY DETAILS SEE FDOT STANDARD INDEX DETAIL # 201.
- ALL REINFORCING IS GRADE 60 BARS WITH 2" MIN. COVER UNLESS OTHERWISE NOTED. BARS TO BE CUT OR BENT FOR 1-1/2" CLEARANCE AROUND PIPE OPENING. PROVIDE ONE ADDITIONAL #4 BAR ABOVE AND AT EACH SIDE OF PIPE OPENING.



REVISION		DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	DATE
		JMS	JMS	JMS	AS NOTED	07/26/23

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960

TEL 772 / 770-9822 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

74TH AVE SECTIONS

HAWKS GROVE P.D.
7255 33RD ST
VERO BEACH, FLORIDA
INDIAN RIVER COUNTY

ENGINEER CERTIFICATION

☒ JOSEPH W. SCHULKE
FL. REG. NO. 47048

☒ JODAH B. BITTLE
FL. REG. NO. 57396

☒ WILLIAM P. STODDARD
FL. REG. NO. 57905

DocuSigned by:

Joseph Schulke

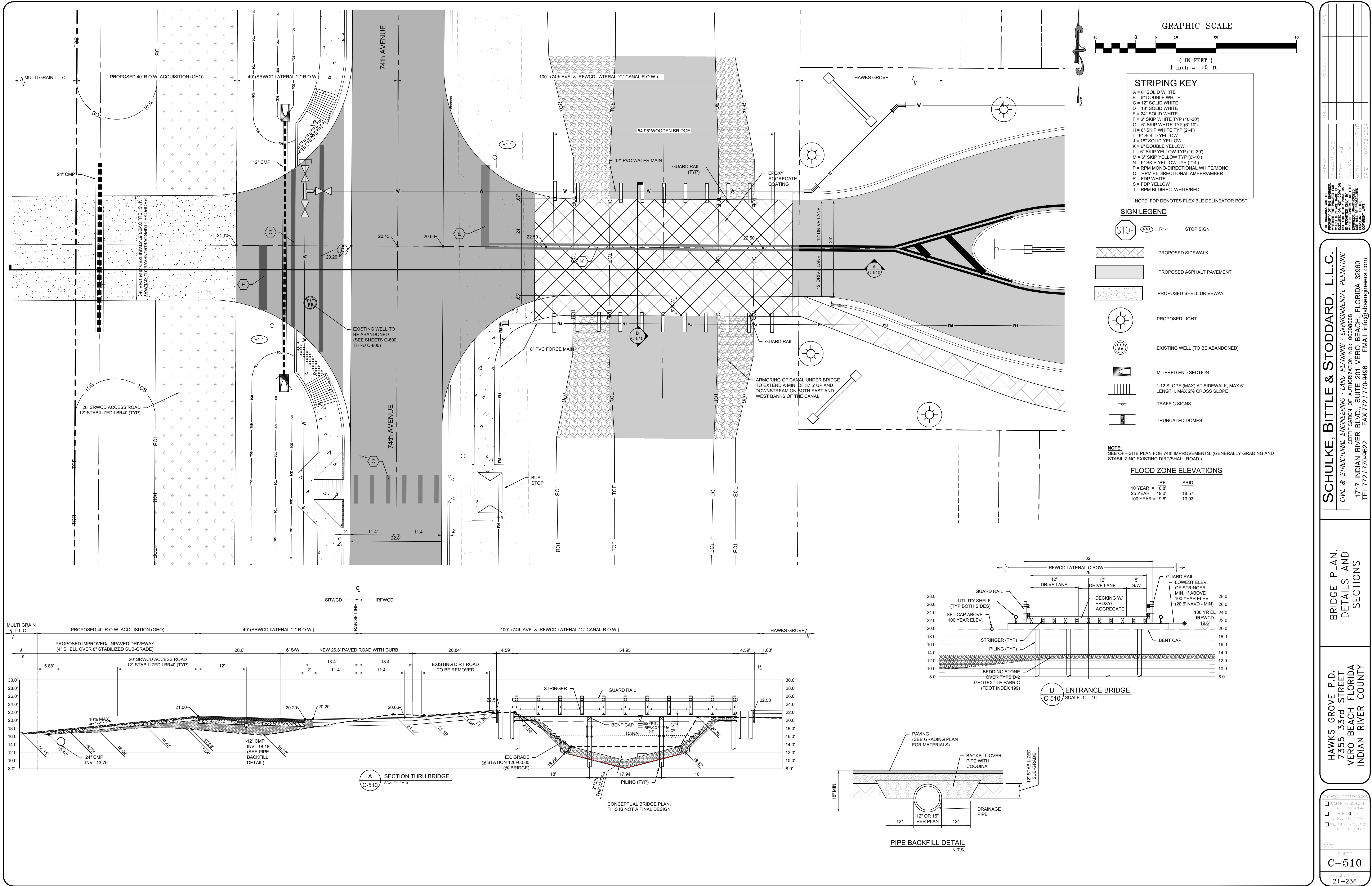
DATE: 3/25/2024

SHEET

C-806

PROJECT NO. 21-236

J:\2021\121-236 GHQ Hawks Grove 33rd St - 43 acres C3D\Production Drawings\Prelim\5C-510 - bridge sections.dwg, 9/16/2024 2:40:35 PM, DWG To PDF.ppt3



SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00086868
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

BRIDGE PLAN,
DETAILS AND
SECTIONS

HAWKS GROVE P.D.
7355 33rd STREET
VERO BEACH FLORIDA
INDIAN RIVER COUNTY

PROJECT NO. 21-236
SHEET C-510
DATE: 07/27/2024

Sebastian River Improvement District

Financial Report For November 2024

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

	Annual Budget 10/1/24 - 9/30/25	Actual Nov-24	Year To Date Actual 10/1/23 - 11/30/24
REVENUES			
NAV Assessments	308,436	0	0
R-O-W Use Fees	25,515	0	0
Permit Fees	5,000	0	2,500
Other Revenue	0	0	0
Other Revenue - Sale Of ROW	0	0	0
Interest Income	2,400	0	0
Total Revenues	\$ 341,351	\$ -	\$ 2,500
EXPENDITURES			
Legal - General	20,000	0	2,484
Legal - BMAP Issues	0	0	0
District Administrative	30,000	2,500	5,000
Operations Manager	21,000	1,750	3,500
Operations Manager - Payroll Taxes	1,607	134	268
Engineering - General	70,000	14,825	14,825
Engineering - Permit	5,000	0	0
Engineering - Sand Mines	0	0	0
Engineering - 82nd Ave Extension	0	0	0
Engineering - Other	14,000	0	0
Accounting/Audit	5,400	0	0
Insurance	12,000	0	10,163
Website Management	2,000	167	333
Dues & Subscriptions	3,000	0	175
Legal Advertisements	1,401	0	0
Miscellaneous	3,938	344	561
Water Quality Analytical Service	1,000	390	390
R-O-W Maintenance (Includes Canal Maintenance & Bank Mowing)	130,000	25,110	46,481
Miscellaneous Maintenance	2,500	0	0
Total Expenditures	\$ 322,846	\$ 45,220	\$ 84,180
Revenues Less Expenditures	\$ 18,505	\$ (45,220)	\$ (81,680)
County Appraiser & Tax Collector Fee	(6,169)	0	(850)
Discounts For Early Payments	(12,336)	0	0
Excess/ (Shortfall)	\$ -	\$ (45,220)	\$ (82,530)
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (45,220)	\$ (82,530)

Bank Balance As Of 11/30/24	\$ 1,679,197.95
Accounts Payable As Of 11/30/24	\$ 47,703.52
Other Current Liabilities As Of 11/30/24	\$ 75,706.92
Accounts Receivable As Of 11/30/24	\$ 22,416.99
Available Funds As Of 11/30/24	\$ 1,578,204.50