



**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

INDIAN RIVER COUNTY

**REGULAR BOARD MEETING
FEBRUARY 19, 2025
10:00 A.M.**

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

www.sridfl.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SEBASTIAN RIVER IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
Indian River County Administration Complex
Bldg. A, Room A1-102
1800 27th Street
Vero Beach, Florida 32960
REGULAR BOARD MEETING
February 19, 2025
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
 - 1. December 11, 2024 Special Board Meeting.....Page 2
- F. Old Business
- G. New Business
 - 1. Update on Open Projects: River Oaks, Hawks Grove, Bluewater Bay
 - 2. Update on FDOT MOA
 - 3. Discussion Regarding FDOT as it Relates to CR 510 (W 82nd Ave./E 58th Ave.)
Roadway Improvement Project.....Page 5
 - 4. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 18
- H. Administrative Matters
 - 1. Sand Mine Update
 - 2. Financial Update.....Page 22
 - 3. Engineer Update
 - 4. Manager Update
- I. Board Members Comments
- J. Comments from the Public for Items Not on the Agenda
- K. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

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

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

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

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

On June 18, 2025, the Sebastian River Improvement District Annual Landowners' Meeting will be held at the Indian River County Administration Complex, 1801 27th Street, Building A, Room A1-102, Vero Beach, Florida 32960 and will commence at 9:00 a.m. The Regular Board Meeting will immediately follow the Annual Landowners' Meeting of the same location.

The purpose of the meetings is to conduct any business which may properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922. From time to time a Supervisor may participate by telephone; therefore, a speaker telephone may be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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

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

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

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/30/2024

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

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

Legal Clerk

Notary, State of WI, County of Brown

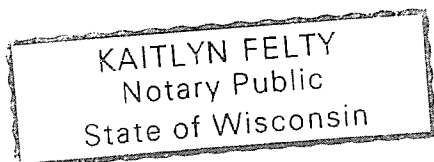
3-7-27

My commission expires

Publication Cost: \$170.56
 Tax Amount: \$0.00
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 Order No: 10603580 # of Copies:
 Customer No: 1126008 1
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Please do not use this form for payment remittance.



**SEBASTIAN RIVER IMPROVEMENT DISTRICT
SPECIAL BOARD MEETING MINUTES
DECEMBER 11, 2024**

A. CALL TO ORDER

The December 11, 2024, Special Board Meeting of the Sebastian River Improvement District (the “District”) was called to order at 10:00 a.m. in the Indian River County Administration Complex, Building B, Room B-1-303, 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 December 2, 2024, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors present:

Board of Supervisors

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

Staff members in attendance were:

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

D. ADDITIONS OR DELETIONS TO AGENDA

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

- Updates from the District Engineer on projects within the District.

E. APPROVAL OF MINUTES

1. October 16, 2024, Regular Board Meeting Minutes

A **motion** was made by Mr. Bass, seconded by Mr. Kelly approving the minutes of the October 16, 2024, Regular Board Meeting, as presented. The **motion** approving the minutes passed unanimously.

F. OLD BUSINESS

There were no items.

G. NEW BUSINESS

1. Presentation of FDOT MOA

Mr. Simons and Ms. Holmes discussed the review of the MOA and stated they were still in the process of getting clarification from FDOT on obligations listed and other legal provisions. After Board discussion, Mr. Bass made a **motion**, seconded by Mr. Kelly, approving the FDOT MOA subject to the finalization of the legal provisions. The **motion** passed unanimously.

2. Update and Discussion Related to the River Oaks Project

Mr. Simons updated the Board as to the ongoing review of various elements of the project.

#. Discussion of the Unit of Development Program

Mr. Wodraska explained the powers of an Improvement District and discussed the purpose and benefits of creating Units of Development under the SRID. He recommended staff construct a SRID program for Units of Development to bring back before the Board for consideration. After Board discussion, there was consensus of the Board to direct staff to create a program for Units of Development, and to bring that information to a future Board meeting.

3. Water Quality Results

Mr. Sakuma stated that the water quality report was included in the Board package. Mr. Simons provided the Board with a synopsis of the report and advised that there were no issues found.

4. Update on Hawks Grove Project

Mr. Simons provided a review of the Hawks Grove Project. Mr. Bass suggested adding a 40ft maintenance easement to the agreement. After further discussion, consensus of the Board to add a maintenance easement into the agreement and bring it back to the Board for approval.

H. ADMINISTRATIVE MATTERS

1. Sand Mine Update

Mr. Simons advised the Blue Goose Mine renewal was complete, and both Wild Turkey and Davis Mines were still pending.

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 provided updates to the Board for the following projects:

- Right of Way maintenance by Cates;

- Bluewater Bay, current request for additional information;
- Florida Gas Line permit, pending ROW Lease Agreement execution.

4. Manager Update

Mr. Sakuma reminded the Board to complete the required ethics training no later than December 31, 2024. The Board asked staff to send the training links.

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 Special Board Meeting of the District was adjourned at 10:42 a.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chairman



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT, P.E.
SECRETARY

FORM 575-030-31p
RIGHT OF WAY - 10/17
Page 1 of 2

NOTICE TO OWNER

December 20, 2024

Sebastian River Improvement District,
a/k/a Sebastian River Water Control District
2501A Burns Rd.
Palm Beach Gardens, FL 33410

ITEM/SEGMENT:	405606-3
MANAGING DISTRICT:	4
F.A.P.:	N/A
COUNTY ROAD:	510 (W 82 nd Ave. / E 58 th Ave.)
COUNTY:	Indian River
PARCEL:	101, 701, 801 & 811

Dear Property Owner(s):

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

Roadway Improvement Project

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

- Legal Description(s)
- Right of Way Map(s)

If you no longer own this property, please refer to the enclosed questionnaire.

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

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

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

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

You may be contacted by attorneys, appraisers or others requesting a commitment from you to use their services in dealing with the Department. As previously mentioned, the Department will pay for certain types of services. However, by law, there are limitations placed on what the Department can pay. We encourage you to contact us and allow us to fully explain our reimbursement process.

Over the coming months, you will be contacted by various Department representatives who will schedule property inspections, assess your relocation needs, and negotiate with you for the purchase of your property. If you have questions about any aspect of our acquisition process or if you have information that would help us to determine a fair value for your property or help us provide service to you, please let them know. Regardless of whether or not we reach an agreement on the purchase of your property, we will do our best to be sensitive and responsive to your needs.

I encourage you to fill out and return the enclosed questionnaire in the postage-paid envelope provided. This information will help us begin working with you to reach a mutually acceptable settlement for your property. If you experience any problems, please do not hesitate to contact:

Alfred Thompson,
HDR Engineering, Inc.
4830 West Kennedy Boulevard, Suite 400
Tampa, FL 33609
(813) 262-2766
Alfred.Thompson@hdrinc.com

Sincerely,



Giancarlo Martinez
District Right of Way Manager
By: Alfred Thompson
Consultant Right-of-Way Agent

Enclosures:
Acquisition Process Pamphlet
Right-of-Way Map
Legal Description
Questionnaire
Pre-Addressed Return Envelope

CC: Records Management

Received by: _____

UPS Tracking #: 1ZV4V1602493804369

Date: _____

ATTACHMENT "A"
NOTICE TO OWNER QUESTIONNAIRE

Sebastian River Improvement District,
a/k/a Sebastian River Water Control District
2501A Burns Rd.
Palm Beach Gardens, FL 33410

ITEM/SEGMENT #:	<u>405606-3</u>
DISTRICT:	<u>04</u>
STATE ROAD #:	<u>510</u>
COUNTY:	<u>Indian River</u>
PARCEL #:	<u>101, 701, 801 & 811</u>
ATTENTION:	<u>Alfred Thompson</u>

Dear Property Owner(s):

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

1. Are you the owner of the property identified above? Yes No

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

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

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

5. Is there an ongoing business on this site? Yes No

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

7. Additional Comments: _____

Property Owner's Signature

Printed Name & Title

Date

Item/Segment No. 4056063
Section 88050-2508
1-22-2024

Fee Simple Right of Way

Parcel No. 101 County Road 510 Indian River County Description

A portion of land lying in Sections 25, 26, 35, and 36, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 5 of the Florida Department of Transportation Right of Way Map for County Road 510 (85th Street), Item/Segment No. 4056063, Section 88050-2508, being more particularly described as follows:

Commence at a found PK nail and tab marking the Northeast (NE) corner of said Section 35; thence North 00°16'15" East along the West line of said Section 25, a distance of 88.00 feet to the POINT OF BEGINNING; thence North 89°55'30" East, a distance of 125.00 feet to the Easterly line of the Sebastian River Improvement District Lateral "C" Canal; thence South 00°16'15" West along said Easterly line of the Sebastian River Improvement District Lateral "C" Canal, a distance of 88.00 feet to a point on the Baseline of Survey of County Road 510 (85th Street) and south line of said Section 25; thence continue South 00°16'15" West a distance of 0.60 feet; thence South 00°07'33" West continuing along said Easterly line of Sebastian River Improvement District Lateral "C" Canal, a distance of 39.60 feet to the intersection with the Southerly Existing Right of Way line of said County Road 510 (85th Street); thence South 89°55'30" West along said Southerly Right of Way line of said County Road 510 (85th Street), a distance of 45.50 feet to the intersection with the Westerly Existing Right of Way line of County Road 609 (82nd Avenue/Ranch Road), said line also being the Easterly line of said Sebastian River Improvement District Lateral "C" Canal; thence South 00°07'33" West along said Westerly Existing Right of Way line of County Road 609 (82nd Avenue/Ranch Road), a distance of 28.00 feet; thence South 89°55'30" West, a distance of 79.34 feet; thence North 89°56'09" West, a distance of 0.16 feet to the West line of Section 36; thence continue North 89°56'09" West, a distance of 125.00 feet to a point on the Westerly line of said Sebastian River Improvement District Lateral "C" Canal; thence North 00°07'33" East along said Westerly line of Sebastian River Improvement District Lateral "C" Canal, a distance of 68.00 feet to a point on said Baseline of Survey of County Road 510 (85th Street) and the south line of Section 26; thence continue North 00°07'33" East a distance of 0.29 feet; thence North 00°16'15" East continuing along said Westerly line of Sebastian River Improvement District Lateral "C" Canal, a distance of 87.71 feet; thence South 89°56'09" East, a distance of 124.58 feet; thence North 89°55'30" East, a distance of 0.42 feet to the POINT OF BEGINNING.

Containing 0.866 acres, more or less.

AND

A portion of land lying in Sections 25, and 36, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheets 7 and 8 of the Florida Department of Transportation Right of Way Map for County Road 510 (85th Street), Item/Segment No. 4056063, Section 88050-2508, being more particularly described as follows:

Item/Segment No. 4056063
Section 88050-2508
1-22-2024

Fee Simple Right of Way

Parcel No. 101	County Road 510	Indian River County	Description
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Commence at the South One-Quarter (S 1/4) corner of said Section 25; thence North 00°10'41" East along the West line of the Southeast One-Quarter (SE 1/4) of said Section 25, a distance of 88.00 feet to the POINT OF BEGINNING; thence South 89°55'30" East, a distance of 0.02 feet; thence South 89°32'15" East, a distance of 36.77 feet; thence North 00°27'45" East, a distance of 28.43 feet; thence South 89°49'19" East, a distance of 38.06 feet to the Easterly line of the Sebastian River Improvement District Canal "L"; thence South 00°10'41" West along said Easterly line of Sebastian River Improvement District Canal "L", a distance of 116.62 feet to a point on the Baseline of Survey of County Road 510 (85th Street) and the south line of said Section 25; thence North 89°32'15" West along said Baseline of Survey of County Road 510 (85th Street) and said South line of Section 25, a distance of 25.00 feet to a point on said Easterly line of the Sebastian River Improvement District Canal "L"; thence South 00°09'56" West continuing along said Easterly line of Sebastian River Improvement District Canal "L", a distance of 92.40 feet; thence North 89°50'04" West, a distance of 12.46 feet; thence North 00°27'45" East, a distance of 22.47 feet; thence North 89°32'15" West, a distance of 37.24 feet; thence South 89°55'30" West, a distance of 0.42 feet to a point on the West line of the Northeast One-Quarter (NE 1/4) of said Section 36; thence continue South 89°55'30" West, a distance of 100.00 feet to the Westerly line of said Sebastian River Improvement District Canal "L"; thence North 00°09'56" East, a distance of 70.00 feet to a point on said Baseline of Survey of County Road 510 (85th Street) and the North line of said Section 36; thence North 89°55'30" East along said Baseline of Survey of County Road 510 (85th Street) and said North line of Section 36, a distance of 25.00 feet to a point on said Westerly line of Sebastian River Improvement District Canal "L"; thence North 00°10'41" East continuing along said Westerly line of the Sebastian River Improvement District Canal "L", a distance of 88.00 feet; thence North 89°55'30" East, a distance of 75.00 feet to the POINT OF BEGINNING.

Containing 0.575 acres, more or less.

All together containing 1.442 acres, more or less.

Item/Segment No. 4056063
Section 88050-2508
1-22-2024

Temporary Easement

Parcel No. 701 County Road 510 Indian River County Description

Portions of land lying in the Northeast One-Quarter (NE 1/4) of Section 36, Township 31 South, Range 38 East, Indian River County, Florida, said portions lying Southerly of and adjacent to Parcel 101, extending Southerly no more than 28.00 feet between Baseline of Survey Stations 174+99.02 and 175+36.67, and extending Southerly no more than 9.00 feet between Baseline of Survey Stations 175+46.67 and 175+49.18, as shown on Sheets 7 and 8 of the Florida Department of Transportation Right of Way Map for County Road 510 (85th Street), Item/Segment No. 4056063, Section 88050-2508.

Containing 1,075 square feet, more or less.

A temporary easement for the right to access, ingress, and egress, along with any other incidences necessary or convenient in connection with the construction to be undertaken by the Department, on County Road 510 (85th Street) adjacent thereto.

This Easement is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined above, and that all grading or sloping shall conform to all existing improvements within the limits designated.

This Easement shall expire upon the completion of this transportation project but no later than the last day of September 2038.

Item/Segment No. 4056063
Section 88050-2508
1-22-2024

Perpetual Easement

Parcel No. 801	County Road 510	Indian River County	Description
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A portion of land lying in the Southwest One-Quarter (SW 1/4) of Section 25, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map for County Road 510 (85th Street), Item/Segment No. 4056063, Section 88050-2508, being more particularly described as follows:

Commence at the South One-Quarter (S 1/4) corner of said Section 25; thence South 89°55'30" West along the South line of said Section 25 and the Baseline of Survey of said County Road 510 (85th Street), a distance of 75.00 feet to the Westerly line of the Sebastian River Improvement District Canal "L"; thence North 00°10'41" West along said Westerly line of the Sebastian River Improvement District Canal "L", a distance of 88.00 feet to the POINT OF BEGINNING; thence North 89°55'30" East, a distance of 43.00 feet; thence North 00°10'41" East, a distance of 14.50 feet; thence South 89°55'30" West, a distance of 43.00 feet to a point on said Westerly line of Sebastian River Improvement District Canal "L"; thence South 00°10'41" West along said Westerly line of Sebastian River Improvement District Canal "L", a distance of 14.50 feet to the POINT OF BEGINNING.

Containing 624 square feet, more or less.

A perpetual easement for the purpose of constructing and maintaining drainage structures, pipes, ditch, or swale on, above, and/or beneath the said property, together with the right to access, ingress, and egress for the purpose of maintaining the adjoining canal and bridge structure, along with any other incidences necessary or convenient in connection therewith.

Item/Segment No. 4056063
Section 88050-2508
1-22-2024

Perpetual Easement

Parcel No. 811	County Road 510	Indian River County	Description
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A portion of land lying in the Southeast One-Quarter (SE 1/4) of Section 25, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 8 of the Florida Department of Transportation Right of Way Map for County Road 510 (85th Street), Item/Segment No. 4056063, Section 88050-2508, being more particularly described as follows:

Commence at the South One-Quarter (S 1/4) corner of said Section 25; thence South 89°32'15" East along the South line of said Section 25 and the Baseline of Survey of said County Road 510 (85th Street), a distance of 75.00 feet to the Easterly line of the Sebastian River Improvement District Canal "L"; thence North 00°10'41" East along said Easterly line of the Sebastian River Improvement District Canal "L", a distance of 116.62 feet to the POINT OF BEGINNING; thence continue North 00°10'41" East along said Easterly line of Sebastian River Improvement District Canal "L", a distance of 71.50 feet; thence North 89°49'19" West, a distance of 28.02 feet; thence South 00°27'45" West, a distance of 71.50 feet; thence South 89°49'19" East, a distance of 28.37 feet to the POINT OF BEGINNING.

Containing 2,016 square feet, more or less.

A perpetual easement for the purpose of constructing and maintaining drainage structures, pipes, ditch, or swale on, above, and/or beneath the said property, together with the right to access, ingress, and egress for the purpose of maintaining the adjoining canal and bridge structure, along with any other incidences necessary or convenient in connection therewith.

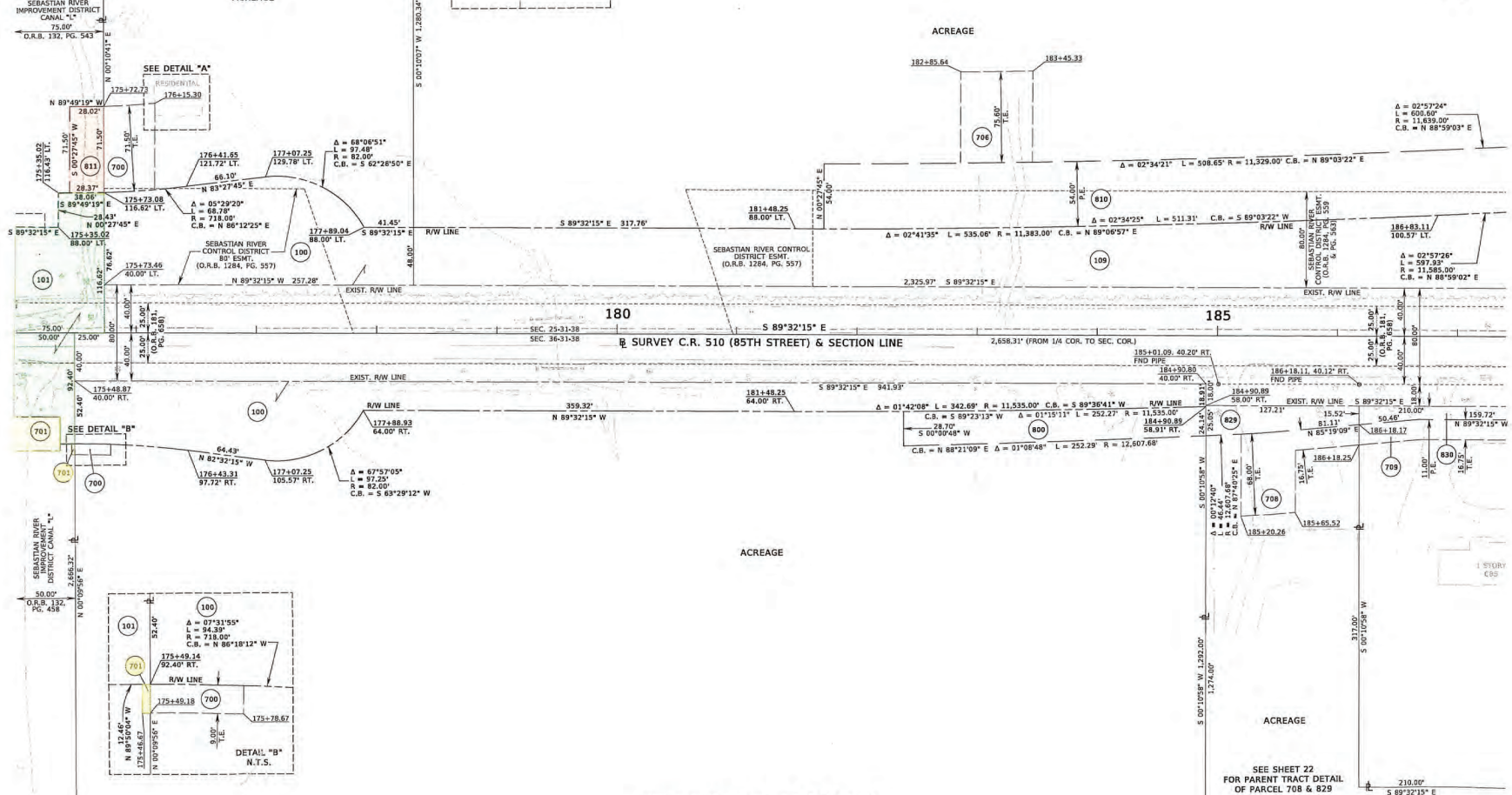
UNINCORPORATED INDIAN RIVER COUNTY

SEC. 15 S. 38 E.
TWP. 31 S., RGE. 38 E.
SCALE: 1"=40'

SEE SHEET 22
FOR PARENT TRACT
DETAIL OF PARCELS
101, 801, & 811

SEE SHEET 22
FOR PARENT TRACT
DETAIL OF PARCEL 100

SEE SHEET 22
FOR PARENT TRACT
DETAIL OF PARCELS
109, 706 & 810



UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY: HWG	DATA SOURCE: SEE COVER SHEET
		CONTRACT SURVEYOR	1-22-2024						
		REVISION	BY	DATE	REVISION	BY	DATE	CHECKED R. ORTEGA 07/04/2023	SCALE: 1" = 40'
						COUNTY ROAD NO. 510 (85TH STREET)	INDIAN RIVER COUNTY	F.P.I.D. NO. 40566-3	SHEET 8 OF 29

VAULT: RWMAPPING\43263\85RWMDTL08.dgn



PROCESO DE ADQUISICIÓN



Los derechos explicados en este panfleto se derivan del Capítulo 73 de los Estatutos de Florida. Las porciones relevantes del Capítulo 73 concernientes al proceso de adquisición de inmuebles son suministradas para su información en www.FDOT.gov.

La misión del Departamento de Transporte de Florida (FDOT) es proporcionar un sistema de transporte seguro que garantice la movilidad de las personas y los bienes, mejore la prosperidad económica y preserve la calidad de nuestro medio ambiente y nuestras comunidades.

A fin de cumplir con nuestra misión, en ocasiones nos vemos en la necesidad de adquirir propiedad privada. Puesto que usted es dueño de una propiedad que se necesitará para una vía de transporte, hemos preparado este panfleto en el que se explica brevemente nuestro proceso de adquisición, así como sus derechos y opciones.

CARTA INFORMATIVA SOBRE LA PROPIEDAD Y EL PROYECTO



Enviaremos una carta que incluirá información sobre la propiedad que planeamos adquirir, no más tarde que al tiempo en que le hagamos una oferta por escrito para comprar su propiedad. En esta carta se explicará la naturaleza del proyecto de transporte y se describirá la porción de su propiedad que necesitaremos adquirir.

Asimismo le proporcionaremos un punto de contacto que esté ubicado dentro de la oficina de servidumbre de paso (Office of Right of Way).

AVALÚO DE LA PROPIEDAD

Antes de hacerle una oferta de compra de su propiedad, un (tasador) u otro experto en bienes y raíces se pondrá en contacto con usted para acordar una inspección en persona de la propiedad.

Le aconsejamos que esté presente durante la inspección y proporcione cualquier información que pudiera afectar el valor de su propiedad. En caso de que usted decida obtener su propio tasación y compartir la con nosotros, esta será tomada en cuenta durante el proceso de negociación. Adicionalmente, el FDOT le reembolsará el costo razonable de obtención de la tasación o servicios de otros expertos que le ayuden a determinar el valor de la propiedad que estamos adquiriendo.



OFERTA DE COMPRA



Le haremos nuestra oferta de compra de su propiedad por escrito, ya sea en persona o mediante correo certificado, y no por una suma menor a la que hayamos determinado como el valor de mercado justo de la propiedad.

Una vez que usted haya revisado nuestra oferta, puede optar por hacernos una contraoferta. Si así lo hiciera, someteremos su contraoferta a consideración y buscaremos llegar a un precio de compra de mutuo acuerdo.

REPRESENTANTE DEL PROPIETARIO Y EXPROPIACIÓN FORZOSA

Usted puede designar a otra persona para que lo represente durante las negociaciones y trabajaremos con su representante para resolver cualquier problema. Si usted decidiera ser representado por un abogado con licencia para ejercer derecho en el estado de Florida, se le reembolsarán los honorarios razonables que usted le pague al abogado. No obstante, la suma de los honorarios pagados por el FDOT podría estar limitada por las leyes.

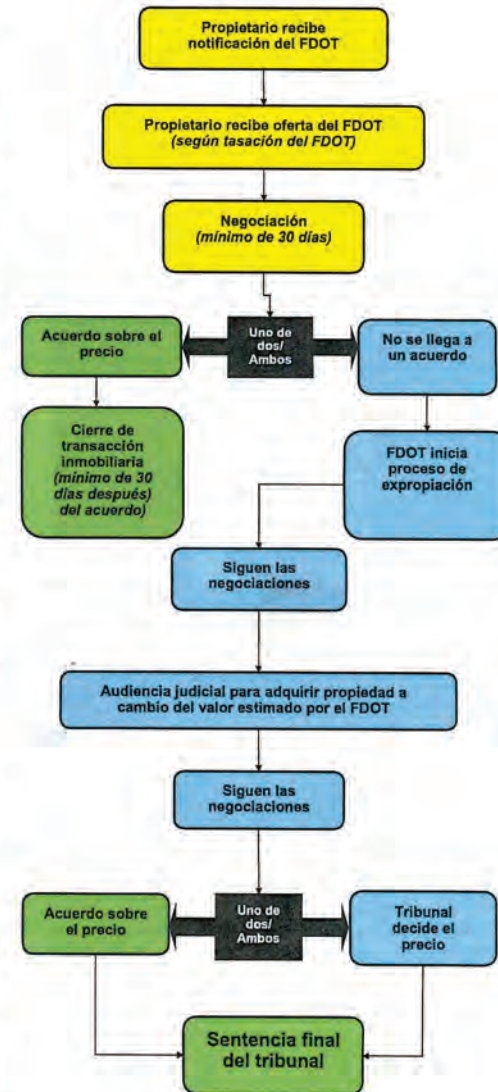
En caso de que no llegáramos a un acuerdo mutuo sobre el precio de compra, podríamos decidir iniciar un proceso de expropiación, lo cual no ocurrirá antes de 30 días a partir de la fecha en que le hagamos nuestra oferta de compra por escrito. Sin embargo, el FDOT seguirá negociando con usted o su representante durante todo el proceso de litigio.

INFORMACIÓN DE CONTACTO DEL FDOT

Si deseara tener copias del avalúo, mapas de servidumbre de paso de vía o los planos de construcción, podemos ofrecerle estos documentos en un lapso de 15 días a partir de la fecha de solicitud. Sin embargo, es posible que algunos de estos documentos no estén listos al momento de su solicitud, por lo que le informaremos la fecha en que le enviaremos la versión completa de la información solicitada o le suministraremos la información más actualizada que tengamos al alcance.

No dude en contactarnos si tiene preguntas adicionales o necesita más información sobre el proyecto o el proceso de adquisición.

DISTRICT	CONDADOS EN EL DISTRITO	# DE TELÉFONO
1	Charlotte, Collier, DeSoto, Glades, Hardee, Hendry, Highlands, Lee, Manatee, Okeechobee, Polk y Sarasota	(863) 519-2401
2	Alachua, Baker, Bradford, Clay, Columbia, Dixie, Duval, Gilchrist, Hamilton, Lafayette, Levy, Madison, Nassau, Putnam, Suwannee, St Johns, Taylor y Union	(386) 758-3743
3	Bay, Calhoun, Escambia, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Leon, Liberty, Okaloosa, Santa Rosa, Wakulla, Walton y Washington	(850) 330-1250
4	Broward, Palm Beach, Martin, St. Lucie y Indian River	(954) 777-4242
5	Brevard, Flagler, Lake, Marion, Orange, Osceola, Seminole, Sumter y Volusia	(386) 943-5087
6	Miami-Dade y Monroe	(305) 470-5150
7	Citrus, Hernando, Hillsborough, Pasco y Pinellas	(813) 975-6722
Turnpike	Cualquier condado en la Turnpike de Florida	(407) 264-3436





ACQUISITION PROCESS



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

Effective: October 13, 2017

The Florida Department of Transportation's (FDOT) mission is to provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities. To accomplish our mission, sometimes it is necessary for us to acquire private property. Because you are the owner of property that will be needed for a transportation facility, we have prepared this pamphlet to briefly explain our acquisition process as well as your rights and options.

PROPERTY/PROJECT INFORMATION LETTER

We will provide a letter that includes information about the property we are seeking to acquire, no later than the time we make you a written offer to purchase your property. This letter will explain the nature of the transportation project and will describe the portion of your property we need to acquire.



We will also provide a point of contact for you located within the Office of Right of Way.

PROPERTY APPRAISAL

Prior to making an offer to purchase your property, a real estate appraiser or other real estate expert will contact you to arrange an onsite inspection of the property.



We encourage you to be present during the inspection and to provide any information which might affect the value of your property. Should you choose to obtain your own appraisal and share this opinion with us, the opinion will be considered during the negotiation process. Additionally, FDOT will reimburse you for reasonable costs of obtaining real estate appraisers or other experts' services to assist you with assessing the value of the property we are acquiring.

OFFER TO PURCHASE



Our offer to purchase your property will be made in writing to you either in person or by certified mail determined to be the fair market value of the property.

After you have reviewed our offer, you may choose to consider your counteroffer and will seek to arrive at a mutually agreeable purchase price.

OWNER REPRESENTATIVE & CONDEMNATION

You may designate someone to represent you during negotiations and we will work with your representative by an attorney licensed to practice law in Florida, you will be reimbursed for reasonable fees paid to the attorney. However, the amount of fees paid by FDOT may be limited by law.

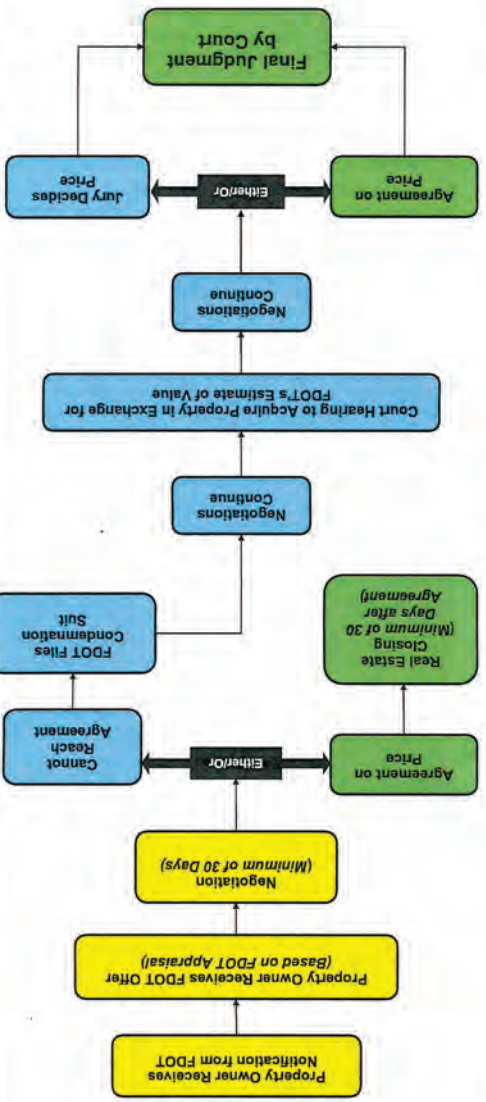
If we are unable to reach a mutually agreeable purchase price, we may choose to file a condemnation action, which will not occur less than 30 days from the date we make our written offer to purchase. But, FDOT will continue to negotiate with you or your representative throughout the litigation process.

FDOT CONTACT INFORMATION

If you would like copies of the appraisal, right of way maps or construction plans, we will provide the documents within 15 days of your request. However, some of the documents may not be completed at the time of your request, but we will either inform you of when we will provide the completed version of the requested information or provide you the most recent information available.

Please feel free to contact us if you have additional questions or if you need more information about the project or the acquisition process.

DISTRICT	COUNTIES IN THE DISTRICT	TELEPHONE #
1	Charlotte, Collier, Desoto, Glades, Hardee, Hendry, Highlands, Lee, Manatee, Okaloosa, Polk & Sarasota	(863) 519-2401
2	Alachua, Baker, Bradford, Clay, Columbia, Dixie, Duval, Gilchrist, Hamilton, Lafayette, Levy, Madison, Nassau, Putnam, Suwannee, St. Johns, Taylor & Union	(386) 756-3743
3	Bay, Calhoun, Escambia, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Leon, Liberty, Okaloosa, Santa Rosa, Wakulla, Walton & Washington	(904) 330-1250
4	Broward, Palm Beach, Martin, St. Lucie & Indian River	(954) 777-4242
5	Brevard, Flagler, Lake, Marion, Orange, Osceola, Seminole, Sumter & Volusia	(386) 943-5087
6	Miami-Dade & Monroe	(305) 470-5150
7	Citrus, Hernando, Hillsborough, Pasco & Pinellas	(813) 975-8722
Turnpike	Any county on Florida's Turnpike	(407) 284-3436



RESOLUTION NO. 2025-01

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

WHEREAS, the Board of Supervisors (“Board”) of the Sebastian River Improvement District (“District”) is required by Chapter 298, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 18, 2025 at 10:00 a.m. at Indian River County Administration Complex, Building A, Room A1-102, 1801 27th Street, Vero Beach, Florida 32960, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 19th day of February, 2025.

ATTEST:

**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Sebastian River Improvement District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

I PROPOSED BUDGET

PROPOSED BUDGET
SEBASTIAN RIVER IMPROVEMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
NAV ASSESSMENTS	319,104	308,436	307,394	10,014.43 Acres @ \$30.70
R-O-W USE FEES	25,515	25,515	25,515	
PERMIT FEES	5,000	5,000	5,000	
OTHER REVENUES	3,000	0	0	
OTHER REVENUES - SALE OF ROW	581,442	0	0	
INTEREST INCOME	60,271	2,400	6,000	Interest Projected At \$500 Per Month
TOTAL REVENUES	\$ 994,332	\$ 341,351	\$ 343,909	
EXPENDITURES				
LEGAL	34,167	20,000	25,000	\$5,000 Increase From 2024/2025 Budget
DISTRICT ADMINISTRATIVE	30,000	30,000	30,000	\$2,500 Per Month
OPERATIONS MANAGER	21,000	21,000	21,000	No Change From 2024/2025 Budget
OPERATIONS MANAGER - PAYROLL TAXES	1,607	1,607	1,607	Operations Manager *7.65%
ENGINEERING /GENERAL	98,918	70,000	80,000	FY 2024/2025 Expenditure Through December 2024 Was \$25,982
ENGINEERING /PERMIT	0	5,000	5,000	No Change From 2024/2025 Budget
ENGINEERING /OTHER	0	14,000	10,000	\$4,000 Decrease From 2024/2025 Budget
ACCOUNTING / AUDIT	5,300	5,400	5,500	\$100 Increase From 2024/2025 Budget
INSURANCE	9,772	12,000	12,000	FY 2024/2025 Expenditure Was \$10,163
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	1,175	3,000	3,000	\$175 For Dept Of Economic Opportunity - \$2,825 For FL Assoc Special Districts
LEGAL ADVERTISEMENTS	918	1,400	1,400	No Change From 2024/2025 Budget
MISCELLANEOUS	2,946	3,938	3,896	Includes Travel, Postage & Office Supplies
WATER QUALITY ANALYTICAL SERVICE	2,653	1,000	5,000	\$4,000 Estimate For Gate Structure Samples
MAINTENANCE CONTRACT (ROW)	101,142	130,000	130,000	Includes Bank Mowing, Canal Maintenance & ROW Maintenance Evaluation
MISCELLANEOUS MAINTENANCE	1,147	2,500	2,500	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 312,745	\$ 322,845	\$ 337,903	
REVENUES LESS EXPENDITURES	\$ 681,587	\$ 18,506	\$ 6,006	
COUNTY APPRAISER & TAX COLLECTOR FEE	(1,697)	(6,169)	(6,169)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,095)	(12,337)	(12,337)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 668,795	\$ -	\$ (12,500)	
PREVIOUS YEAR CARRYOVER	-	-	12,500	Comes from Current Fund Balance
NET EXCESS/ (SHORTFALL)	\$ 668,795	\$ -	\$ -	

Notes

Assessable Acres = 10,014.43 (Per Updated Numbers From County)

FY 2023 Assessment per Acre = \$30.70

FY 2023 Budgeted Carryover Funding Assessment per Acre = \$0.00

FY 2024 Assessment per Acre = \$30.70

FY 2024 Budgeted Carryover Funding Assessment per Acre = \$0.00

FY 2025 Assessment per Acre = \$30.70

FY 2025 Budgeted Carryover Funding Assessment per Acre = \$0.00

FY 2026 Assessment per Acre = \$30.70

FY 2026 Budgeted Carryover Funding Assessment per Acre = \$1.25

FUND BALANCE AS OF 9/30/24	\$ 1,661,389.00
PROJECTED FY 2024/2025 BUDGET ACTIVITY	\$ -
PROJECTED FUND BALANCE AS OF 9/30/25	\$ 1,661,389.00

FUND BALANCE AS OF 9/30/25	\$ 1,661,389.00
PROJECTED FY 2025/2026 BUDGET ACTIVITY	\$ -
PROJECTED FUND BALANCE AS OF 9/30/26	\$ 1,661,389.00

Sebastian River
Improvement District

**Financial Report For
January 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jan-25	Year To Date Actual 10/1/23 - 1/31/25
REVENUES			
NAV Assessments	308,436	1,498	238,929
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	11,853
Total Revenues	\$ 341,351	\$ 1,498	\$ 253,282
EXPENDITURES			
Legal	20,000	0	10,422
District Administrative	30,000	2,500	10,000
Operations Manager	21,000	1,750	7,000
Operations Manager - Payroll Taxes	1,607	134	536
Engineering - General	70,000	0	25,982
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	667
Dues & Subscriptions	3,000	0	175
Legal Advertisements	1,401	0	122
Miscellaneous	3,938	328	1,113
Water Quality Analytical Service	1,000	0	390
R-O-W Maintenance (Includes Canal Maintenance & Bank Mowing)	130,000	0	75,104
Miscellaneous Maintenance	2,500	0	0
Total Expenditures	\$ 322,846	\$ 4,879	\$ 141,674
Revenues Less Expenditures	\$ 18,505	\$ (3,381)	\$ 111,608
County Appraiser & Tax Collector Fee	(6,169)	0	(2,350)
Discounts For Early Payments	(12,336)	(45)	(9,547)
Excess/ (Shortfall)	\$ -	\$ (3,426)	\$ 99,711
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (3,426)	\$ 99,711

Bank Balance As Of 1/31/25	\$ 1,835,899.38
Accounts Payable As Of 1/31/25	\$ 21,509.69
Other Current Liabilities As Of 1/31/25	\$ 75,706.92
Accounts Receivable As Of 1/31/25	\$ 22,416.99
Available Funds As Of 1/31/25	\$ 1,761,099.76

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

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)
									\$308,436.00	\$308,436.00	\$308,436.00
									\$289,930.00	\$289,930.00	\$289,930.00
1		Paid to Indian River County Property Appraiser	10/08/24	Fees			\$ (850.00)		\$ (850.00)		\$ (850.00)
2	1	Indian River County Tax Collector	11/08/24	NAV Taxes	\$ 4,374.28		\$ (83.83)	\$ (182.65)	\$ 4,107.80	\$ 4,374.28	\$ 4,107.80
3	2	Indian River County Tax Collector	11/15/24	NAV Taxes	\$ 13,016.80		\$ (249.92)	\$ (520.74)	\$ 12,246.14	\$ 13,016.80	\$ 12,246.14
4	3	Indian River County Tax Collector	11/22/24	NAV Taxes	\$ 19,862.90		\$ (381.37)	\$ (794.56)	\$ 18,686.97	\$ 19,862.90	\$ 18,686.97
5	4	Indian River County Tax Collector	11/27/24	NAV Taxes	\$ 32,357.80		\$ (621.27)	\$ (1,294.36)	\$ 30,442.17	\$ 32,357.80	\$ 30,442.17
6	5	Indian River County Tax Collector	12/06/24	NAV Taxes	\$ 89,060.70		\$ (163.61)	\$ (3,562.61)	\$ 85,334.48	\$ 89,060.70	\$ 85,334.48
7	6	Indian River County Tax Collector	12/13/24	NAV Taxes	\$ 78,758.57			\$ (3,147.49)	\$ 75,611.08	\$ 78,758.57	\$ 75,611.08
8	7	Indian River County Tax Collector	01/17/25	NAV Taxes	\$ 1,498.33			\$ (44.92)	\$ 1,453.41	\$ 1,498.33	\$ 1,453.41
9									\$ -		
10									\$ -		
11									\$ -		
12									\$ -		
13									\$ -		
14									\$ -		
15									\$ -		
16									\$ -		
17									\$ -		
18									\$ -		
19									\$ -		
20									\$ -		
21									\$ -		
22									\$ -		
23									\$ -		
24									\$ -		
25									\$ -		
26									\$ -		
27									\$ -		
28									\$ -		
					\$ 238,929.38	\$ -	\$ (2,350.00)	\$ (9,547.33)	\$ 227,032.05	\$ 238,929.38	\$ 227,032.05

Tax Collections
77.46%

\$ 238,929.38	
\$ -	\$ 227,032.05
\$ (238,929.38)	\$ (227,032.05)
\$ -	\$ -

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