



**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

INDIAN RIVER COUNTY

**LANDOWNERS MEETING,
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 19, 2025
9:00 A.M.**

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

www.sridfl.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SEBASTIAN RIVER IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
Indian River County Administration Complex
Bldg. A, Room A1-102
1801 27th Street
Vero Beach, Florida 32960
LANDOWNERS' MEETING
June 18, 2025
9:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Consider Adoption of Election Procedures.....Page 2
- E.** Election of Chair for Landowners Meeting
- F.** Election of Secretary for Landowners' Meeting
- G.** Approval of Minutes
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- H.** Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 8
 - 2. Nomination of Supervisors
 - 3. Casting of Ballots.....Page 9
 - 4. Ballot Tabulation and Result
- I.** Other Business
 - 1. Receive Treasurer's Report.....Page 10
 - 2. Receive Engineer's Report.....Page 11
- J.** Landowners' Comments
- K.** Adjourn

Publication Date
2025-05-29

Subcategory
Miscellaneous Notices

SEBASTIAN RIVER
IMPROVEMENT DISTRICT
NOTICE OF REGULAR BOARD MEETING, PUBLIC HEARING &
ANNUAL LANDOWNERS
MEETING

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SEBASTIAN RIVER IMPROVEMENT DISTRICT

www.sridfl.org

Pub: May 22 & 29, 2025

TCN11323488



SEBASTIAN RIVER IMPROVEMENT DISTRICT ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 2007-309, Laws of Florida, and applicable provisions of Chapter 298, it is required that an annual meeting of the Landowners of the District be held in June of each year for the purpose of electing a supervisor. To take the place of the retiring supervisor and hearing reports of the board of supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

The board of supervisors shall consist of three persons who, except as herein otherwise provided, shall hold office for a term of 3 years and until their successors are duly elected and qualified.

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
JUNE 19, 2024**

A. CALL TO ORDER

District Manager Frank Sakuma called the June 19, 2024, Landowners' Meeting of the Sebastian River Improvement District (the "District") to order at 9:01 a.m. in Room A1-102 of Building A of the Indian River County Administration Complex located at 1801 27th Street, Vero Beach, Florida 32960.

B. PROOF OF PUBLICATION

Mr. Sakuma offered Proof of Publication showing that notice of the Landowners' Meeting had been published in the *Indian River Press Journal*, as legally required.

C. ESTABLISH QUORUM

There was a quorum established with the following landowners in attendance, Jeff Bass and Chad Kelly.

Also in attendance were staff members: District Manager Frank of Special District Services, Inc.; General Counsel Ruth Holmes of Torcivia, Donlon, Goddeau & Rubin, P.A. District Engineer George Simons of Carter & Associates.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Mr. Sakuma explained the purpose of the annual landowners' meeting and the process for the election.

The Election Procedures were adopted, as presented, with no objection.

E. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Sakuma asked for nominations for a Chair for the Landowners' meeting.

There was a nomination for Frank Sakuma.

Mr. Sakuma was unanimously elected to serve as Chair for the meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

It was recommended that Mr. Sakuma also serve as the Secretary for the Landowners' meeting.

There were no objections to Mr. Sakuma being elected as the Secretary for the meeting.

G. APPROVAL OF MINUTES

1. June 14, 2023, Landowners' Meeting

The Landowners' Meeting minutes of June 14, 2023, were approved without objection.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units

Mr. Sakuma noted that the main purpose of the Landowners' Meeting was to elect a Supervisor to a three-year term of the seat most recently held by Tom Hammond.

2. Nomination of Candidates

There were was only one nomination:

- Tom Hammond

3. Casting of Ballots

Casting of ballots was not necessary since there was only one nomination for one seat.

4. Ballot Tabulations

Tom Hammond received all votes represented and was elected unopposed.

5. Certification of the Results

Mr. Sakuma asked if there were any objections to the election results. There were no objections.

The results of the election were certified with Tom Hammond receiving a three-year term as Supervisor of the Sebastian River Improvement District expiring in June 2027.

I. OTHER BUSINESS

1. Receive Treasurer's Report

Mr. Sakuma provided the Annual Treasurer's Report, noting the SRID was in sound financial condition with a healthy fund balance.

2. Receive Engineer's Report

District Engineer George Simons presented and reviewed the Annual Engineer's Report that was handed out at the meeting.

J. LANDOWNERS' COMMENTS

Mr. Bass expressed his sincere condolences on the passing of longtime District Engineer Marvin Carter.

K. ADJOURNMENT

There being no further business for the Landowners' Meeting, the meeting adjourned at 9:09 a.m.
There were no objections

Secretary/Assistant Secretary

Chair/Vice-Chair

**LANDOWNER PROXY
SEBASTIAN RIVER
IMPROVEMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Sebastian River Improvement District to be held on June 18, 2025 at 9:00 a.m. at the Indian River County Administration Complex, Bldg. A, Room A1-102, 1801 27th Street, Vero Beach, Florida 32960. and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 298 Florida Statutes (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT

BALLOT # _____

**SEBASTIAN RIVER
IMPROVEMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

JUNE 18, 2025

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Sebastian River Improvement District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

June 18, 2025

Sebastian River Improvement District Treasurer’s Report For Annual Landowners Meeting

The fund balance for the Sebastian River Improvement District at the close of Fiscal Year 2022/2023 (September 30, 2023) was \$1,003,344.

The fund balance for the Sebastian River Improvement District at the close of Fiscal Year 2023/2024 (September 30, 2024) was \$1,658,552.

The following table illustrates Fiscal Year 2023/2024 revenues and expenditures budgeted versus actuals:

	Budgeted	Actual	Percentage
Revenue	\$312,645	\$967,954	310%
Expenditures	\$312,645	\$312,746	101%
Excess/(Shortfall)	\$0	\$655,208	

In July 2024, the District received a payment of \$581,482 for sale of Right Of Way.

Special District Services, Inc.

RECEIVE ENGINEER'S REPORT

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

AGENDA
SEBASTIAN RIVER IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
 Indian River County Administration Complex
 Bldg. A, Room A1-102
 1801 27th Street
 Vero Beach, Florida 32960
REGULAR BOARD MEETING & PUBLIC HEARING
June 18, 2025
9:00 a.m.

A. Call to Order

B. Proof of Publication.....Page 14

C. Seat New Board Members

D. Administer Oath of Office & Review Board Member Responsibilities and Duties

E. Establish Quorum

F. Election of Officers

- Chairman
- Vice Chairman
- Secretary/Treasurer
- Assistant Secretaries

G. Additions or Deletions to Agenda

H. Approval of Minutes

 1. April 16, 2025 Regular Board Meeting.....Page 15

I. Public Hearing

 1. Proof of Publication.....Page 18

 2. Receive Public Comments on Fiscal Year 2025/2025 Final Budget

 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 19

J. Old Business

K. New Business

 1. Update on Open Projects: River Oaks, Hawks Grove, Bluewater Bay

 2. Discussion Regarding Notice to Owner from FDOT Related to 82nd Avenue.....Page 23

 3. Discussion Regarding Indian River Land Trust Conceptual Greenway.....Page 61

 4. Discussion Regarding ROW Abandonment – Wild Turkey C-10, C-11, C-12, C-13.....Page 65

 5. Consider Approval of Indian River HP Connector Construction in Advance of Payment

 6. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 70

 7. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 72

- L. Administrative Matters
 - 1. Sand Mine Update
 - 2. Water Quality Report.....Page 76
 - 3. Financial Update.....Page 97
 - 4. Engineer Update
 - 5. Manager Update
- M. Board Member Comments
- N. Comments from the Public for Items Not on the Agenda
- O. Adjourn

Publication Date
2025-05-29

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SEBASTIAN RIVER IMPROVEMENT DISTRICT

www.sridfl.org

Pub: May 22 & 29, 2025

TCN11323488

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
REGULAR BOARD MEETING MINUTES
APRIL 16, 2025**

A. CALL TO ORDER

The April 16, 2025, Regular 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 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	Absent
Supervisor	Chad Kelly	Present

Staff members in attendance were:

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

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. February 19, 2025, Regular Board Meeting

Mr. Simons offered an edit to the minutes as presented. A **motion** was made by Mr. Bass, seconded by Mr. Kelly approving the minutes of the February 19, 2025, Regular Board Meeting, as amended during the meeting. The **motion** approving the minutes passed unanimously.

F. OLD BUSINESS

There were no items.

G. NEW BUSINESS

1. Update on Open Projects: River Oaks, Hawks Grove, Bluewater Bay & others

- Wild Turkey Sand Mine

Mr. Wesley Mills (MSA Engineering) and Chris Hampton (Wild Turkey Sand Mine) were in attendance and provided information about the mine to the Board. Mr. Simons provided an update on the permit renewal status, and of District owned ROW impacts from mining activity. After further discussion, there was a consensus of the Board for Wild Turkey Mine to submit a letter to the District identifying expected actions related to the ROW and if acceptable to the District, for the issuance of the permit renewal.

- River Oaks

Mr. Simons updated the Board on various elements of the River Oaks project. The Board inquired as to the need for the District to send FDOT a letter outlining the District's easement rights in the area with a map. The District's attorney, Ruth Holmes, was asked to draft said letter to FDOT.

- Bluewater Bay

Mr. Simons notified the Board that the Bluewater Bay permit had been issued.

- FDOT MOA (82nd Avenue)

Mr. Simons advised the Board of an additional edit to the exhibit contemplated for the MOA to identify the maintenance responsibilities related to the County to clarify the District would not be the maintaining entity for several of the identified parcels. Staff was directed to communicate the necessary edit to FDOT.

2. Consideration of Hawks Grove Permit and Proposed Deeds for ROW Swap

Attorney Bruce Barkett, on behalf of the Hawks Grove Project, discussed possible options for moving forward with both the issuance of the District permit and simultaneously having ROW deed swaps executed by the District, the County, and Indian River Farms Water Control District. After further discussion, a **motion** was made by Mr. Bass, seconded by Mr. Kelly approving the issuance of the permit to Hawks Grove provided one of the special conditions of the permit is the execution of the ROW deed swaps. The **motion** passed unanimously.

3. Discussion Regarding Annual Right of Way Maintenance

Mr. Sakuma informed the Board it was time to consider annual ROW maintenance. There was a Board consensus to work with Cates Tractor for the maintenance, provided the pricing terms were the same as the work done in 2024.

4. Unit of Development Discussion

Mr. Wodraska updated the Board on the pause in Bluewater Bay's request for consideration of creating a Unit of Development for the project. He also explained various elements of Units of Development and how that may change Board processes. After further discussion, the Board asked for the following questions to be researched and answered by staff:

- Given the structure of the District Board, as landowner elected, would a unit of development created by the District be authorized to issue tax exempt municipal bonds?
- Does the District assess “per acre” or “per fraction of an acre” for annual assessments? Specifically for parcels less than one acre in size.

H. ADMINISTRATIVE MATTERS

1. Sand Mine Update

Mr. Simons notified the board that all sand mine permits, except for Wild Turkey, had been approved.

2. Water Quality Report

Mr. Simons discussed the water quality report and advised the Board the results were acceptable. Mr. Bass asked about testing around the gate structures and was advised by Mr. Sakuma of Pace Labs’ inability to provide the necessary testing protocol. The Board asked staff to reach out to environmental consultants and bring back a proposal to have the testing done.

3. 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.

4. Engineer Update

Mr. Simons had no further updates for the Board.

5. Manager Update

Mr. Sakuma reminded Supervisors to file their Form 1 online before July 1st, and to also complete four hours of ethics training before December 31st.

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 11:25 a.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chairman

Publication Date
2025-05-29

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SEBASTIAN RIVER IMPROVEMENT DISTRICT

www.sridfl.org

Pub: May 22 & 29, 2025

TCN11323488

RESOLUTION NO. 2025-02

A RESOLUTION OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Sebastian River Improvement District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 18th day of June, 2025.

ATTEST:

**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Sebastian River Improvement District

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

CONTENTS

I FINAL BUDGET

FINAL 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	9,000	Interest Projected At \$750 Per Month
TOTAL REVENUES	\$ 994,332	\$ 341,351	\$ 346,909	
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	14,000	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	\$ 339,903	
REVENUES LESS EXPENDITURES	\$ 681,587	\$ 18,506	\$ 7,006	
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	\$ -	\$ (11,500)	
PREVIOUS YEAR CARRYOVER	-	-	11,500	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 = \$1.45

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



Florida Department of Transportation

1400 West Commercial Boulevard
West Lauderdale, FL 33309

RON DESANTIS
GOVERNOR

JARED W. PERDUE, CE.
SECRETARY

April 22, 2025

Certified Mail No. 9589 0710 5270 1193 1992 88

Sebastian River Improvement District
f/k/a Sebastian River Water Control District
f/k/a Sebastian River Drainage District,
a water control district
Attn: B. Frank Sakuma, Jr., District Manager
2501A Burns Rd.
Palm Beach Gardens, FL 33410

SUBJECT: Pre-591 Notice to Owner

Item/Segment No.: 2308793
County Road No.: 609 (82nd Avenue/Ranch Road)
County: Indian River
Parcel No.: 121

Dear Property Owner:

The Florida Department of Transportation (FDOT) is planning a New 2 Lane Road Construction - C.R. 609 (82nd Avenue/Ranch Road) from 26th Street to 69th Street. American Acquisition Group, LLC is working with FDOT for this project. According to our records, you are the current owner of the property identified by the parcel number above. Enclosed is the Department's Notice to Owner package for the property needed for this project.

Currently, the Department's Valuation Services unit is beginning the initial appraisal process. The Department's appraiser, Curtis Phillips of Callaway & Price, will contact you by mail to schedule an appraisal inspection. In the meantime, please contact me at (321) 208-5272, or zabrina@americanacquisition.com, to discuss any questions or concerns.

Sincerely,

Zabrina Meneses
Consultant Right of Way Agent

cc: Agent's File
Records Management
Project Manager



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Trenton, Florida, FL 33509

JARED W. PERDUE, P.E.
SECRETARY

NOTICE TO OWNER

April 22, 2025

Sebastian River Improvement District
f/k/a Sebastian River Water Control District
f/k/a Sebastian River Drainage District,
a water control district.
Attn: B. Frank Sakuma, Jr., District Manager
2501A Burns Rd.
Palm Beach Gardens, FL 33410

ITEM/SEGMENT #:	2308793
MANAGING DISTRICT:	4
F.A.P. #:	D424-054-B
COUNTY ROAD #:	609 (82 nd Ave/Ranch Rd)
COUNTY:	Indian River
PARCEL #:	121

Dear Property Owner:

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

New 2 Lane Road Construction - C.R. 609 (82nd Avenue/Ranch Road) from 26th Street to 69th Street.

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

Right of Way Map and Legal Description.

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 within 15 business days upon request.
- 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.
- You will receive no less than full compensation for the property acquired. Full compensation includes, the value of the real estate acquired together with damages, if any, to your remaining property.
- You may be eligible for relocation assistance benefits if you are required to move or move personal possessions from the property we acquire.
- You may receive reimbursement for reasonable attorney fees and other reasonable costs you incur for appraisal and other services associated with the Department's acquisition.

Your rights and options are more fully explained in the enclosed pamphlet entitled **Acquisition Process**. We encourage you to read this brochure 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 we can reach 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 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:

Ashleigh Schneider, Consultant Project Manager
American Acquisition Group, LLC
5419 SE Redwood Ave.
Stuart, FL 34997
(813) 586-1374

Sincerely,



Carlos Martinez
District Right of Way Manager
By: Zabrina Meneses
Consultant Right of Way Agent
American Acquisition Group, LLC

Enclosures:

Questionnaire
Return Envelope
Right of Way Map and Legal Description
Acquisition Process Pamphlet
CC: Records Management

Received by: _____

Certified Mail Number: 9589 0710 5270 1193 1992 88

Date: _____

QUESTIONNAIRE

FINANCIAL PROJECT ID: 2308793
MANAGING DISTRICT: 4
F.A.P. NO.: D424-054-B
COUNTY ROAD NO.: 609 (82nd Avo/Ranch Rd)
COUNTY: Indian River
PARCEL NO.: 121
ATTENTION: Zabrina Meneses
(Right of Way Agent)

Dear Property Owner:

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

1. Are you the owner of the property identified above? _____
2. I have sold all _____ or part _____ of the property to:
Name: _____
Address: _____
E-mail Address: _____
Approximate Date Sold: _____
3. Other than my spouse, I share ownership of this property with:
Name: _____
Address: _____
E-mail Address: _____
Telephone No.: _____
4. Please list the appropriate contact person for this property:
Name and Title: _____
Address: _____
E-mail Address: _____
Telephone No.: _____
5. Is there an ongoing business on this site? _____
6. If yes, who owns the business?
Name: _____
Address: _____
E-mail Address: _____
Telephone No.: _____
7. Additional Comments: _____

Property Owner's Signature

Printed Name & Title

Date

Item Segment No. 2308793
(Section No. 88503-2610)
3-24-2025

Fee Simple Right of Way

Parcel No. 121	County Road 609	Indian River County	Description
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A portion of land lying in the East One-Half (E 1/2) of Section 35 and portion of the West One-Half (W 1/2) of Sections 12, 13, 24, 25 and 36, Township 32 South, Range 38 East, Indian River County, Florida, as shown on Sheets 5-27 of the Florida Department of Transportation Right of Way Map of County Road 609 (82nd Avenue/Ranch Road), Item/Segment No. 2308793, Section 88503-2610, being more particularly described as follows:

Begin at the Southwest corner of said Section 36, said corner also being on the Baseline of Survey of said County Road 609 (82nd Avenue/Ranch Road), thence North $89^{\circ}42'51''$ West along the South line of said Section 35, a distance of 27.02 feet to the beginning of a non-tangent curve concave Southeasterly having a chord bearing of North $05^{\circ}13'32''$ East; thence Northeasterly along said curve, having a radius of 10,009.00 feet, through a central angle of $01^{\circ}54'10''$, an arc length of 332.37 feet to a point of reverse curvature with a curve concave to the Northwesterly, having a chord bearing of North $03^{\circ}37'22''$ East; thence Northeasterly along said curve, having a radius of 9,889.00 feet, through a central angle of $05^{\circ}06'29''$, an arc length of 881.61 feet to the end of said curve; thence North $01^{\circ}04'08''$ East, a distance of 61.24 feet; thence North $00^{\circ}19'08''$ East, a distance of 407.48 feet; thence North $00^{\circ}15'15''$ West, a distance of 100.00 feet; thence North $00^{\circ}19'08''$ East, a distance of 874.44 feet to a point on the South line of the Northwest One-Quarter (NW 1/4) of said Section 36; thence continue North $00^{\circ}19'08''$ East, a distance of 946.21 feet; thence North $00^{\circ}59'14''$ East, a distance of 300.02 feet; thence North $00^{\circ}19'08''$ East, a distance of 1,407.89 feet to a point on the North line of said Section 36; thence North $00^{\circ}21'44''$ East, a distance of 591.48 feet; thence North $00^{\circ}04'03''$ East, a distance of 200.01 feet; thence North $00^{\circ}21'44''$ East, a distance of 1,867.47 feet to a point on the South line of the Northwest One-Quarter (NW 1/4) of said Section 25; thence continue North $00^{\circ}21'44''$ East, a distance of 332.49 feet; thence North $00^{\circ}08'49''$ West, a distance of 450.02 feet; thence North $00^{\circ}21'44''$ East, a distance of 639.97 feet; thence North $00^{\circ}12'38''$ West, a distance of 250.01 feet; thence North $00^{\circ}21'44''$ East, a distance of 986.56 feet to a point on the North line of said Section 25; thence North $00^{\circ}19'14''$ East, a distance of 294.10 feet; thence North $00^{\circ}59'20''$ East, a distance of 300.04 feet; thence North $00^{\circ}19'14''$ East, a distance of 1,380.00 feet; thence North $00^{\circ}59'20''$ East, a distance of 300.02 feet; thence North $00^{\circ}19'14''$ East, a distance of 376.05 feet to a point on the South line of the Northwest One-Quarter (NW 1/4) of Section 24; thence continue North $00^{\circ}19'14''$ East, a distance of 623.25 feet; thence North $00^{\circ}20'04''$ West, a distance of 350.02 feet; thence North $00^{\circ}19'14''$ East, a distance of 1,677.22 feet to a point on the North line of said Section 24; thence North $00^{\circ}42'47''$ East, a distance of 150.18 feet; thence North $00^{\circ}08'25''$ East, a distance of 1,143.40 feet; thence North $00^{\circ}42'47''$ East, a distance of 200.01 feet; thence North $00^{\circ}08'25''$ East, a distance of 1,178.95 feet to a point on the South line of the Northwest One-Quarter (NW 1/4) of said Section 13; thence continue North $00^{\circ}08'25''$ East, a distance of 1,201.14 feet; thence North $00^{\circ}52'10''$ East, a distance of 550.04 feet; thence

Item Segment No. 2308793
(Section No. 88503-2610)
3-24-2025

Fee Simple Right of Way

Parcel No. 121 County Road 609 Indian River County Description

North 00°08'25" East, a distance of 599.90 feet; thence North 00°52'00" East, a distance of 321.55 feet to a point on the North line of said Section 13; thence continue North 00°52'00" East, a distance of 328.53 feet; thence North 00°10'57" East, a distance of 1,750.07 feet; thence North 00°23'25" West, a distance of 600.03 feet; thence North 00°11'11" East, a distance of 649.24 feet; thence North 00°25'30" West, a distance of 750.04 feet; thence North 00°11'11" East, a distance of 650.02 feet; thence North 00°23'12" West, a distance of 400.32 feet; thence South 89°48'49" East, a distance of 61.50 feet to a point on the Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line; thence continue along said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line for the next six (6) courses: (1) South 00°11'11" West, a distance of 2,488.93 feet to a point on the South line of the Northwest One-Quarter (NW 1/4) of said Section 12; thence (2) South 00°10'57" West, a distance of 1,319.66 feet; thence (3) North 89°47'28" West, a distance of 12.50 feet; thence (4) South 00°10'57" West, a distance of 1,319.63 feet to a point on the North line of said Section 13; thence (5) South 00°08'25" West, a distance of 5,345.63 feet to a point on the North line of said Section 24; thence (6) South 00°19'14" West, a distance of 1,275.20 to a point intersecting the Northerly Existing Sebastian River Improvement District "C-10-E" Canal Right of Way line; thence South 89°07'44" East along said Northerly Existing Sebastian River Improvement District "C-10-E" Canal Right of Way line, a distance of 305.57 feet; thence South 00°19'14" West, a distance of 100.00 feet to a point on the Southerly Existing Sebastian River Improvement District "C-10-E" Canal Right of Way line; thence North 89°07'44" West along said Southerly Existing Sebastian River Improvement District "C-10-E" Canal Right of Way line, a distance of 318.07 feet to a point intersecting said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line; thence South 00°19'14" West along said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line, a distance of 2,550.31 feet to point intersecting the Northerly Existing Sebastian River Improvement "C-11-E" Canal Right of Way line; thence South 89°10'27" East along said Northerly Existing Sebastian River Improvement "C-11-E" Canal Right of Way line, a distance of 93.50 feet; thence South 00°19'14" West, a distance of 100.00 feet to a point on the Southerly Existing Sebastian River Improvement "C-11-E" Canal Right of Way line; thence North 89°10'27" West along said Southerly Existing Sebastian River Improvement "C-11-E" Canal Right of Way line, a distance of 93.50 feet to a point intersecting said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line; thence continue along said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line for the next two (2) courses: (1) South 00°19'14" West, a distance of 1,274.40 feet to a point on the North line of said Section 25; thence (2) South 00°21'44" West, a distance of 1,280.12 feet to a point intersecting the Northerly Existing Sebastian River Improvement "C-12-E" Canal Right of Way line; thence South 89°17'47" East along said Northerly Existing Sebastian River Improvement "C-12-E" Canal Right of Way line, a distance of 272.00 feet; thence South 00°12'38" East, a distance of 100.00 feet to a point on the Southerly Existing Sebastian River Improvement "C-12-E" Canal Right of Way line; thence

Item Segment No. 2308793
(Section No. 88503-2610)
3-24-2025

Fee Simple Right of Way

Parcel No. 121	County Road 609	Indian River County	Description
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North 89°17'47" West along said Southerly Existing Sebastian River Improvement "C-12-E" Canal Right of Way line, a distance of 285.50 feet to a point intersecting said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line; thence South 00°21'44" West along said Easterly Existing Sebastian River Improvement Lateral "C" Canal Right of Way line, a distance of 2,558.89 feet to a point intersecting the Northerly Existing Sebastian River Improvement "C-13-E" Canal Right of Way line; thence South 89°29'07" East along said Northerly Existing Sebastian River Improvement "C-13-E" Canal Right of Way line, a distance of 286.80 feet; thence South 00°21'44" West, a distance of 100.00 feet to a point on the Southerly Existing Sebastian River Improvement "C-13-E" Canal Right of Way line; thence North 89°29'07" West along said Southerly Existing Sebastian River Improvement "C-13-E" Canal Right of Way line, a distance of 286.80 feet to a point intersecting said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line; thence along said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line for the next two (2) courses: (1) South 00°21'44" West, a distance of 1,279.45 feet to a point on the North line of said Section 36; thence (2) South 00°19'08" West, a distance of 1,277.04 feet to a point intersecting the Northerly Existing Sebastian River Improvement "C-14-E" Canal Right of Way line; thence South 89°36'40" East along said Northerly Existing Sebastian River Improvement "C-14-E Canal Right of Way line, a distance of 302.22 feet; thence South 00°23'20" West, a distance of 100.00 feet to a point on the Southerly Existing Sebastian River Improvement "C-14-E" Canal Right of Way line; thence North 89°36'40" West along said Southerly Existing Sebastian River Improvement "C-14-E" Canal Right of Way line, a distance of 302.10 feet to a point intersecting said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line; thence South 00°19'08" West along said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line, a distance of 2,554.10 feet to a point intersecting the Northerly Existing Sebastian River Improvement "C-15-E" Canal Right of Way line; thence South 89°39'52" East along said Northerly Existing Sebastian River Improvement "C-15-E" Canal Right of Way line, a distance of 257.99 feet; thence South 00°10'57" West, a distance of 100.00 feet to a point on the Southerly Existing Sebastian River Improvement "C-15-E" Canal Right of Way line; thence North 89°39'52" West along said Southerly Existing Sebastian River Improvement "C-15-E" Canal Right of Way line, a distance of 258.23 feet to a point intersecting said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line; thence South 00°19'08" West along said Easterly Existing Sebastian River Improvement District Lateral "C" Canal Right of Way line, a distance of 1,277.06 feet to a point on the South line of said Section 36; thence North 89°41'11" West along the South line of said Section 36, a distance of 75.00 feet to the POINT OF BEGINNING.

Containing 25.928 acres, more or less.



ACQUISITION PROCESS

The rights contained in this pamphlet are derived from Chapter 73, Florida Statutes. The relevant portions of Chapter 73 concerning the real estate acquisition process of real property are provided for your information at www.fdot.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 and will not be less than the amount we have determined to be the fair market value of the property.



After you have reviewed our offer, you may choose to make a counteroffer. If you do so, we will 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 to resolve any issues. If you choose to be represented 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.

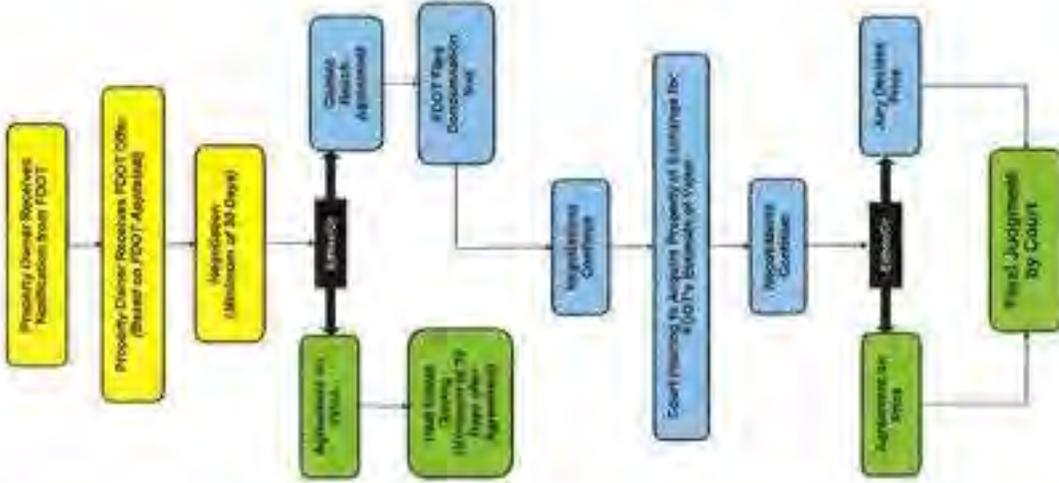
If we are unable to reach a mutually agreeable purchase price, we may choose to file a condemnation action, which will not occur less than 30 days from the date we make our written offer to purchase. But, FDOT will continue to negotiate with you or your representative throughout the litigation process.

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 complete 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.

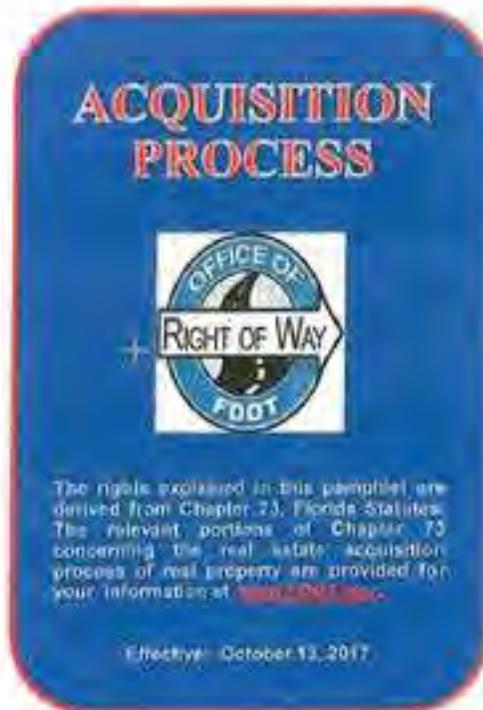
Please feel free to contact us if you have additional questions or if you need more information about the project or the acquisition process.

Number	Organization Name	Address
1	Florida Office of Public Works, Florida Highway Law, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	1111 N. 1st St., Tallahassee, FL 32301
2	Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	1111 N. 1st St., Tallahassee, FL 32301
3	Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	1111 N. 1st St., Tallahassee, FL 32301
4	Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	1111 N. 1st St., Tallahassee, FL 32301
5	Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	1111 N. 1st St., Tallahassee, FL 32301
6	Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	1111 N. 1st St., Tallahassee, FL 32301
7	Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	1111 N. 1st St., Tallahassee, FL 32301
Telephone	Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation, Florida Department of Transportation	904/771-1000



Item/Segment No.: 2308793
Managing District: 4
County Road No.: 609 (82nd Ave/Ranch Rd)
County: Indian River
Parcel No.: 121

RECEIPT FOR:

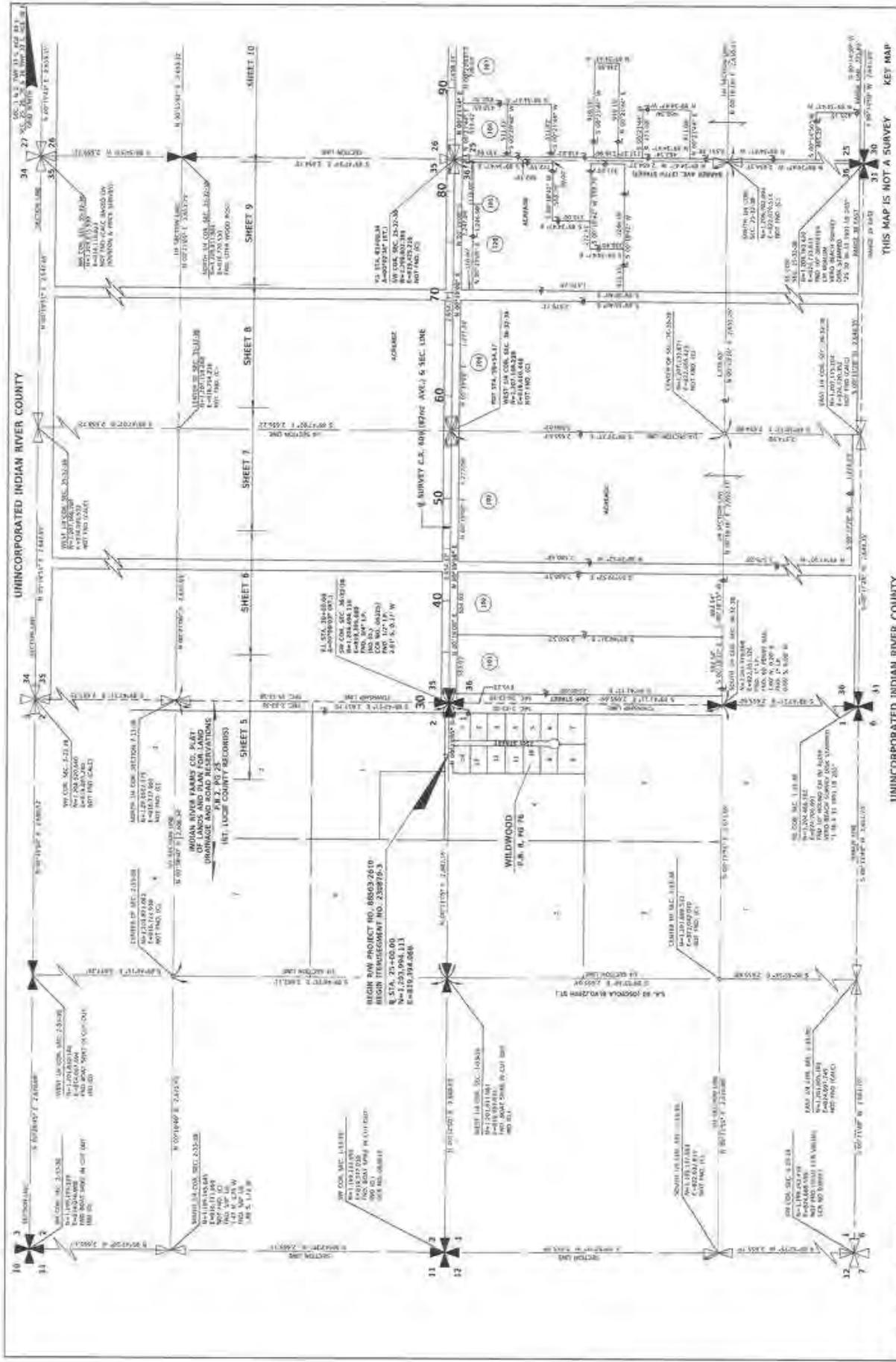


The Florida Department of Transportation's (FDOT) mission is to provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.

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

Receipt Acknowledged: _____ Date: _____

Delivered By: _____ Date: _____



UNINCORPORATED INDIAN RIVER COUNTY

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

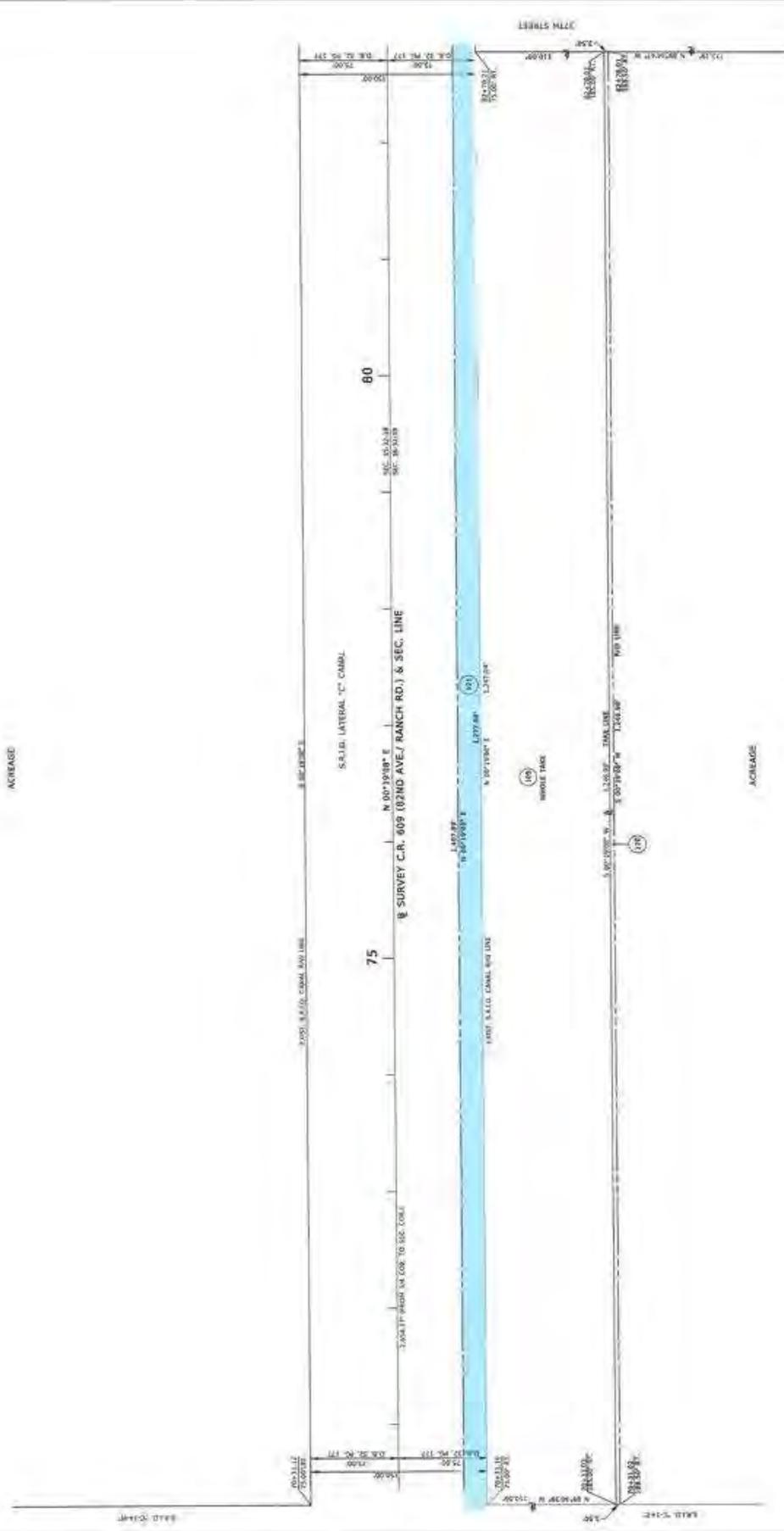
KEY MAP

UNINCORPORATED INDIAN RIVER COUNTY

SECTION 8603-2810
FED. PROJ. 6574-0548
COUNTY ROAD NO. 408 (RD-20) AVENUE B01 INDIAN RIVER COUNTY
P.F. NO. 23879-3
SHEET 2 OF 28

UNINCORPORATED INDIAN RIVER COUNTY

SCALE: AS SHOWN ON THE PLAN
DATE: 10/15/2014



THIS MAP IS NOT A SURVEY
FROM SOUTH OF 24TH STREET TO SOUTH OF 64TH STREET

UNINCORPORATED INDIAN RIVER COUNTY

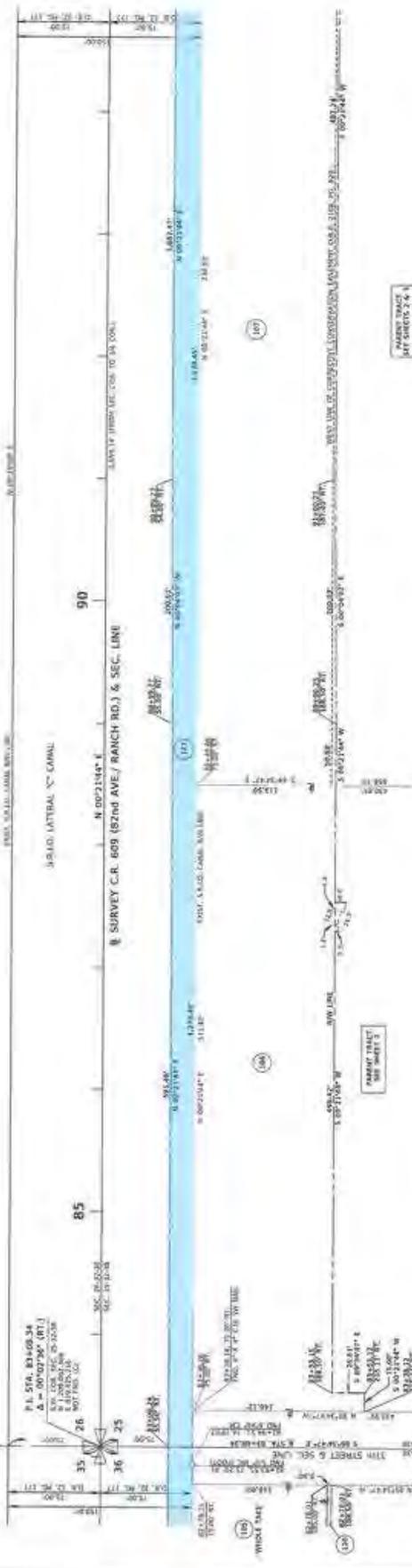
SHEET 1 OF 4: CANAL, ROAD, ETC. FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING		SECTION 28500-2610 COUNTY ROAD NO. 609 (2ND AVENUE/RANCH RD) INDIAN RIVER COUNTY		P.F. NO. 24079-3 SHEET 9 OF 28	
DATE	BY	SCALE	PROJECT	NO.	DESCRIPTION
10/15/2014	DAVID L. ELLIOTT	AS SHOWN	SECTION 28500-2610	117	SECTION 28500-2610
PROJECT	DATE	SCALE	PROJECT	NO.	DESCRIPTION
SECTION 28500-2610	10/15/2014	AS SHOWN	SECTION 28500-2610	117	SECTION 28500-2610

SEC. 14, 25, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

UNINCORPORATED INDIAN RIVER COUNTY

SECTION 14, 25, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ACREAGE



ACREAGE

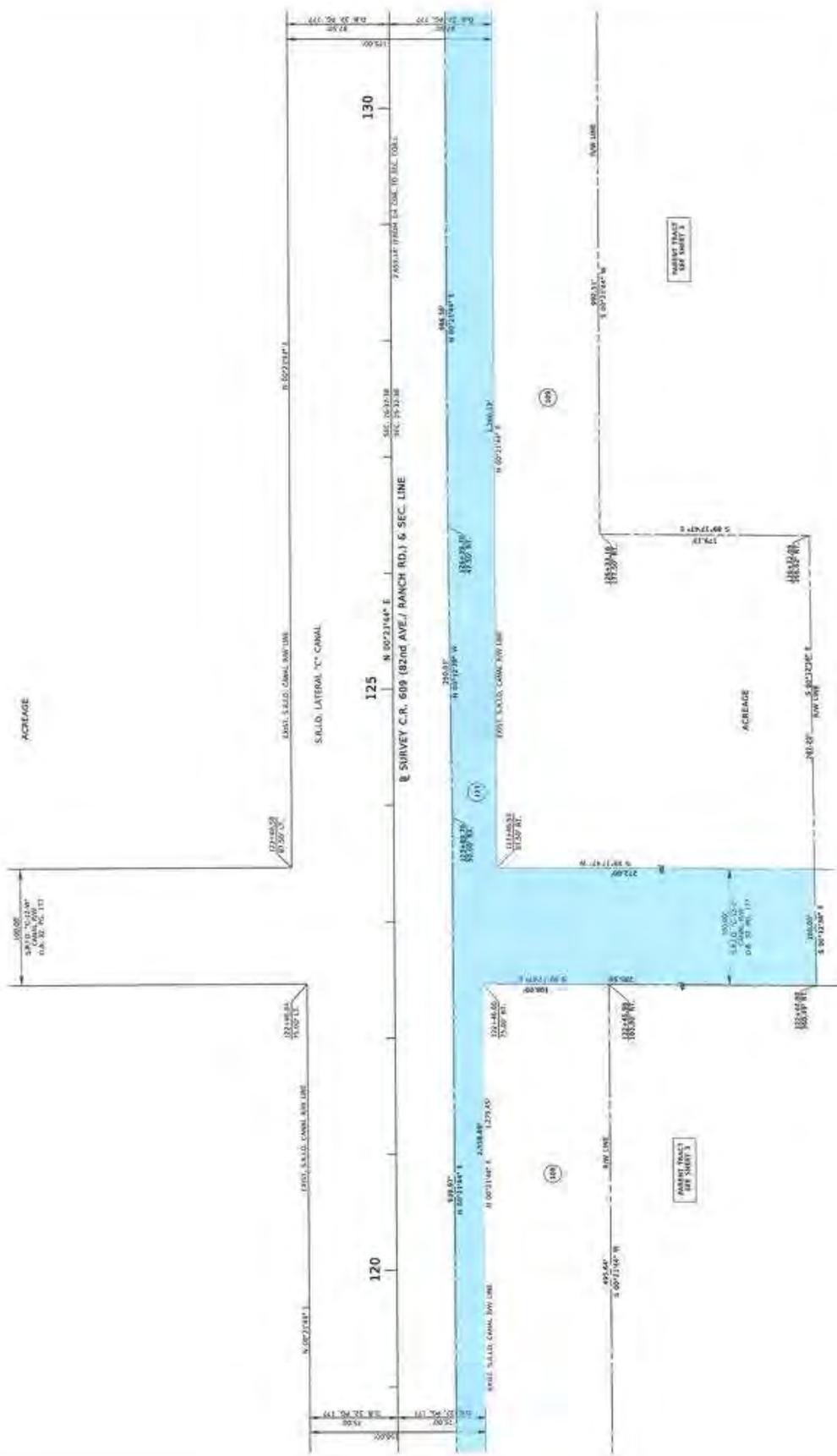
UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

SECTION 14, 25, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100		SECTION 14, 25, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	
UNINCORPORATED INDIAN RIVER COUNTY		UNINCORPORATED INDIAN RIVER COUNTY	
FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING		SECTION 88893-2810	
PROJECT NO. 824-0448		SECTION 88893-2810	
COUNTY ROAD NO. 609 (82ND AVE./RANCH RD) INDIAN RIVER COUNTY		COUNTY ROAD NO. 609 (82ND AVE./RANCH RD) INDIAN RIVER COUNTY	
DATE: 11/11/11		DATE: 11/11/11	
DRAWN BY: [Name]		DRAWN BY: [Name]	
CHECKED BY: [Name]		CHECKED BY: [Name]	
SCALE: 1"=100'		SCALE: 1"=100'	
SHEET 10 OF 28		SHEET 10 OF 28	

SEC. 29, T. 45, R. 30, S. 30, E. 28, E.
INDIAN RIVER COUNTY

UNINCORPORATED INDIAN RIVER COUNTY



THIS MAP IS NOT A SURVEY

FROM SOUTH OF 20TH STREET TO SOUTH OF 60TH STREET

SECTION 88523-2915	FED. PROJ. 0424-054-B	DATE	BY	UNINCORPORATED INDIAN RIVER COUNTY
SECTION 88523-2915	COUNTY ROAD NO. 409 (BOND AVE/RANCH RD)	1/13/20	1/13/20	UNINCORPORATED INDIAN RIVER COUNTY
SECTION 88523-2915	COUNTY ROAD NO. 409 (BOND AVE/RANCH RD)	1/13/20	1/13/20	UNINCORPORATED INDIAN RIVER COUNTY
SECTION 88523-2915	COUNTY ROAD NO. 409 (BOND AVE/RANCH RD)	1/13/20	1/13/20	UNINCORPORATED INDIAN RIVER COUNTY

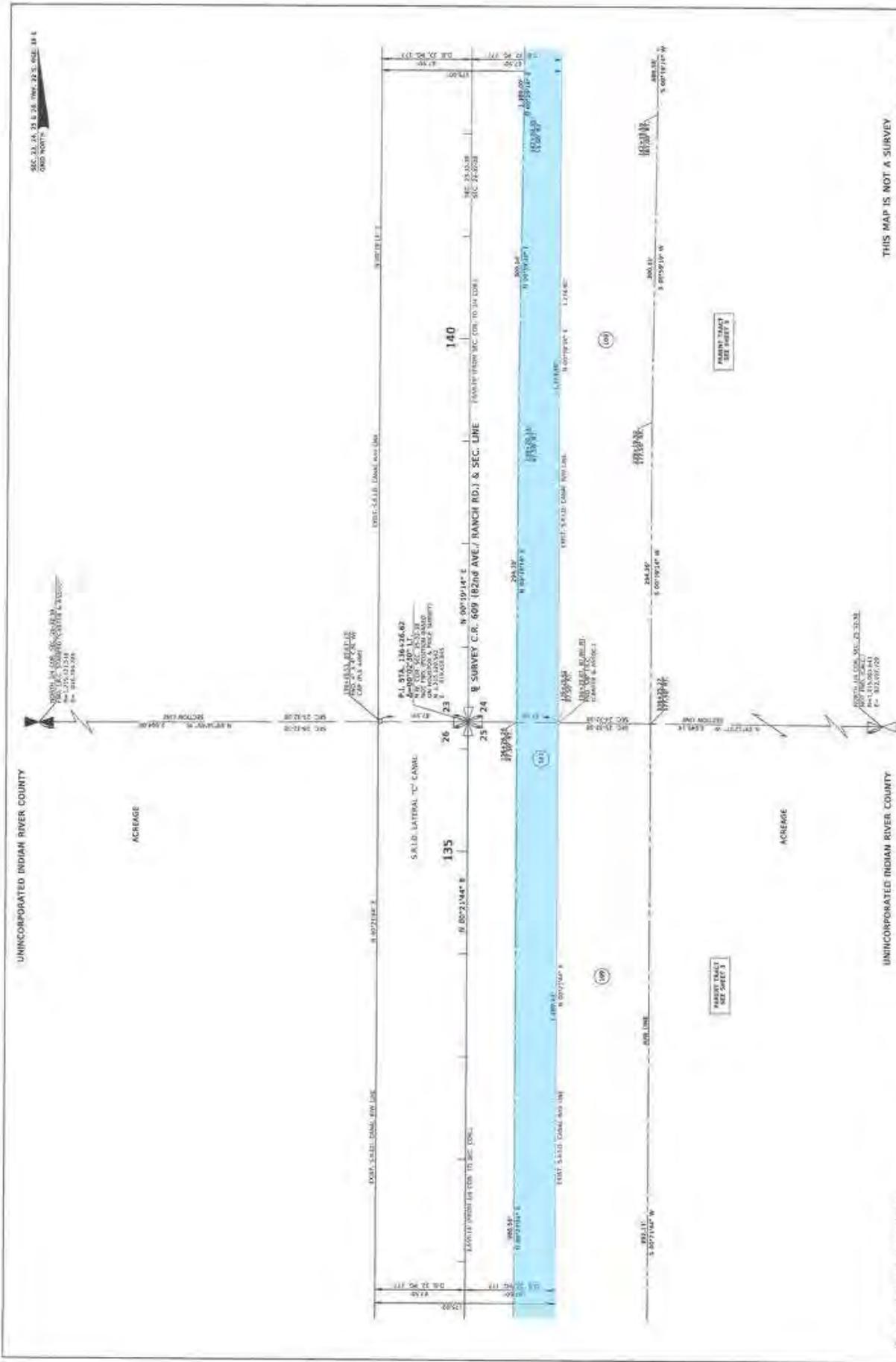
UNINCORPORATED INDIAN RIVER COUNTY

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

RIGHT OF WAY MAP

SEE SHEET 1 FOR BUREAU NOTES, LEGEND, ETC.

SHEET 73 OF 28



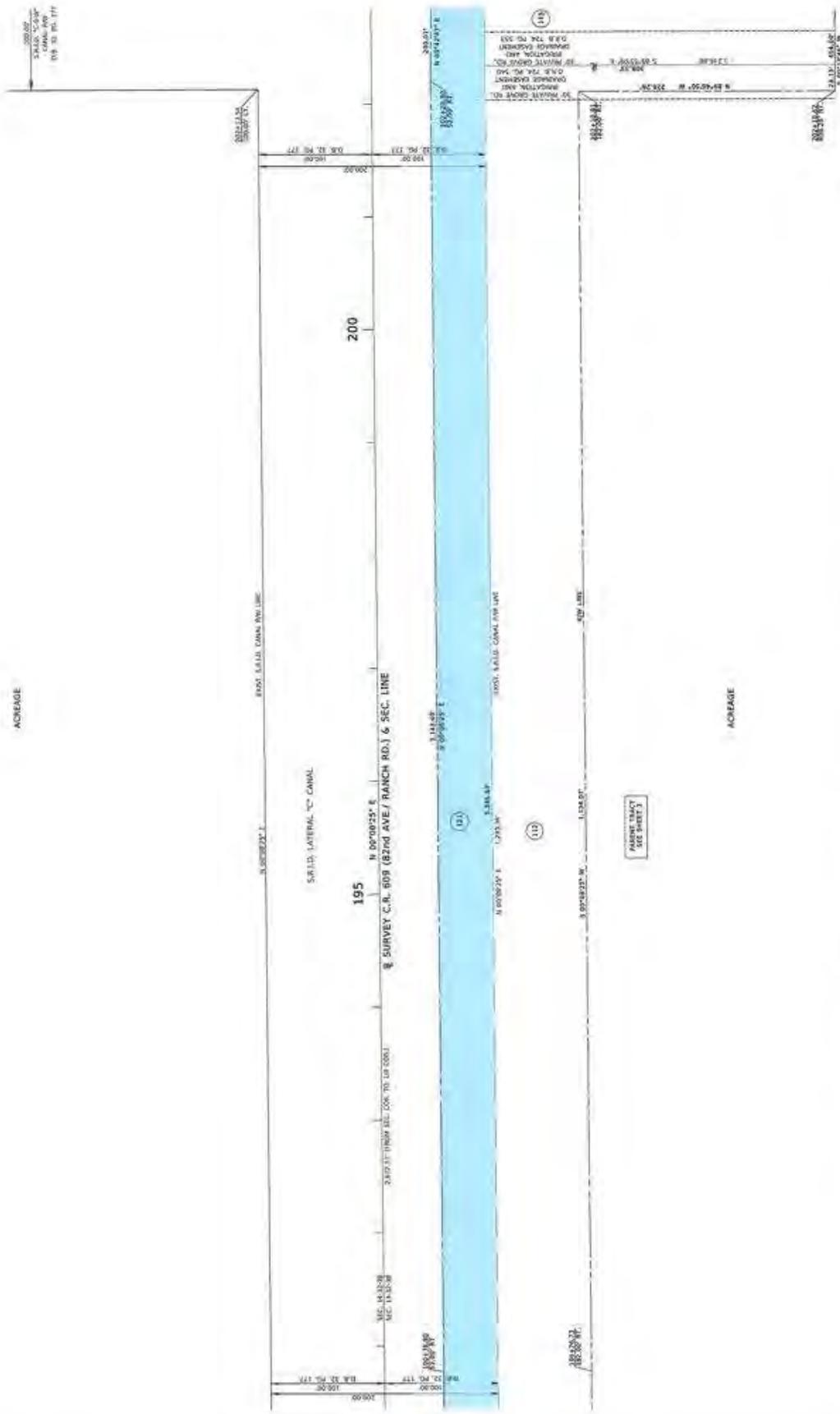
SEC. 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

THIS MAP IS NOT A SURVEY

FOR SHEET 1 FOR GENERAL NOTES, USINGS, ETC.		SECTION 88893-2610	
RIGHT OF WAY MAP		SECTION 88893-2610	
SURVEYING AND MAPPING		COUNTY ROAD NO. 659 #8200 (BANCH RD.) INDIAN RIVER COUNTY	
FLORIDA DEPARTMENT OF TRANSPORTATION		F.P. NO. 23894-5	
SURVEYING AND MAPPING		SHEET 14 OF 28	

UNINCORPORATED INDIAN RIVER COUNTY

SEC. 19 & 20, T4S, R3E, S3E, 1906, 2811
(2010 RECORD)



ADJACENT

ADJACENT

PARENT TRACT
(SEE SHEET 3)

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 20TH STREET TO SOUTH OF 69TH STREET

UNINCORPORATED INDIAN RIVER COUNTY

SEE SHEET 3 FOR GENERAL NOTES, LEGEND, ETC.

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

DESIGNED BY
BARRY S. JAMES & PARTNERS

NO.	DATE	BY	REVISION
1	04/24/08	B.S.J.	INITIAL DESIGN
2	05/01/08	B.S.J.	REVISION
3	05/01/08	B.S.J.	REVISION
4	05/01/08	B.S.J.	REVISION
5	05/01/08	B.S.J.	REVISION
6	05/01/08	B.S.J.	REVISION
7	05/01/08	B.S.J.	REVISION
8	05/01/08	B.S.J.	REVISION
9	05/01/08	B.S.J.	REVISION
10	05/01/08	B.S.J.	REVISION

FED. PROJ. 0424-054-B
COUNTY ROAD NO. 609 (82 AVENUE RD)

SECTION 8E503-5410
INDIAN RIVER COUNTY

DATE PLOTTED: 05/01/08
BY: B.S.J.
SCALE: 1"=40'

FILE: F:\PROJECTS\0424-054-B\RIGHT OF WAY\110508

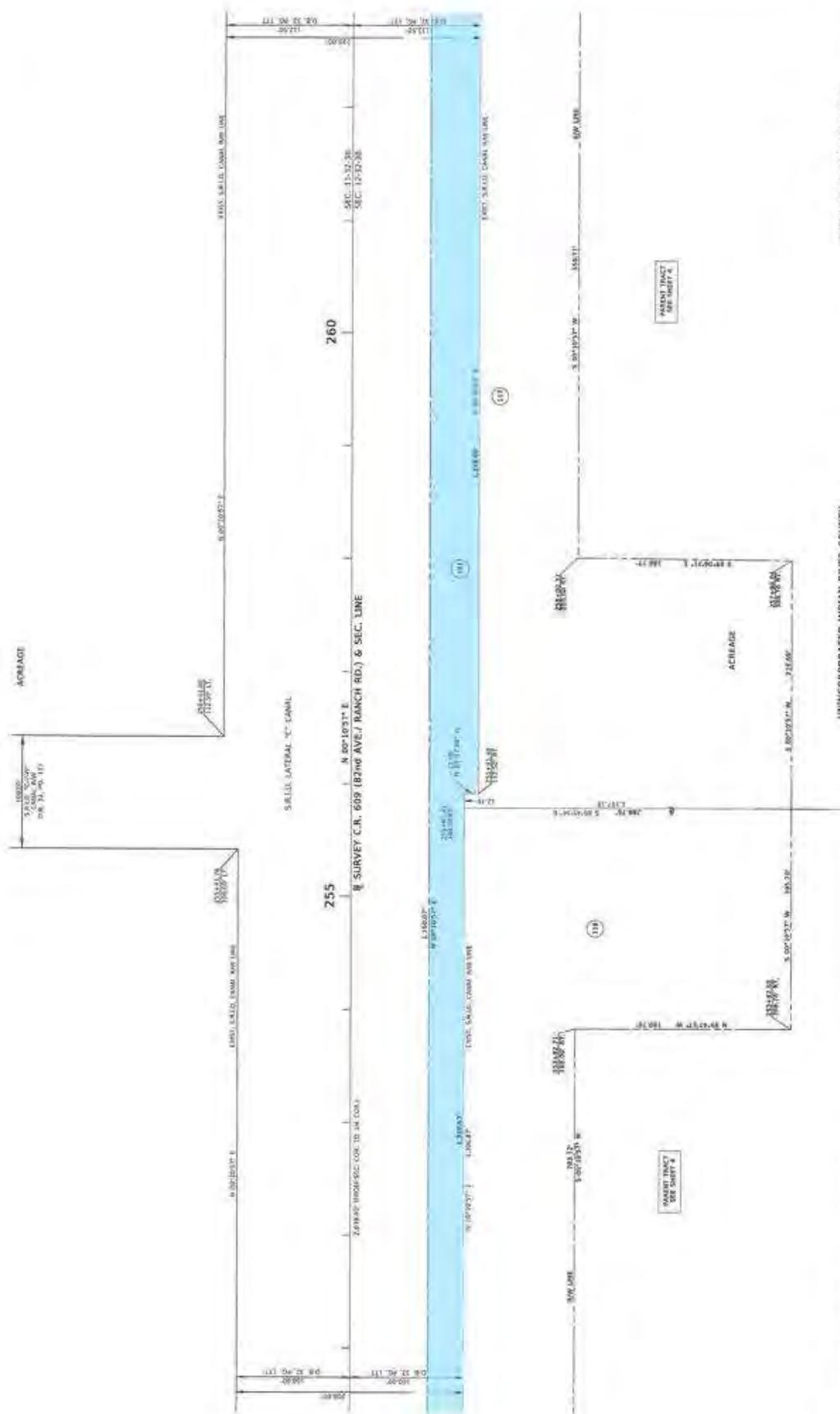
SHEET 19 OF 28

UNINCORPORATED INDIAN RIVER COUNTY

SEC. 14, T. 14, R. 14, S. 1, 1/2, 1/4, 1/8, 1/16, 1/32, 1/64, 1/128, 1/256, 1/512, 1/1024, 1/2048, 1/4096, 1/8192, 1/16384, 1/32768, 1/65536, 1/131072, 1/262144, 1/524288, 1/1048576, 1/2097152, 1/4194304, 1/8388608, 1/16777216, 1/33554432, 1/67108864, 1/134217728, 1/268435456, 1/536870912, 1/1073741824, 1/2147483648, 1/4294967296, 1/8589934592, 1/17179869184, 1/34359738368, 1/68719476736, 1/137438953472, 1/274877906944, 1/549755813888, 1/1099511627776, 1/2199023255552, 1/4398046511104, 1/8796093022208, 1/17592186044416, 1/35184372088832, 1/70368744177664, 1/140737488355328, 1/281474976710656, 1/562949953421312, 1/1125899906842624, 1/2251799813685248, 1/4503599627370496, 1/9007199254740992, 1/18014398509481984, 1/36028797018963968, 1/72057594037927936, 1/144115188075855872, 1/288230376151711744, 1/576460752303423488, 1/1152921504606846976, 1/2305843009213693952, 1/4611686018427387904, 1/9223372036854775808, 1/18446744073709551616, 1/36893488147419103232, 1/73786976294838206464, 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SEC. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40

UNINCORPORATED INDIAN RIVER COUNTY



THIS MAP IS NOT A SURVEY

UNINCORPORATED INDIAN RIVER COUNTY

SEE SHEET 1 FOR GENERAL NOTES, LEGEND, ETC.		SECTION 88650-2610		SECTION 88650-2610		SECTION 88650-2610	
RIGHT OF WAY MAP		FLORIDA DEPARTMENT OF TRANSPORTATION		SURVEYING AND MAPPING		COUNTY ROAD NO. 609 (BEND AVENUE/RANCH RD) INDIAN RIVER COUNTY	
DATE: 11/15/2017		DATE: 11/15/2017		DATE: 11/15/2017		DATE: 11/15/2017	
DRAWN BY: [Signature]		CHECKED BY: [Signature]		DATE: 11/15/2017		DATE: 11/15/2017	
PROJECT NO. 2017-001		PROJECT NO. 2017-001		PROJECT NO. 2017-001		PROJECT NO. 2017-001	
SHEET 24 OF 28		SHEET 24 OF 28		SHEET 24 OF 28		SHEET 24 OF 28	



Callaway & Price, Inc.

Real Estate Appraisers And Consultants

Licensed Real Estate Brokers

www.callawayandprice.com

Please respond to Space Coast Office
E-Mail: c.phillips@callawayandprice.com

SOUTH FLORIDA

825 South US Highway 1
Suite 110
Jupiter, FL 33477
Phone (561) 686-0333
Fax (561) 686-3705

Stephen D. Shaw, MAI, AI-GRS
Cert Gen RZ1192
s.shaw@callawayandprice.com

Robert A. Callaway, MRICS
Cert Gen RZ2461
r.callaway@callawayandprice.com

TREASURE COAST

603 North Indian River Drive
Suite 104
Fort Pierce, FL 34950
Phone (772) 464-8607
Fax (772) 461-0809

Stuart
Phone (772) 287-3330
Fax (772) 461-0809

Stephen G. Neill, Jr., MAI
Cert Gen RZ2480
s.neill@callawayandprice.com

SPACE COAST

1120 Palmetto Avenue
Suite 1
Melbourne, FL 32901
Phone (321) 726-0970
Fax (561) 686-3705

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

CENTRAL FLORIDA

111 North Orange Avenue
Suite 800
Orlando, FL 32801
Phone (321) 726-0970
Fax (561) 686-3705

Curtis L. Phillips, MAI
Cert Gen RZ2085
c.phillips@callawayandprice.com

June 2, 2025

Sebastian River Improvement District
2501A Burns Road
Palm Beach Gardens, FL 33410

RE: Parcel No: 121
State Project #: 230897-3
County Road: 609 (82nd Avenue)
County: Indian River County
Managing District: FDOT 4

Dear Property Representative:

As you may be aware, The Florida Department of Transportation is planning construction on the project referenced above. They have engaged me to complete an appraisal of the property located at 82nd Avenue, Vero Beach, FL 32967. The purpose of the appraisal is to provide an opinion of market value for the portion of the property needed for right of way at this location.

I have scheduled field inspections for the above-described project on July 24, 2025. If you or a designated representative would like to accompany me on this inspection, please call my office at (321) 726-0970.

I would appreciate it if you or your representative could provide any information helpful to my appraisal assignment. You may contact my office Monday through Friday between 9:00 am and 5:00 pm. Please advise me of your wishes at your earliest convenience.

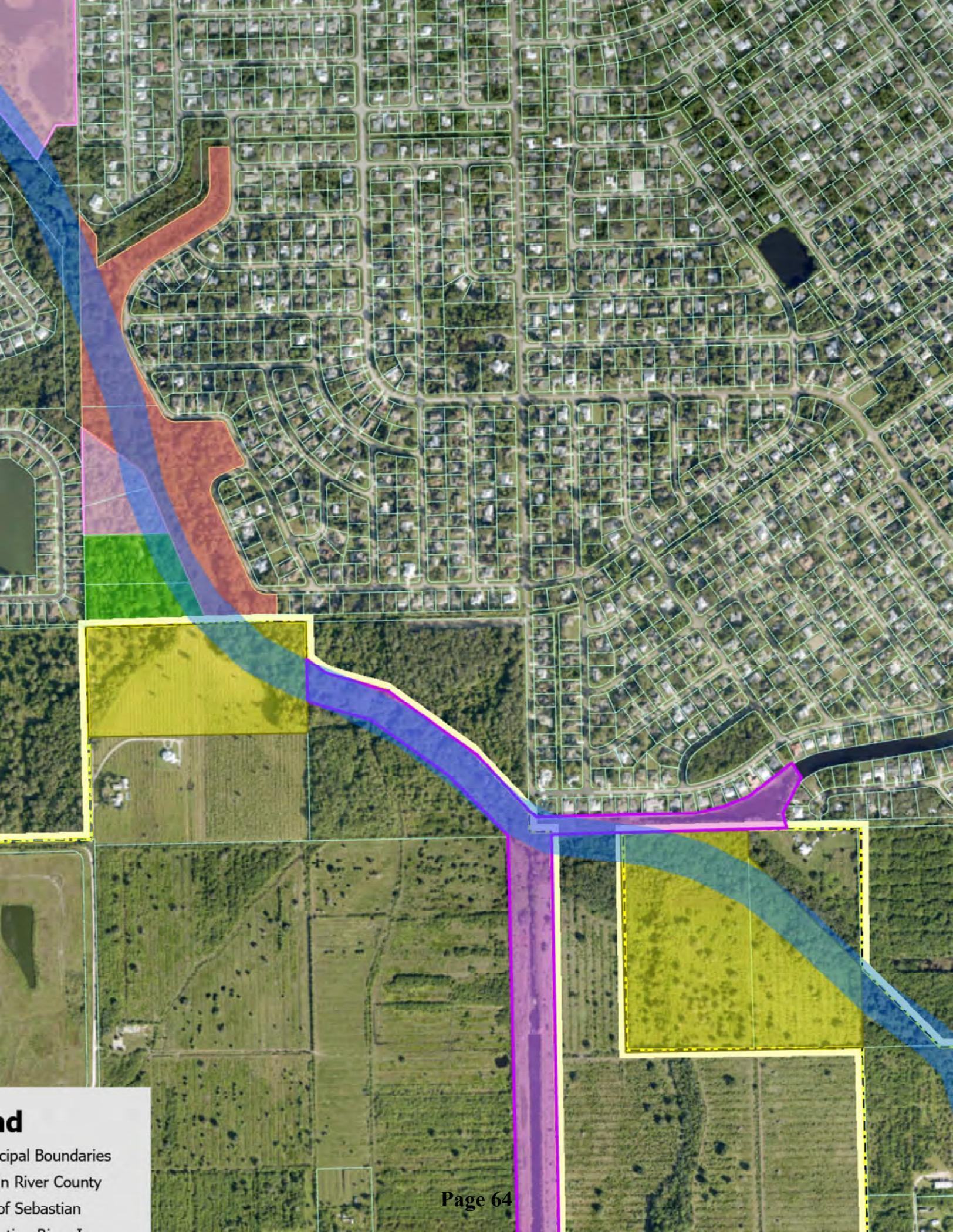
Respectfully,

Curtis L. Phillips, MAI
Cert Gen RZ2085









nd
Municipal Boundaries
in River County
of Sebastian
River I

Mills, Short & Associates

Civil & Structural Engineering
Land Planning & Landscape Architecture

May 8, 2025

Sebastian River Improvement District
Attn: Frank Sakuma, Jr. CDM
District Manager
2501A Burns Road
Palm Beach Gardens, Florida 33410
772-345-5119

RE: Request to Declare SRID Lands as Surplus

Dear Mr. Sakuma,

On behalf of Wild Turkey Mine, I am submitting this formal request for the Sebastian River Improvement District (SRID) to consider declaring certain District lands as surplus pursuant to SRID procedures. The following information and supporting documentation are included as part of this request:

Applicant Information:

Qualified Applicant: Wild Turkey Mine
Representative: Chris Hampton
Address: 4705 82nd Avenue, Vero Beach, Florida 32966
Phone: (772) 563-3936
Email: chriswildturkey@gmail.com

Application and Professional Fee Payments:

Enclosed with this letter are:

An initial professional fee deposit of \$2,500.00

The check is made payable to the Sebastian River Improvement District.

Boundary Survey:

Attached is a boundary survey of the District lands requested to be declared surplus. Legal sketches and descriptions for recording of sale will be provided at a later date.

Mr. Frank Sakuma
Page 2
May 8, 2025

Evidence of Title:

Evidence of title confirming that the applicant holds fee title to the land adjacent to the subject District lands will be provided once the Board has determined that the right-of-way may be deemed surplus and is available for sale.

Proposed Use:

The applicant proposes to use the surplus District land in support of the existing mining operations at Wild Turkey Mine, including potential expansion of infrastructure and improvements to site access and stormwater management.

Public Interest Justification:

The proposed transfer is in the best interest of the public as it would support the continued economic activity of an existing, permitted operation, improve operational efficiency, and may provide additional infrastructure benefits through coordinated drainage and access planning.

Appraisal:

Pursuant to our discussion with the Board members at the hearing on April 16, 2025, the District will conduct a preliminary review to determine whether the referenced right-of-ways may be deemed surplus. If so, and upon direction from SRID, the application will proceed to the appraisal process.

Additional Supporting Documentation:

At this time, no additional reports or technical studies are included. However, we will provide further materials if requested by SRID during its review.

We respectfully request that SRID consider this application and initiate its review to determine if the subject lands may be declared surplus. Should you need any additional information or clarification, please contact me at your convenience.

MILLS, SHORT & ASSOCIATES, LLC.



J. Wesley Mills, P.E.

Principal

Wild Turkey Estates of Vero, LLC

4705 82nd Avenue

Vero Beach 32966

As discussed, we now recognize that the phase 7 recharge ditch encroaches the SRID C-12 right of way as designated by original Wild Turkey engineer mining plans. Because there never was a drainage ditch there, Wild Turkey overlooked this item in the plans we submitted the phase 6 and 7 plans for approval. It also appears that no quit claim deed was recorded at the county register of deeds. We do have records for the recording for C10,C11, and C13.

We wish to now start the process of purchasing the right of ways which were in place for drainage purposed by SRID. We hope this process is expedited but either way the C12 right of way will completely be repaired and reclaimed by end of phase 7. This should take about 18 months. Please determine if C10,11, and 13 can be declared surplus drainage easements available for sale, as was done with our neighbors' property. Please inform us of the amount of appropriate application fee and we will submit it with our letter of intent to purchase.

We are ready to move forward with negotiations. If appraisals of comparable sales are necessary, a qualified registered appraiser will be hired an unbiased opinion.

Thank you again for your willingness to work with us on the C12 issue. We look forward to our good relationship as both entities continue to provide our respective services to our community.

Sincerely

Chris Hampton



WILD TURKEY ESTATES OF VERO LLC

4705 82ND AVE
VERO BEACH, FL 32966-1664

2443

63-751/631 10977

DATE 05/08/2025

PAY
TO THE
ORDER OF

SEBASTIAN RIVER IMPROVEMENT DISTRICT

\$ 2,500⁰⁰/₁₀₀

Two thousand five hundred dollars⁰⁰/₁₀₀

DOLLARS



Wells Fargo Bank, N.A.
Florida
wellsfargo.com

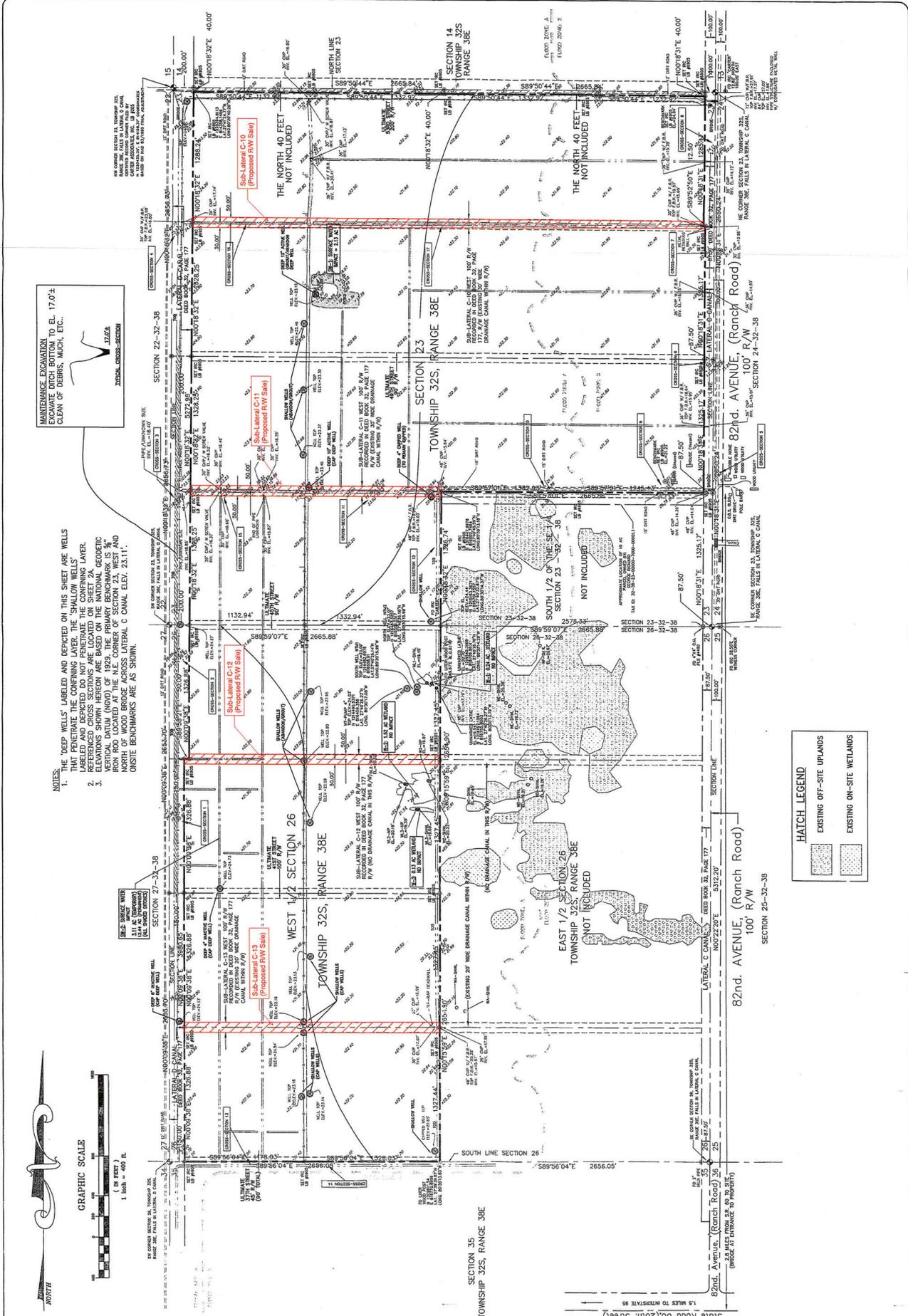
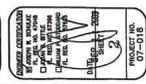
FOR SRID

⑈0000002443⑈ ⑆063107513⑆ 2496766813⑈

DATE	1/20/07
DESIGNED BY	MARK
CHECKED BY	MARK
IN CHARGE	MARK
PROJECT	WILD TURKEY SAND MINE
DRAWING	EXISTING CONDITIONS
SCALE	AS SHOWN
DATE	1/20/07

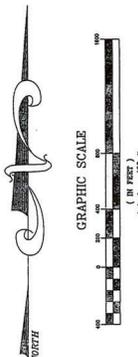
SCHULKE, BITTLE & STODDARD, L.L.C.
 CIVIL & STRUCTURAL ENGINEERS - LAND PLANNING - ENVIRONMENTAL PLANNING
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
 TEL: 772.772.9622 FAX: 772.770.9496 EMAIL: info@schulkebittle.com

EXISTING CONDITIONS
 IMPACTS, AND WELL
 SAND MINE
 WILD TURKEY



MAINTENANCE EXCAVATION
 EXCAVATE DITCH BOTTOM TO EL. 17.0'±
 CLEAN OF DEBRIS, MUD, ETC.

- NOTES:**
1. THE "DEEP WELLS" LABELED AND DEPICTED ON THIS SHEET ARE WELLS THAT PENETRATE THE CONFINING LAYER. THE "SHALLOW WELLS" LABELED AND DEPICTED DO NOT PENETRATE THE CONFINING LAYER.
 2. ELEVATIONS SHOWN ON THIS SHEET ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. THE PRIMARY BENCHMARK IS 1/4" IRON ROD LOCATED AT THE N.E. CORNER OF SECTION 23, WEST AND ON-SITE BENCHMARKS ARE AS SHOWN.



RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Sebastian River Improvement District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 18th day of June, 2025.

ATTEST:

**SEBASTIAN RIVER
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR BOARD MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Sebastian River Improvement District (“SRID”) will hold Regular Board Meetings of the Board of Supervisors at the 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 15, 2025
December 17, 2025
February 18, 2026
April 15, 2026
June 17, 2026
August 19, 2026**

On June 17, 2026, 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 at the same location.**

The purpose of the meetings is to conduct any business which may properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

From time to time a Supervisor may participate by telephone; therefore, a speaker telephone may be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations 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

PUBLISH: INDIAN RIVER PRESS JOURNAL

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027
With Two Year Option (2027/2028 and 2028/2029)
Indian River County, Florida**

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than August 20, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Sebastian River Improvement District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes of each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.



May 18, 2025

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

RE: Project: Sebastian Quarterly SW
Pace Project No.: 35953139

Dear Todd Wodraska:

Enclosed are the analytical results for sample(s) received by the laboratory on May 05, 2025. 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

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CERTIFICATIONS

Project: Sebastian Quarterly SW
 Pace Project No.: 35953139

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 FL NELAC Reciprocity
 Utah
 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

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SAMPLE SUMMARY

Project: Sebastian Quarterly SW
Pace Project No.: 35953139

Lab ID	Sample ID	Matrix	Date Collected	Date Received
35953139001	510 BRIDGE	Water	05/05/25 12:10	05/05/25 16:35

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: Sebastian Quarterly SW
 Pace Project No.: 35953139

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
35953139001	510 BRIDGE	SM 2520B Modified	KSD	1	PASI-SF
		SM 2540C	AGS	1	PASI-O
		SM 2540D	AGS	1	PASI-O
		SM 5210B	EAD	1	PASI-O
		EPA 300.0	CMB	1	PASI-O
		EPA 350.1	AEL	1	PASI-O
		EPA 351.2	CLL	1	PASI-O
		EPA 353.2	CMB	1	PASI-O
		EPA 365.3	AMD1	1	PASI-O

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

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: Sebastian Quarterly SW
Pace Project No.: 35953139

Sample: 510 BRIDGE **Lab ID: 35953139001** Collected: 05/05/25 12:10 Received: 05/05/25 16:35 Matrix: Water

Parameters	Results	Units	PQL	MDL	DF	Prepared	Analyzed	CAS No.	Qual
Field Data									
Analytical Method: Pace Analytical Services - Ormond Beach									
Field pH	7.79	Std. Units			1		05/05/25 12:10		
Field Temperature	25.4	deg C			1		05/05/25 12:10		
Field Specific Conductance	1821.0	umhos/cm			1		05/05/25 12:10		
Oxygen, Dissolved	8.09	mg/L			1		05/05/25 12:10	7782-44-7	
Turbidity	4.49	NTU			1		05/05/25 12:10		
Salinity by Conductivity									
Analytical Method: SM 2520B Modified Pace Analytical Services - South Florida									
Salinity	7.0 U	ppt	7.0	7.0	1		05/11/25 12:22		
2540C Total Dissolved Solids									
Analytical Method: SM 2540C Pace Analytical Services - Ormond Beach									
Total Dissolved Solids	1120	mg/L	10.0	10.0	1		05/08/25 15:02		
2540D Total Suspended Solids									
Analytical Method: SM 2540D Pace Analytical Services - Ormond Beach									
Total Suspended Solids	5.0 U	mg/L	5.0	5.0	1		05/09/25 10:15		PP
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	05/06/25 05:34	05/11/25 11:19		
300.0 IC Anions 28 Days									
Analytical Method: EPA 300.0 Pace Analytical Services - Ormond Beach									
Chloride	422	mg/L	25.0	12.5	5		05/11/25 22:49	16887-00-6	
350.1 Ammonia									
Analytical Method: EPA 350.1 Pace Analytical Services - Ormond Beach									
Nitrogen, Ammonia	0.035 U	mg/L	0.050	0.035	1		05/06/25 11:40	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	0.47 I	mg/L	0.50	0.20	1	05/06/25 10:23	05/17/25 20:51	7727-37-9	
353.2 Nitrogen, NO2/NO3 unpres									
Analytical Method: EPA 353.2 Pace Analytical Services - Ormond Beach									
Nitrogen, Nitrate	0.028 I	mg/L	0.050	0.025	1		05/06/25 09:24	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	0.036	mg/L	0.0040	0.0028	1	05/07/25 11:12	05/07/25 16:27	7723-14-0	

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch: 1097568

Analysis Method: SM 2520B Modified

QC Batch Method: SM 2520B Modified

Analysis Description: Salinity Conductivity

Laboratory: Pace Analytical Services - South Florida

Associated Lab Samples: 35953139001

METHOD BLANK: 6021295

Matrix: Water

Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Salinity	ppt	7.0 U	7.0	7.0	05/11/25 12:16	

LABORATORY CONTROL SAMPLE: 6021296

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Salinity	ppt	35	36.6	105	90-110	

SAMPLE DUPLICATE: 6021297

Parameter	Units	35953138001 Result	Dup Result	RPD	Max RPD	Qualifiers
Salinity	ppt	7.0 U	7.0 U		5	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch:	1096916	Analysis Method:	SM 2540C
QC Batch Method:	SM 2540C	Analysis Description:	2540C Total Dissolved Solids
		Laboratory:	Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35953139001

METHOD BLANK: 6016648 Matrix: Water

Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Dissolved Solids	mg/L	5.0 U	5.0	5.0	05/08/25 15:02	

LABORATORY CONTROL SAMPLE: 6016649

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Dissolved Solids	mg/L	300	302	101	90-110	

SAMPLE DUPLICATE: 6016650

Parameter	Units	35953045001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	379	373	2	10	

SAMPLE DUPLICATE: 6016651

Parameter	Units	35953045002 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Dissolved Solids	mg/L	356	355	0	10	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch: 1097232	Analysis Method: SM 2540D
QC Batch Method: SM 2540D	Analysis Description: 2540D Total Suspended Solids
	Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35953139001

METHOD BLANK: 6018859 Matrix: Water

Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Suspended Solids	mg/L	5.0 U	5.0	5.0	05/09/25 10:15	

LABORATORY CONTROL SAMPLE: 6018860

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Suspended Solids	mg/L	100	90.0	90	90-110	

SAMPLE DUPLICATE: 6018861

Parameter	Units	35953139001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	5.0 U	5.0 U		10	PP

SAMPLE DUPLICATE: 6018862

Parameter	Units	35953459001 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Suspended Solids	mg/L	15600	12400	23	10	J(D6)

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch: 1096306	Analysis Method: SM 5210B
QC Batch Method: SM 5210B	Analysis Description: 5210B BOD, 5 day
	Laboratory: Pace Analytical Services - Ormond Beach

Associated Lab Samples: 35953139001

METHOD BLANK: 6012633 Matrix: Water
 Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
BOD, 5 day	mg/L	2.0 U	2.0	2.0	05/11/25 11:00	

LABORATORY CONTROL SAMPLE: 6012635

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
BOD, 5 day	mg/L	198	182	92	85-115	

SAMPLE DUPLICATE: 6012636

Parameter	Units	35953043001 Result	Dup Result	RPD	Max RPD	Qualifiers
BOD, 5 day	mg/L	74.0	102	32	20	J(D6)

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch:	1097571	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: 35953139001

METHOD BLANK:	6021299	Matrix:	Water
Associated Lab Samples:	35953139001		

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Chloride	mg/L	2.5 U	5.0	2.5	05/11/25 16:44	

LABORATORY CONTROL SAMPLE: 6021300						
Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Chloride	mg/L	50	50.0	100	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6023533												6023534	
Parameter	Units	35952386005 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual	
Chloride	mg/L	121	100	100	234	233	112	112	90-110	0	20	J(M1), L	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6023535												6023536	
Parameter	Units	35953621001 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual	
Chloride	mg/L	7.2	50	50	56.7	57.1	99	100	90-110	1	20		

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch:	1096401	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: 35953139001

METHOD BLANK: 6013101 Matrix: Water

Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Ammonia	mg/L	0.035 U	0.050	0.035	05/06/25 11:15	

LABORATORY CONTROL SAMPLE: 6013102

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Ammonia	mg/L	1	1.0	105	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6013103 6013104

Parameter	Units	35953053002		6013103		6013104		% Rec Limits	RPD	Max RPD	Qual	
		MS Result	MS Spike Conc.	MS Result	MS Spike Conc.	MS Result	MS Spike Conc.					
Nitrogen, Ammonia	mg/L	0.040 I	1	1	1	1.1	1.1	107	106	90-110	0	20

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6013105 6013106

Parameter	Units	35953173001		6013105		6013106		% Rec Limits	RPD	Max RPD	Qual	
		MS Result	MS Spike Conc.	MS Result	MS Spike Conc.	MS Result	MS Spike Conc.					
Nitrogen, Ammonia	mg/L	1.6	1	1	1	2.6	2.6	100	100	90-110	0	20

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch:	1096294	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: 35953139001

METHOD BLANK: 6012562 Matrix: Water

Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	0.20 U	0.50	0.20	05/17/25 20:24	

LABORATORY CONTROL SAMPLE: 6012563

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Nitrogen, Kjeldahl, Total	mg/L	20	19.6	98	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6012572 6012571

Parameter	Units	6012572		6012571		MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
		35953115002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result						
Nitrogen, Kjeldahl, Total	mg/L	11.7	20	20	32.2	32.2	103	103	90-110	0	20

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6012574 6012573

Parameter	Units	6012574		6012573		MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
		35953053002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result						
Nitrogen, Kjeldahl, Total	mg/L	0.84	20	20	20.5	19.4	98	93	90-110	5	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.: 35953139

QC Batch: 1096320	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: 35953139001

METHOD BLANK: 6012756 Matrix: Water
 Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Nitrogen, Nitrate	mg/L	0.025 U	0.050	0.025	05/06/25 08:21	

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QUALITY CONTROL DATA

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

QC Batch: 1096684	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: 35953139001

METHOD BLANK: 6014953 Matrix: Water
 Associated Lab Samples: 35953139001

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Phosphorus, Total (as P) LL	mg/L	0.0028 U	0.0040	0.0028	05/07/25 15:55	

LABORATORY CONTROL SAMPLE: 6014954

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Phosphorus, Total (as P) LL	mg/L	0.1	0.10	100	90-110	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 6014956 6014955

Parameter	Units	6014956		6014955		MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
		MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result						
Phosphorus, Total (as P) LL	mg/L	0.024	0.1	0.13	0.13	105	111	80-120	5	20	

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QUALIFIERS

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

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.

J(D6) Estimated Value. The relative percent difference (RPD) between the sample and sample duplicate exceeded laboratory control limits.

J(M1) Estimated Value. Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

L Off-scale high. Actual value is known to be greater than value given.

PP The mass of dried residue obtained did not meet the test method requirements based on volume used.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: Sebastian Quarterly SW

Pace Project No.: 35953139

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
35953139001	510 BRIDGE				
35953139001	510 BRIDGE	SM 2520B Modified	1097568		
35953139001	510 BRIDGE	SM 2540C	1096916		
35953139001	510 BRIDGE	SM 2540D	1097232		
35953139001	510 BRIDGE	SM 5210B	1096306	SM 5210B	1097575
35953139001	510 BRIDGE	EPA 300.0	1097571		
35953139001	510 BRIDGE	EPA 350.1	1096401		
35953139001	510 BRIDGE	EPA 351.2	1096294	EPA 351.2	1099159
35953139001	510 BRIDGE	EPA 353.2	1096320		
35953139001	510 BRIDGE	EPA 365.3	1096684	EPA 365.3	1096742

REPORT OF LABORATORY ANALYSIS

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Sample Condition Upon Receipt Form (SCUR)

WO#: **35953139**

PM: CEM Due Date: 05/15/25
CLIENT: SEBWCD

Pace

Date and Initials of person:
Examining contents:
Verifying pH:

Project #
Project Manager:
Client:

Thermometer Used: T-409 Date: 5-5-25 Time: 1624 Initials: AVJ

State of Origin: _____
 For WV projects, all containers verified to $\leq 6^{\circ}\text{C}$
Cooler #1 Temp. $^{\circ}\text{C}$ 3.3 (Visual) 0 (Correction Factor) 3.3 (Actual)
Cooler #2 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #3 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #4 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #5 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Cooler #6 Temp. $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)
Recheck for OOT $^{\circ}\text{C}$ _____ (Visual) _____ (Correction Factor) _____ (Actual)

Samples collected sameday, on ice cooling has begun
 Samples collected sameday, on ice cooling has begun

Courier: Fed Ex UPS USPS Client Commercial Pace Other:

Time: _____ Initials: _____

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

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: 5/5/25
Bottle Quantity / Type: SPST

Shorted Time: 1650

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 type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Relinquished To Pace: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Date(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Sampling Time(s): <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A								
	Samples Arrived within Hold Time. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A									
Rush 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	<table border="1"> <tr><th colspan="2">Preservation Information</th></tr> <tr> <td>Preservative: _____</td> <td>Date: _____</td> </tr> <tr> <td>Lot / Trace: _____</td> <td>Time: _____</td> </tr> <tr> <td>Amount added (mL): _____</td> <td>Initials: _____</td> </tr> </table>	Preservation Information		Preservative: _____	Date: _____	Lot / Trace: _____	Time: _____	Amount added (mL): _____	Initials: _____
Preservation Information										
Preservative: _____	Date: _____									
Lot / Trace: _____	Time: _____									
Amount added (mL): _____	Initials: _____									
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									
Headspace in Volatile Vials? (>6mm): <small>Exceptions: Vials, Microbiology, O&G, PFAS</small>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A									
Trip Blank Present:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A									

Comments / Resolutions (use back for additional comments):

Labeled by:

Reviewed by:



Document Name:
Field Sampling Log

Date Revised:
March 27, 2019

Document Number:
F-FL-C-022 rev.01

Issuing Authority:
Pace Florida Quality Office

FIELD SAMPLING LOG

Arrived On Site Date: 5/5/2025 Time: 11:45 Departed Site Date: 5/5/2025 Time: 12:30

Sampler's Signature: *Jim Norton* Sampler's Name: Jim Norton

CLIENT NAME: Sebastian WCD PROJECT NAME: Quarterly SW

CLIENT CONTACT: _____ SITE CONTACT: _____

Personnel on Site: _____

SITE Location: Sebastian, FL

Ambient Conditions: Warm-Humid / Partly Sunny / Light Breezy

Brief Description of Field Activities: Collection of SW grab samples

Field Equipment Used: Dip stick

Decon Procedures: Yes No If Yes, Please Describe: _____

Field Filtering: Yes No If Yes, Please Describe: _____

Sample Matrix: DW GW WW SU STW SO SE ML Other: SW

Physical Characteristics of Sample: _____

Sampling Method: GRAB COMPOSITE Grab/Composite

For Composite Sampling; Document Sampling Procedure for Collecting a Representative Sample:

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

Split Samples (explain): _____

Sampling Location	Time	Parameters	Appearance	Odor	pH	Temp °C	Cond	DO	Turb
510 Bridge	12:10	BOD,NH3,TKN,TP,TSS, NO3,Cl,Salinity,TDS			7.79	25.4	1821.0	99.3% 8.09mg	4.49

Composite Sampling

Compositor Set-up/Location	Date	Time	Time/Flow	Flow Rate	#Samples/Hour
Compositor Breakdown	Date	Time	Hours Sampled		
Drive Time to Site:			Drive time back to Lab		

Other Notation's or Anomalies: _____



3610 Park Central Blvd N, Pompano Beach, FL 33064

Document Name
Field Sampling Calibration Log
Document Number
F-FLC-027 rev 01

Date Revised
September 19, 2018
Issuing Authority
Pace Florida Quality Office

Field Calibration Log

Client: Multiple	Location/Site: Multiple	Project Name: Multiple	Date: 5/5/2025
Sampling Technician/Company: Jim Norton / Pace Analytical	Meter ID: 21K103780	ORP: NA	Post Sample Time: 14:00
	pH: 21K103780	Temperature: 21K103780	Pre Sample Time: 7:40
	Specific Conductance: 21K103780	Other:	

Parameter	Calib. Std Lot #	Calib. Std Exp. Date	Calib. Std True Value	Pre Calib. Reading	Calibration Reading	Time	Qualifier Pass(P) Fail(F)	ICV	Time	Qualifier Pass(P) Fail(F)	CCV	Time	Qualifier Pass(P) Fail(F)
Dissolved Oxygen (mg/L)	N/A	N/A	N/A mg/L @	8.06	7.02	7:40	N/A	7.53	9:30	N/A	7.02	14:00	N/A
Temperature (°C)	N/A	N/A	N/A °C	29.50	29.60	7:40	N/A	30.50	9:30	N/A	34.8	14:00	N/A
% Dissolved Oxygen	N/A	N/A	N/A	105.8%	100.0%	7:40	P	100.6%	9:30	P	100.6%	14:00	P
pH (Units)	401239	5/31/2026	7.00	7.09	7.00	7:44	P						
pH (Units)	401245	5/31/2026	4.01	3.95	4.01	7:45	P						
pH (Units)	401244	5/31/2026	10.00	9.92	10.00	7:46	P						
pH (Units)	401218	5/31/2026	6.00					6.03	7:47	P	6.04	14:02	P
Specific Conductance (umhos)	401242	11/30/2025	1413	1409	1413	7:42	P						
Specific Conductance (umhos)	401240	11/30/2025	100					109.5	7:48	P	108.6	14:03	P
Specific Conductance (umhos)	401241	11/30/2025	10000					9873	7:51	P	9879	14:05	P
Turbidity (NTU)	405759	2/19/2026	20	19.7	19.7	7:40	P						
Turbidity (NTU)	405756	2/19/2026	100	97.5	97.5	7:41	P						
Turbidity (NTU)	405754	2/19/2026	800	816.0	816.0	7:42	P						
Turbidity (NTU)	405753	2/29/2026	10					10.80	7:43	P	10.40	14:00	P
Other: ORP													
Other: Chlorine Meter													
Other: Chlorine Meter													

Data Qualifier Codes	Acceptance Criteria:
J5 The data are questionable because of improper lab or field protocols (e.g. composite sample was collected instead of a grab sample)	DO ± 0.3 mg/L
J6 The field calib. Verification did not meet calib. Acceptance criteria.	Specific Conductance ± 5%
E Indicates that extra samples were taken at composite stations.	pH ± 0.2 pH Units
R Significant rain in the past 48 hours. (Significant rain involves rain in excess of 1/2 inch within the past 48 hours) This code shall be used when the rainfall might contribute to a lower than normal value.	Temperature ± 0.2 C
I Data deviate from historically established concentration ranges.	Turbidity 0.1-10 NTU: ± 10% 11-40 NTU: ± 8% 41-100 NTU: ± 6.5% >100: ± 5%
	Residual Chlorine: ± 10% of primary standard value-color comparator

Note: If a Calibration was completed on a previous day(s), that page # will be recorded in the measurement field as "P#"

Specific Conductance Probe Cleaned? NO	Wkly pH Slope
NO	

Field Sampling Mileage and Travel Time

Client Name	Date of Sampling event	Mileage to site from Lab	Drive Time to Site from Lab	Time on Site	Mileage from Site to Lab	Drive Time from Site to Lab	Comments about Site or Travel (Person Contacted on-site)
1 BLUE BEACON	5-25	20	.30	1.0	20	.30	
2 SLOUNH/WOLF	5-25	26	.45	1.30	30	1.0	DROPSAMPLE @ COVB
3 SJID	5-25	-	-	-	-	-	UNABLE TO SAMPLE
4 BLUE BEACON	5-25	20	.30	1.0	20	.30	DROP @ COVB
5 COVB	5-25	10	.30	3.30	10	.30	
6 SJID	5-25	33	.45	1.0	33	.45	
7 FELLSMERE WCD	5-25	31	.45	1.0	31	.45	
8 SEBASTIAN WCD	5-25	25	.45	1.0	25	.45	GAS 51.77 16.7064
9							
10							
11							
12							

Notes:

You will also need to put your Mileage and Drive time to and from the site as if you were only doing 1 sampling for the day. Time will be entered in 15 Minute increments

If you are writing anything in the Comments section of the log and you use up the space provided next to the client name. Please reference the line number in the notes section above. If you have questions please let your Supervisor know and they will assist in anyway they can.

Sebastian River
Improvement District

**Financial Report For
May 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual May-25	Year To Date Actual 10/1/24 - 5/31/25
REVENUES			
NAV Assessments	308,436	0	307,685
R-O-W Use Fees	25,515	0	0
Permit Fees	5,000	2,500	5,000
Other Revenue	0	52,500	55,000
Other Revenue - Sale Of ROW	0	0	0
Interest Income	2,400	0	39,336
Total Revenues	\$ 341,351	\$ 55,000	\$ 407,021
EXPENDITURES			
Legal	20,000	0	21,303
District Administrative	30,000	2,500	20,000
Operations Manager	21,000	1,750	14,000
Operations Manager - Payroll Taxes	1,607	134	1,071
Engineering - General	70,000	0	44,972
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	1,333
Dues & Subscriptions	3,000	0	175
Legal Advertisements	1,401	0	122
Miscellaneous	3,938	290	2,616
Water Quality Analytical Service	1,000	608	1,414
R-O-W Maintenance (Includes Canal Maintenance & Bank Mowing)	130,000	0	75,104
Miscellaneous Maintenance	2,500	0	2,877
Total Expenditures	\$ 322,846	\$ 5,449	\$ 195,150
Revenues Less Expenditures	\$ 18,505	\$ 49,551	\$ 211,871
County Appraiser & Tax Collector Fee	(6,169)	0	(2,350)
Discounts For Early Payments	(12,336)	0	(10,559)
Excess/ (Shortfall)	\$ -	\$ 49,551	\$ 198,962
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 49,551	\$ 198,962

Bank Balance As Of 5/31/25	\$ 1,876,903.54
Accounts Payable As Of 5/31/25	\$ 14,012.56
Other Current Liabilities As Of 5/31/25	\$ 78,543.22
Accounts Receivable As Of 5/31/25	\$ 73,166.99
Available Funds As Of 5/31/25	\$ 1,857,514.75

**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 & Fees)	O & M Assessment Income (After Discounts & Fees)
									\$289,930.00	\$289,930.00	\$289,930.00
									\$308,436.00	\$308,436.00	\$308,436.00
1		Paid to Indian River County Property Appraiser	10/08/24	Fees							
2	1	Indian River County Tax Collector	11/08/24	NAV Taxes	\$ 4,374.28						
3	2	Indian River County Tax Collector	11/15/24	NAV Taxes	\$ 13,016.80						
4	3	Indian River County Tax Collector	11/22/24	NAV Taxes	\$ 19,862.90						
5	4	Indian River County Tax Collector	11/27/24	NAV Taxes	\$ 32,357.80						
6	5	Indian River County Tax Collector	12/06/24	NAV Taxes	\$ 89,060.70						
7	6	Indian River County Tax Collector	12/13/24	NAV Taxes	\$ 78,758.57						
8	7	Indian River County Tax Collector	01/17/25	NAV Taxes	\$ 1,498.33						
9	8	Indian River County Tax Collector	12/20/24	NAV Taxes	\$ 138.69						
10	9	Indian River County Tax Collector	12/27/24	NAV Taxes	\$ 751.44						
11	10	Indian River County Tax Collector	01/31/25	NAV Taxes	\$ 1,074.50						
12	Int - 1	Indian River County Tax Collector	01/31/25	Interest		\$ 98.21					
13	11	Indian River County Tax Collector	02/14/25	NAV Taxes	\$ 46,203.50						
14	12	Indian River County Tax Collector	02/28/25	NAV Taxes	\$ 563.30						
15	13	Indian River County Tax Collector	03/14/25	NAV Taxes	\$ 3,284.90						
16	14	Indian River County Tax Collector	03/28/25	NAV Taxes	\$ 9,261.33						
17	Int - 2	Indian River County Tax Collector	04/25/25	Interest		\$ 66.91					
18	15	Indian River County Tax Collector	04/25/25	NAV Taxes	\$ 7,292.89						
19											
20											
21											
22											
23											
24	EF	Indian River County Tax Collector		Excess Fees							
25											
26											
27											
28											
					\$ 307,519.93	\$ 165.12	\$ (2,350.00)	\$ (10,559.38)	\$ 294,775.67	\$ 307,685.05	\$ 294,775.67

Tax Collections
99.70%

\$ 307,519.93
\$ 165.12
\$ (307,685.05)
\$

\$ 294,775.67
\$ (294,775.67)
\$

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