

FRIENDS OF ST. SEBASTIAN RIVER
BOARD OF DIRECTORS' MEETING AGENDA
TUESDAY, MARCH 10, 2026 – 9:45am, South Prong Preserve

CALL TO ORDER/ATTENDANCE

CALL FOR ADDITIONS/DELETIONS TO THE AGENDA

MINUTES FROM THE PREVIOUS MEETING(S) – pp. 2-3

TREASURER'S REPORT – pp. 4-8

PRESIDENT'S REPORT – Ryall house deck replacement

UNFINISHED BUSINESS

- 1) Adopt-a-Road – no response yet to request for assistance, Roseland Rd/About Kayaks
- 2) Pontoon boat – acquisition/rental/donation, insurance cost?
- 3) Electronic dissolved oxygen meter, ORCA uses a Hanna multimeter, cheapest is about \$924
- 4) Southern Magnolia memorial sign for Dr. Graham Cox

NEW BUSINESS

- 1) Election of Directors 2026 – Bolton
- 2) Track-it-Forward volunteer system renewal, price increase – p. 9, Monday.com alternative?
- 3) General Liability Insurance renewal due April 1st, @\$887.70

COMMITTEE REPORTS

Advocacy – Herrmann

- 1) SJRWMD permits
 - a) Sun Terra Lakes, permit #200759, 1109 acres stormwater plan, Babcock St. and Micco Rd. – pp. 10-15
 - b) City of Palm Bay, permit #143126, 5-year construction extension for southern end of the St. Johns Heritage Pkwy
 - c) Saltwood (Pulte/Graves Bros.), combined into new permit #224604, no action since initial application, 12/5/25
 - d) Sebastian industrial park (102nd Terrace), 142,575 SF "Dodgertown" industrial project (XL Vision?), permit #18645
 - e) Brevard IR Lagoon Coalition, Save Our IR Lagoon Plan renewal – pp. 16-17
- 2) ACOE permits – none posted since Oct. 30, 2025
- 3) City of Sebastian pesticide use in waterways, possible partnership with Pelican Island Audubon – no update

Education/Outreach – Bolton/Stephen

- 1) General Meetings – March, Ashley Lingwood, Cypress Bend and river habitat project; May – SJRWMD, upcoming Sep & Nov; topic septic systems?
- 2) Wimbrow Park/River manatee signs, FWC response follow-up, awaiting response
- 3) City of Sebastian Natural Resources Board, Sustainable Sebastian 5-year plan, follow-up?
- 4) Pelican Island Audubon, Ryall property tour TBA, and birding tour TBA
- 5) IRNA BioBlitz, South Prong Preserve tour, Apr. 23rd
- 6) FL Wildlife Federation, "Florida Wildlife Habitat" sign – p. 18

Financial – Greene – two CD's expire in early March, plan to roll over into new short-term CD; annual FL Corporation filing completed

Governance – Herrmann

Information – Glover – Sebastian Area Historical Society, audio and books

Membership – Herrmann, Mar. renewals-Jack & Bev Thomason; new members – none

Publicity – Penny Phillips –

Volunteer – vacant – Sara M. plans to help with development of walking trail handouts

Round robin

Adjournment

ANNOUNCEMENTS

- 1) Next BOD meeting – Apr. 14, 9:45am, Ryall house
- 2) Emerson Center E-Series, History of Sea Turtles, Olivia Redding, Coastal Connections, Mar. 10, 7pm
- 3) Ryall/South Prong Preserve volunteer days, Mar.(?), 9am
- 4) Roseland Women's Club/Community Park workday, Mar. 18, 9 to 11am, continues third Wed. thru May 2026
- 5) Pelican Island NWR 123rd Anniversary Celebration, March 20-22, www.firstrefuge.org/anniversary
- 6) Jones' Pier Interpretive Center Grand Opening, March 21
- 7) IRNA luncheon, Florida's Future Water Supply, Clay Coarsey, SJRWMD, VB Country Club, March 25, 12pm
- 8) ORCA Open House, 1235 16th St., Vero Beach, March 26, 11am to 2pm
- 9) Earth Fest 2026, Unity Church/Center, 950 43rd Ave., Vero Beach, April 11, 2 to 7pm – p. 19
- 10) ChoZen Market, April 12, 10am to 4pm, next May 10
- 11) City of Sebastian Earth Day Celebration, April 18
- 12) IRNA BioBlitz Week, tour of the South Prong Preserve, April 23, 9am - www.indianriverna.com/event-list
- 13) Pelican Island Audubon/IRNA sustainability event, April 25?

FRIENDS OF ST. SEBASTIAN RIVER
BOD MEETING MINUTES FOR TUES., FEB. 10, 2026 , 9:45 am
RYALL HOUSE, SOUTH PRONG PRESERVE

Call to Order/Attendance--Pres. Glover called the meeting to order at 9:45 am. Present were Herrmann(vice-pres.), Peterson (secy.), and directors Bolton, Stephen, and Zingman. Treas. Greene had an excused absence.

Call for Additions/Deletions to Agenda--none

Minutes from Previous Meeting(AP, pp.2-3)--Herrmann made a motion, seconded by Bolton, that the meeting Minutes from Jan. 3, 2026 be approved; all voted in favor.

Treasurer's Report(AP, pp. 4-11)--Herrmann made a motion, seconded by Stephen, that the report for Jan. 31, 2026 be accepted for audit; all voted in favor.

President's Report--Glover reported that the Ryall house deck replacement project is in the works; a permit is in process. No date has been set for when work will commence.

Unfinished Business

- 1) Adopt-a-Road--no response yet to request for assistance
- 2) Pontoon boat--acquisition/rental/donation, insurance cost?--Owner still wants to donate for tax purposes. Herrmann made a motion, seconded by Stephen, that we accept the donation with the idea we will fix it up and sell it later; all voted in favor, except for Peterson who voted against.
- 3) Electronic dissolved oxygen meter--we still intend to purchase the Milwaukee Instruments MW600 for \$319.

New Business

- 1) Election of Officers/new Board members 2026--Herrmann made a motion, seconded by Stephen, that the present slate of officers remain the same, with the exception of Greene, who has resigned as treasurer; all voted in favor. Glover will send out an email to members letting them know we are seeking a new treasurer.
- 2) Apply for the City of Sebastian Earth/Arbor Day celebration, Apr. 18?
- 3) Earth Day Shirts(AP, pp.12-14)--Glover will order a sampling of different styles and concentrate on larger sizes.
- 4) New Ball Caps-(AP,p.15)--Glover will order a selection through Mike Natale.

Committee Reports

Advocacy-Herrmann

- 1) SJRWMD permits-Cross Creek Lake Estates Phase 3, #238787-2; Cresswind project update, IRNA correspondence with SJRWMD (AP, pp.16-20)
- 2) ACOE permits-no permits posted since Oct. 1, 2025

- 3) City of Fellsmere Planning & Zoning on Feb. 4 recommended approval of rezoning, and the preliminary development plan for Headwaters Heritage and Cultural Center at the Stick Marsh-City Council final adoption hearing on Feb. 19th.
- 4) City of Sebastian pesticide use in waterways, possible partnership with PIA-Glover spoke with Donna Halleran-no progress to date
- 5) Shiloh Ranch material dumping, follow-up(AP, 21-24)
- 6) FWC proposed manatee speed zone changes in IR County, details/reports at <https://myfwc.com/wildlifehabitats/wildlife/manatee/rulemaking> (AP, p.25)

Education/Outreach-Bolton/Stephen

- 1) General Meetings--March-Ashley Lingwood, Cypress Bend and River habitat project; May, TBD-possibly Erin Reichel?
- 2) ORCA Pollution Mapping email news/FSSR and Feb. 10 lecture, Dr. Kleiman, 3pm.
- 3) Wimbrow Park /River manatee signs, FWC response-need to follow up/verify replacement
- 4) City of Sebastian Natural Resources Board, Sustainable Sebastian 5-year plan, follow-op?

Financial-Greene--two CD's expire in early March, plan to roll over into new short-term CD

Governance-Herrmann

Information-Glover-Jan. 26 Google Profile search(AP, p. 30)

Membership--Herrmann, Jan. renewals--Mark & Carol Bondy, Gene Demott, Tim Glover, Terry & Lorraine Greene, George Ireland, Glenn Powell & Scott Kimberly, Joyce & Christopher Powell, Bill Loftus, Quentin Walter, Frank & Kathy Wegel, Bruce Zingman; new member, Deb Meadow

Publicity-Penny Phillips-no update

Volunteer-vacant

Round Robin--Stephen & Herrmann did stormwater walk around Sebastian and questioned whether the designated areas are being used as planned. Secy. Peterson thanked members of Board who had recently participated in various events at which we set up our tent and greet the public with information and merchandise.

Adjournment--Herrmann made a motion, seconded by Peterson, that we adjourn the meeting at 10:53 am; all voted in favor.

Respectfully submitted,



Carol Lynn Peterson
FSSR Secretary

Profit & Loss

February 2026

	<u>Feb 26</u>
Ordinary Income/Expense	
Income	
43400 · Direct Public Support	
43450 · Individ, Business Contributions	60.00
43400 · Direct Public Support - Other	9.00
Total 43400 · Direct Public Support	<u>69.00</u>
45000 · Investments	
45030 · Interest-Savings, Short-term CD	94.64
Total 45000 · Investments	<u>94.64</u>
47200 · Program Income	
47230 · Membership Dues	15.00
Total 47200 · Program Income	<u>15.00</u>
49000 · Sales	
49010 · Puppets	124.30
49020 · Clothing	53.27
49030 · Miscellaneous	4.67
Total 49000 · Sales	<u>182.24</u>
Total Income	360.88
Cost of Goods Sold	
50000 · Cost of Goods Sold	
50010 · Puppets	64.07
50000 · Cost of Goods Sold - Other	68.47
Total 50000 · Cost of Goods Sold	<u>132.54</u>
Total COGS	<u>132.54</u>
Gross Profit	228.34
Expense	
60900 · Business Expenses	
60920 · Business Registration Fees	61.25
Total 60900 · Business Expenses	<u>61.25</u>
62800 · Facilities and Equipment	
62890 · Rent, Parking, Utilities	78.25
Total 62800 · Facilities and Equipment	<u>78.25</u>
65000 · Operations	
65020 · Postage, Mailing Service	28.54
65050 · Telephone, Telecommunications	10.78
65060 · Merchant Service Fee-PayPal	2.62
Total 65000 · Operations	<u>41.94</u>
65100 · Other Types of Expenses	
65160 · Other Costs	30.00
Total 65100 · Other Types of Expenses	<u>30.00</u>
Total Expense	<u>211.44</u>
Net Ordinary Income	<u>16.90</u>
Net Income	<u><u>16.90</u></u>

Balance Sheet

As of February 28, 2026

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
10000 · Checking	
10020 · Without Donor Restrictions	11,274.61
10030 · With Donor Restirctions	
10031 · Geo Schum Memorial Fd	1,000.00
10033 · Archie Laird Memorial	585.00
10034 · FNPS-Craddock grant	422.54
Total 10030 · With Donor Restirctions	<u>2,007.54</u>
Total 10000 · Checking	13,282.15
10100 · Petty Cash	45.00
10200 · PayPal	112.99
10220 · Wells Fargo CD 03/11/26	10,544.28
10221 · Wells Fargo CD 04/02/2026	10,394.97
10222 · Wells Fargo CD 03/05/2026	10,099.28
Total Checking/Savings	<u>44,478.67</u>
Other Current Assets	
12000 · Undeposited Funds	201.00
12100 · Inventory Asset	
12110 · Puppets	307.00
12120 · Clothing	137.05
12140 · Hats	116.64
12100 · Inventory Asset - Other	2,002.51
Total 12100 · Inventory Asset	<u>2,563.20</u>
Total Other Current Assets	<u>2,764.20</u>
Total Current Assets	47,242.87
Other Assets	
12200 · Prepaid Inventory	412.70
Total Other Assets	<u>412.70</u>
TOTAL ASSETS	<u><u>47,655.57</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	38.98
Total Accounts Payable	38.98
Other Current Liabilities	
25500 · Sales Tax Payable	22.77
Total Other Current Liabilities	<u>22.77</u>
Total Current Liabilities	<u>61.75</u>
Total Liabilities	61.75
Equity	
30000 · Opening Balance Equity	316.73
32000 · Unrestricted Net Assets	47,186.63
Net Income	90.46
Total Equity	<u>47,593.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>47,655.57</u></u>

Friends of St. Sebastian River
Reconciliation Detail
10000 · Checking, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						14,254.69
Cleared Transactions						
Checks and Payments - 5 items						
Check	02/02/2026	DC	Google	X	-4.20	-4.20
Check	02/05/2026	DC	FPL	X	-39.27	-43.47
Check	02/11/2026	DC	Ooma	X	-6.58	-50.05
Check	02/24/2026	DC	Earth Day Shirts	X	-412.70	-462.75
Check	02/26/2026	DC	FL Dep State	X	-61.25	-524.00
Total Checks and Payments					-524.00	-524.00
Deposits and Credits - 1 item						
Transfer	02/03/2026			X	105.00	105.00
Total Deposits and Credits					105.00	105.00
Total Cleared Transactions					-419.00	-419.00
Cleared Balance					-419.00	13,835.69
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	02/27/2026	1072	MN Worldwide		-553.54	-553.54
Total Checks and Payments					-553.54	-553.54
Total Uncleared Transactions					-553.54	-553.54
Register Balance as of 02/28/2026					-972.54	13,282.15
New Transactions						
Checks and Payments - 1 item						
Check	03/02/2026	DC	Google		-4.20	-4.20
Total Checks and Payments					-4.20	-4.20
Total New Transactions					-4.20	-4.20
Ending Balance					-976.74	13,277.95



Statement period activity summary

Beginning balance on 2/1	\$14,254.69
Deposits/Credits	105.00
Withdrawals/Debits	- 524.00
Ending balance on 2/28	\$13,835.69

Account number: (primary account)
 FRIENDS OF ST. SEBASTIAN RIVER, INC.
 SEBASTIAN RIVER INC
Florida account terms and conditions apply
 For Direct Deposit use
 Routing Number (RTN): 063107513
 For Wire Transfers use
 Routing Number (RTN): 121000248

Overdraft Protection

This account is not currently covered by Overdraft Protection. If you would like more information regarding Overdraft Protection and eligibility requirements please call the number listed on your statement or visit your Wells Fargo branch.

Transaction history

Date	Check Number	Description	Deposits/Credits	Withdrawals/Debits	Ending daily balance
2/2		Recurring Payment authorized on 02/01 Google *Workspace_ CC@Google.Com CA S346032456043937 Card		4.20	14,250.49
2/3		Zeffy US Zeffy US St-M2T9T3E1W8U2 Friends of St Sebastia	105.00		14,355.49
2/6		Fpl Direct Debit Elec Pymt 02/26 1232872117 Ppda Friends of St. Sebast		39.27	14,316.22
2/11		Recurring Payment authorized on 02/10 Ooma,Inc 888-711-6662 CA S466041664633145 Card		6.58	14,309.64
2/24		Purchase authorized on 02/23 Earthdayshirts 877-677-1837 KY S586055164489280 Card		412.70	13,896.94
2/27		Purchase authorized on 02/26 Nic*-Dos Division Tpereg@Tylert FL S386058112484299 Card		61.25	13,835.69
Totals			\$105.00	\$524.00	

The Ending Daily Balance does not reflect any pending withdrawals or holds on deposited funds that may have been outstanding on your account when your transactions posted. If you had insufficient available funds when a transaction posted, fees may have been assessed.

Monthly service fee summary

For a complete list of fees and detailed account information, see the disclosures applicable to your account or talk to a banker. Go to wellsfargo.com/feefaq for a link to these documents, and answers to common monthly service fee questions.

Fee period 02/01/2026 - 02/28/2026	Standard monthly service fee \$10.00	You paid \$0.00
The bank has waived the fee for this fee period.		
How to avoid the monthly service fee	Minimum required	This fee period
Have any ONE of the following each fee period		
• Average ledger balance	\$1,000.00	\$14,234.00 <input type="checkbox"/>
• Minimum daily balance	\$500.00	\$13,835.69 <input type="checkbox"/>

The Monthly service fee summary fee period ending date shown above includes a Saturday, Sunday, or holiday which are non-business days. Transactions occurring after the last business day of the month will be included in your next fee period.

C1/C1



Account transaction fees summary

<i>Service charge description</i>	<i>Units used</i>	<i>Units included</i>	<i>Excess units</i>	<i>Service charge per excess units (\$)</i>	<i>Total service charge (\$)</i>
Cash Deposited (\$)	0	5,000	0	0.0030	0.00
Transactions	1	100	0	0.50	0.00
Total service charges					\$0.00



IMPORTANT ACCOUNT INFORMATION

Important updates to your Initiate Business Checking Account

We value your business and appreciate the trust you place in us. To continue providing competitive banking solutions, we're making updates to your Initiate Business Checking account, effective March 1, 2026.

What's changing?

To continue enhancing the value we provide, we're adjusting some features of your Initiate Business Checking account. For fee periods beginning on or after March 1, 2026:

- Monthly Service Fee: Increasing from \$10 to \$15.

- Ways to Avoid the Fee:

1. Minimum daily balance requirement will increase from \$500 to \$2,000.

2. New option: Maintain a combined business deposit balance of \$5,000 or more across eligible business checking, savings, and time accounts.

3. Removed option: The \$1,000 average ledger balance method will no longer apply.

How to avoid the monthly service fee (Effective starting March 1, 2026)

You'll still have multiple ways to avoid the \$15 monthly service fee by meeting any one of the following criteria:

- Maintain a minimum daily balance of \$2,000 in your Initiate Business Checking account.

- Maintain a combined deposit balance of \$5,000 or more across eligible business accounts.

- Own a Premier Checking, Private Bank Checking, or Private Bank Interest Checking account.

See the Business Account Fee and Information Schedule and Deposit Account Agreement at www.wellsfargo.com/biz/fee-information for additional business account information.

Need help?

If you have any questions or would like to explore other business checking options, your relationship manager is here to help. You can reach us anytime at 1-800-225-5935.

Thank you for choosing us to support your business - we're excited to continue growing together!

NEW YORK CITY CUSTOMERS ONLY -- Pursuant to New York City regulations, we request that you contact us at 1-800-TO WELLS (1-800-869-3557) to share your language preference.



Friends of St. Sebastian River <friendsofstsebastian@gmail.com>

Notice of Subscription Update

1 message

James at Track it Forward <support@trackitforward.com>
Reply-To: support@trackitforward.com
To: info@fssr.org

Tue, Mar 3, 2026 at 2:47 PM



Thank you for being a loyal customer, we truly appreciate your continued trust.

As part of our ongoing efforts to expand and improve our product, we will be implementing a price adjustment effective **June 1, 2026**.

Based on your current subscription, the cost will change from \$144 to \$159 on your next renewal after June 1st: January 10, 2027

No action is required - this change will be automatic.

If you'd like to make changes to your subscription, you can do so any time from your account dashboard. Please note: if you make adjustments after June 1, 2026, you will be pro-rated based on the new pricing.

If you have any questions, we're happy to help!

Track it Forward Support

James at Track it Forward

[484 Lake Park Ave, Oakland, 94610](#)

[Unsubscribe - Unsubscribe Preferences](#)

**AMENDED & RESTATED MASTER
ENGINEER'S REPORT
FOR PUBLIC
INFRASTRUCTURE IMPROVEMENTS**

**EMERALD LAKES COMMUNITY
DEVELOPMENT DISTRICT**

**PREPARED FOR:
BOARD OF SUPERVISORS
EMERALD LAKES CDD**

February 9, 2026

PREPARED BY:



2651 W. Eau Gallie Blvd.
Melbourne, FL 32935

Board of Professional Engineering License No. 0008097

**JAKE T. WISE, P. E.
FL PE #55405
CEG No. 180004**

I. INTRODUCTION

This is an Amended and Restated Master Engineer’s Report for Public Infrastructure Improvements (the “Engineer’s Report”) prepared by Construction Engineering Group, the District Engineer for the Emerald Lakes Community Development District (the “District”), revising the prior Engineer’s Report Infrastructure Improvements dated February 24, 2023 (the “Prior Engineer’s Report”) for the purpose of providing updated estimated public improvement infrastructure costs based upon the updated Developer’s conceptual Master Plan for the development of the project known as Emerald Lakes (the “Development”).

II. BACKGROUND

The District is an independent unit of special-purpose local government authorized to plan, finance, construct, operate and maintain public infrastructure within the District, consisting of approximately 1,561 acres located in the City of Palm Bay, Florida. DRP Solaris FL 2, LLC and Excess Land Investment, LLC (Developers) owns a majority of the developable property within the District and will act as the developers of the community.

A breakdown of the acreages is as follows:

- EEL’s Brevard County= 282 acres
- DRP Solaris FL 2, LLC= 394 acres
- Excess Land Investment, LLC= 885 acres

The District is located east of Babcock Street (State Road 507), south of Grant Road, west of US Highway 1, and north of Micco Road in the City of Palm Bay, Florida. It is located in all four quadrants of a new I-95 interchange with St. Johns Heritage Parkway (“SJHP”). The attached Exhibit A depicts the boundary of the District.

The updated Developer's conceptual Master Plan includes approximately 3,760 residential units, 2,820,000 square feet of commercial, office, educational and business industrial uses, including 300 hospital beds and 865 hotel rooms. The ultimate build-out is expected to occur over a 20-year period.

The capital improvements discussed herein represent the present intentions of the Developers and the District. The implementation of any improvements discussed in this report requires the final approval by multiple regulatory and permitting agencies. The actual improvements may vary from the capital improvements in this report, and therefore it may be amended in the future.

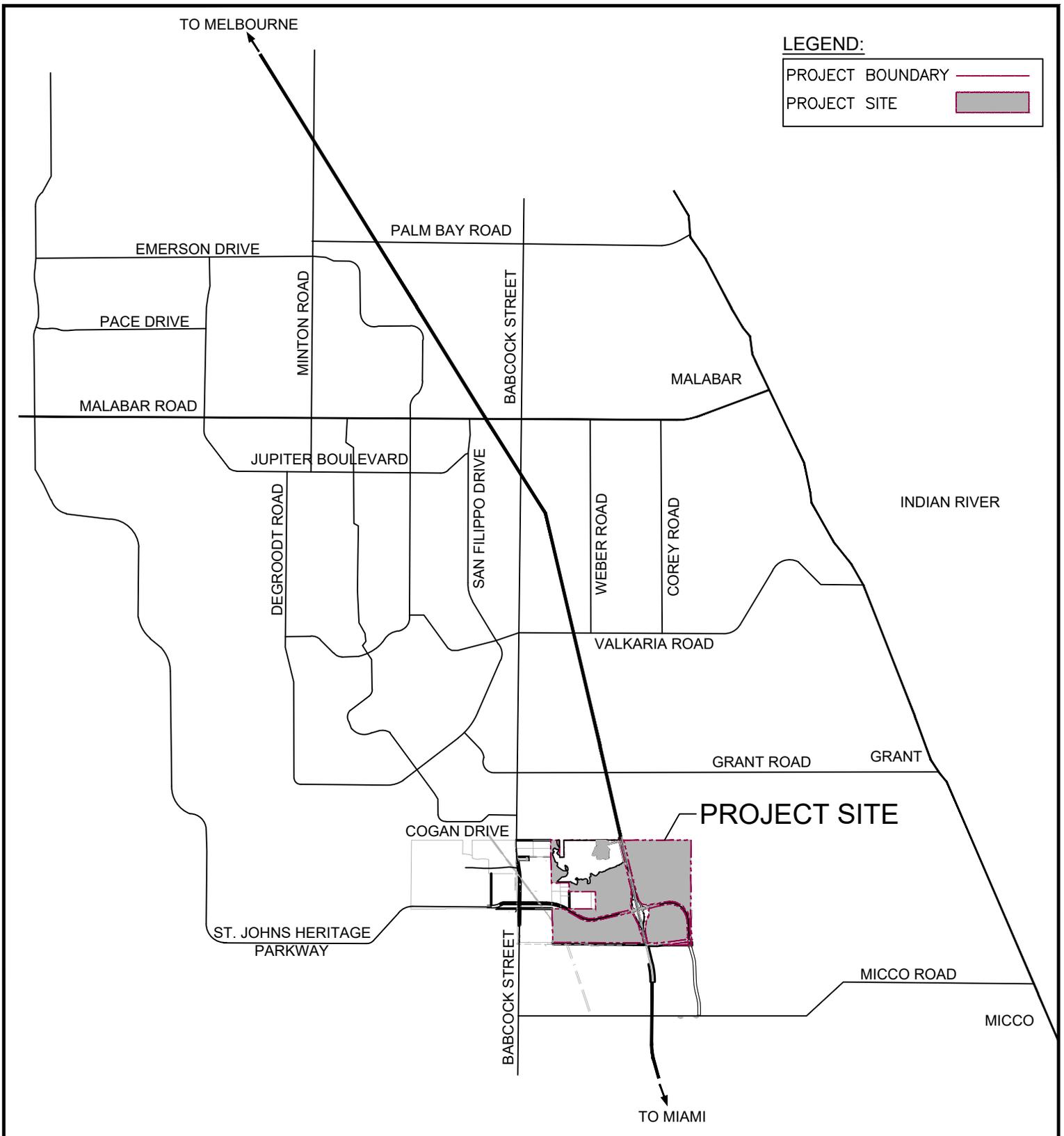
All provided cost estimates are based on recent projects, the area of the project, and information available at the time of the estimate. The actual costs may vary from the cost estimates presented.

III. OBJECTIVE

This Engineer's Report has been prepared to assist with the financing and construction of the public infrastructure that will support the development within the District. This report presents a description of the major components of the public infrastructure and the associated Engineer's cost estimates for completing the public improvements necessary to support the project development.

IV. TRANSPORTATION IMPROVEMENTS

The primary roadway improvements include six major ingress and egress points throughout the development that will also serve as collector roads to support the future residential and commercial development. The ingress and egress points will be accessed using the St. John's Heritage Parkway (SJHP). The City of Palm Bay completed the SJHP west of I-95 with Developer's funded project intersections at the ingress and egress points. SJHP West of I-95 was completed by the City of Palm Bay in 2020 and the SJHP East of I-95 may be financed in



EMERALD LAKES CDD - LOCATION MAP

NTS



1/23/26 | EXHIBIT A



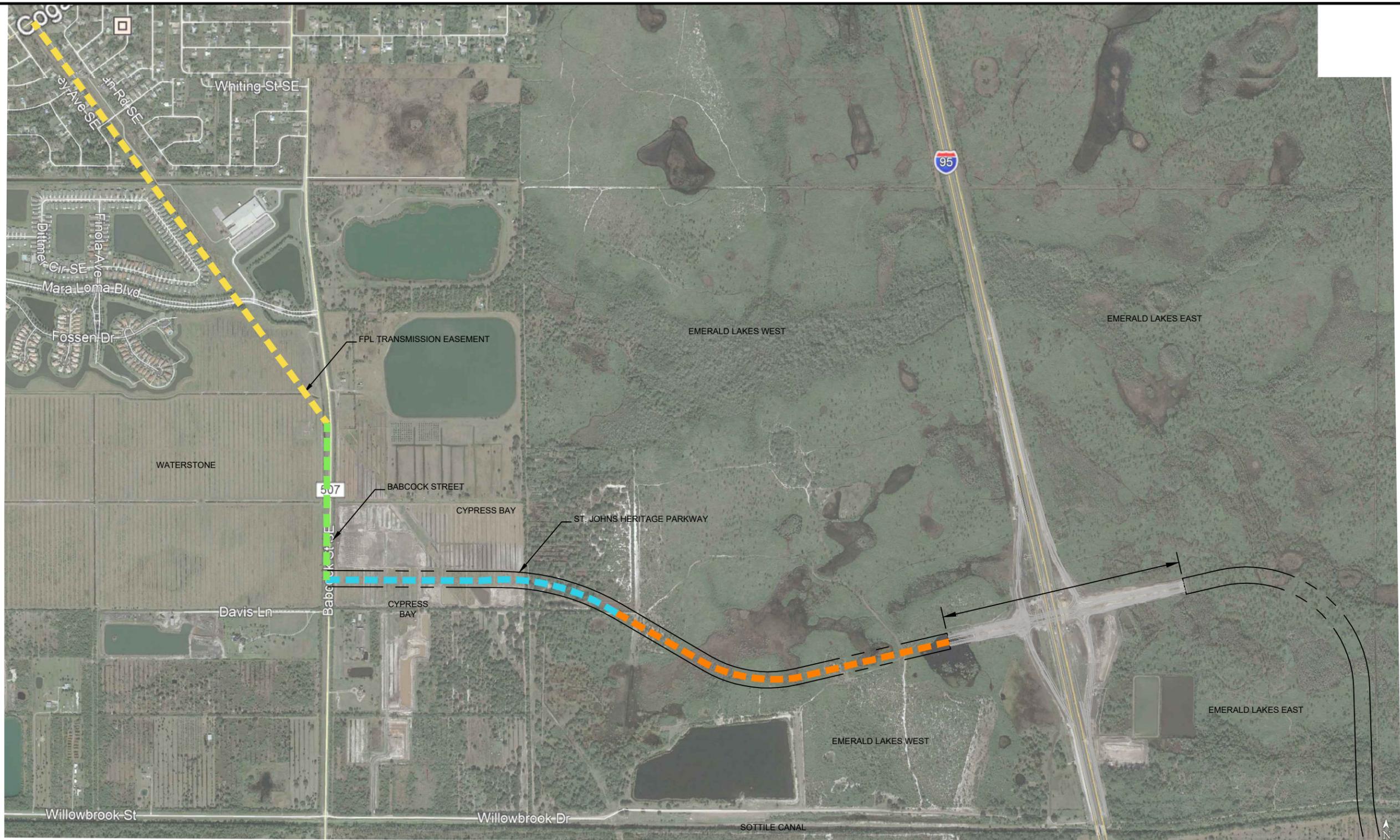


EXHIBIT C
EMERALD LAKES MASTER UTILITY EXHIBIT
 NTS



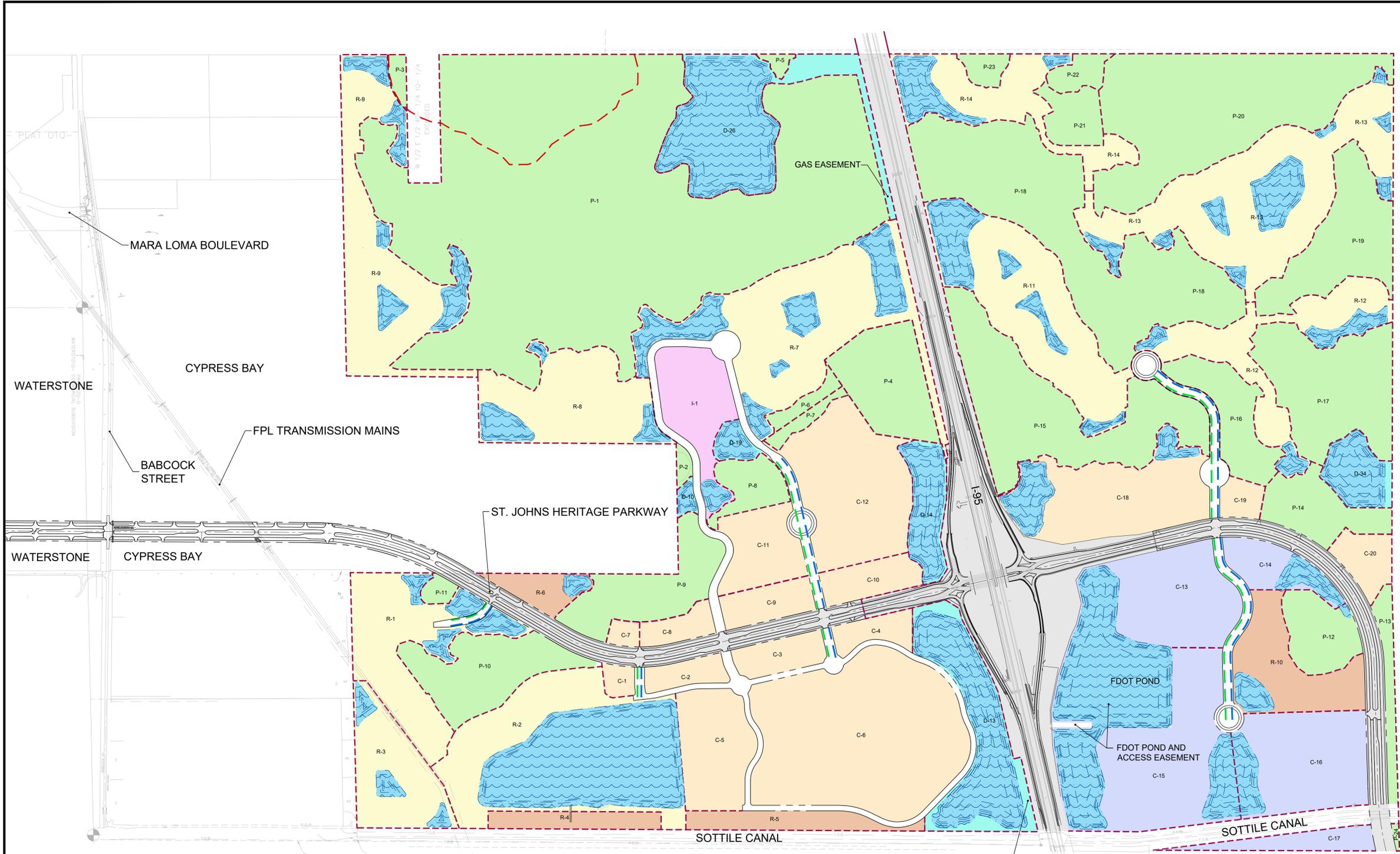
LEGEND:

FPL TRANSMISSION EASEMENT	
UTILITY MAINS (OPEN CUT)	
UTILITY MAINS BABCOCK	
SEGMENT 1 UTILITY MAINS SJHP	
SEGMENT 2 UTILITY MAINS SJHP	

8/02/22 | EX-C



**CONSTRUCTION
ENGINEERING
GROUP**
Consulting Engineers



WEST PARCEL SUMMARY		
PARCEL ID:	SIZE:	ANTICIPATED USE:
R-1	38.9 AC	SFR
R-2	66.5 AC	SFR
R-3	21.2 AC	SFR
R-4	7.0 AC	MULTI
R-5	8.9 AC	MULTI
R-6	6.5 AC	MULTI
R-7	57.9 AC	SFR
R-8	32.1 AC	SFR
R-9	44.9 AC	SFR
C-1	2.2 AC	COM
C-2	4.9 AC	COM
C-3	6.9 AC	COM
C-4	5.3 AC	COM
C-5	18.8 AC	COM
C-6	66.9 AC	COM
C-7	1.8 AC	COM
C-8	4.8 AC	COM
C-9	7.5 AC	COM
C-10	7.9 AC	COM
C-11	13.1 AC	COM
C-12	35.5 AC	COM
D-10	1.3 AC	STORMWATER
D-13	29.5 AC	STORMWATER
D-14	10.9 AC	STORMWATER
D-19	3.0 AC	STORMWATER
D-26	36.6 AC	FILL
I-1	17.3 AC	INSTITUTIONAL
P-1	242.9 AC	PRESERVATION
P-2	1.3 AC	PRESERVATION
P-3	1.8 AC	PRESERVATION
P-4	20.0 AC	PRESERVATION
P-5	1.1 AC	PRESERVATION
P-6	2.8 AC	PRESERVATION
P-7	2.5 AC	PRESERVATION
P-8	7.6 AC	PRESERVATION
P-9	19.7 AC	PRESERVATION
P-10	21.7 AC	PRESERVATION
P-11	1.7 AC	PRESERVATION
P-12	1.3 AC	PRESERVATION
TOTAL	802.2 AC	-

EAST PARCEL SUMMARY		
PARCEL ID:	SIZE:	ANTICIPATED USE:
R-10	21.0 AC	MULTI
R-11	45.3 AC	SFR
R-12	27.9 AC	SFR
R-13	62.1 AC	SFR
R-14	25.4 AC	SFR
C-13	39.4 AC	COM/IND
C-14	9.8 AC	COM/IND
C-15	49.9 AC	COM/IND
C-16	29.9 AC	COM/IND
C-17	6.9 AC	COM/IND
C-18	34.7 AC	COM
C-19	3.6 AC	COM
C-20	6.7 AC	COM
P-12	11.6 AC	PRESERVATION
P-13	5.8 AC	PRESERVATION
P-14	13.3 AC	PRESERVATION
P-15	45.6 AC	PRESERVATION
P-16	14.5 AC	PRESERVATION
P-17	32.3 AC	PRESERVATION
P-18	69.0 AC	PRESERVATION
P-19	24.9 AC	PRESERVATION
P-20	62.0 AC	PRESERVATION
P-21	7.3 AC	PRESERVATION
P-22	4.0 AC	PRESERVATION
P-23	3.0 AC	PRESERVATION
P-24	0.4 AC	PRESERVATION
TOTAL	648.5 AC	-

LEGEND:

- I-95 AND PARKWAY
- PRESERVATION (618.1 AC)
- MULTI (43.4 AC)
- COM (220.6 AC)
- SFR (422.2 AC)
- COM/IND (135.9 AC)
- STORMWATER TREATMENT (81.3 AC)
- STORMWATER POND (251.3 AC)
- PROPOSED VEHICULAR ACCESS
- PARCEL PERIMETER
- WATER MAIN
- WASTEWATER FORCE MAIN
- SCRUB JAY FAMILY

NOTES:

- POND IN PARCEL D-26 INTENDED FOR FILL ONLY.
- UTILITIES WITHIN PARKWAY ARE TO BE DETERMINED.

EXHIBIT D
EMERALD LAKES BASE MASTER PLAN
 1"=500'





Friends of St. Sebastian River <friendsofstsebastian@gmail.com>

Thank you for showing up for the lagoon!

1 message

Brevard Indian River Lagoon Coalition <birlccoalition-gmail.com@shared1.ccsend.com>
Reply-To: birlccoalition@gmail.com
To: info@fssr.org

Wed, Feb 25, 2026 at 3:36 PM



Thanks to your support the SOIRL Renewal Plan will continue!

Hello Tim,

Because of you, our lagoon has a stronger future.

Thank you to everyone who showed up, spoke out, spread the word, and stood in support of renewing the Save Our Indian River Lagoon (SOIRL) Plan. Your voices made an undeniable impact. Thanks to a powerful and pervasive group of passionate speakers, the Brevard County Commission voted 5–0 to continue the effort to place the November SOIRL renewal referendum on the ballot!

That unanimous vote sends a clear message: our community believes in restoring and protecting the Indian River Lagoon. This didn't happen by accident. It happened because residents from across Brevard County came together — scientists, business owners, students, families, fishermen, environmental advocates, and concerned neighbors — all united by a shared love for our lagoon and a commitment to its recovery.

The Save Our Indian River Lagoon Plan has already funded critical projects that reduce pollution, remove muck, upgrade septic systems, and improve water quality. Renewing this plan ensures that the progress continues and that we don't lose momentum at such a pivotal time.

We are deeply grateful. The journey isn't over, but this milestone belongs to you.

With appreciation and hope,
Craig Wallace
Chairman, Brevard Indian River Lagoon Coalition
www.helpthelagoon.org
Mobile: 321-831-8687

Join Us

Brevard Indian River Lagoon Coalition | info@helpthelagoon.org | helpthelagoon.org



Brevard Indian River Lagoon Coalition | P.O. Box 360813 | Melbourne, FL 32936 US

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Celebrate your certified habitat with a Florida Wildlife Habitat Sign! For a donation of \$30 or more, you'll receive a colorful, weatherproof sign to proudly display in your garden—and your contribution will directly support habitat restoration and wildlife conservation across Florida.

The sign measures 12x9 (width by height) inches and is a high-quality aluminum with UV-resistant vinyl coating. Shipping is complimentary and only available in the U.S. After



**EARTH
FEST
2026**

Saturday, April 11th, 2-7pm
950 43rd Ave. Vero Beach
Unity Center/Willow School

Food
Live Music
Artisan Market
Family Activities
Environmental Booths
Wellness Practitioners

