

***ENVIRONMENTALLY ENDANGERED LANDS (EEL) PROGRAM  
SELECTION & MANAGEMENT COMMITTEE (SMC)  
ATTENDANCE LIST  
September 9, 2002***

***SELECTION & MANAGEMENT COMMITTEE MEMBERS***

David Breininger  
Mark Bush  
Ron Hight  
Ross Hinkle  
Randy Parkinson  
Paul Schmalzer  
Kim Zarillo

***EEL PROGRAM STAFF***

Anne Birch  
Laura Clark

***THE NATURE CONSERVANCY***

Keith Fountain  
Angela Klug  
Anne McDonald

***GUESTS***

Hugh Evans, Plantation Point Development Co.  
Earl Jacobs, citizen  
Timothy Jelus, Plantation Pointe, Development Co.  
Elizabeth Kerry, Plantation Pointe Development Co.  
Jim McKnight, City Manager, Rockledge  
Amy Mosher, citizen  
Mary Sphar, citizen

**ENVIRONMENTALLY ENDANGERED LANDS PROGRAM**  
**SELECTION AND MANAGEMENT COMMITTEE**  
**MEETING MINUTES**  
*September 9, 2002*

**CALL TO ORDER:**

Ross Hinkle called the meeting to order at 12:05 PM and asked that everyone introduce themselves.

**MINUTES:**

The July 15, 2002 minutes were mailed to the Selection and Management Committee (SMC) for review prior to the meeting and are pending approval. Ross asked for comments to the minutes.

**MOTION ONE**

Paul Schmalzer moved to approve the July 15, 2002 minutes as written.

Kim Zarillo seconded the motion.

The motion carried unanimously.

**PUBLIC COMMENT:**

**Plantation Pointe**

Anne Birch introduced Hugh Evans, Jr. from Plantation Pointe Development Co. and Jim McKnight, City Manager of Rockledge. Hugh presented information to the SMC on several possible scenarios regarding the development of land south of Barnes Boulevard in Rockledge.

Dave Breininger requested clarification regarding the task before the SMC.

Anne explained the SMC was being asked to consider the following options:

1. Consider the purchase of a 100' strip of land to the east of the planned Plantation Pointe subdivision along with, or separate from, purchase of one or two rows of lots on the east side of the subdivision.
2. Consider the acceptance of the 100' strip of land as a donation to the EEL Program, in the event the property is purchased by Plantation Point, and placed into conservation with The Viera Company as the managing entity.

Ross asked if there was further public comment on this subject.

Mary Spahr, citizen, spoke of her concern that a viable corridor of land is set aside to ensure adequate protection for scrub jays in the central Brevard region. She voiced her support for acquiring amended appraisals on the Plantation Point property, which the SMC has considered for acquisition.

Amy Mosher, citizen, spoke of her support for land to be set aside for conservation to assist in protecting scrub jay populations in central Brevard County, and of her support for acquiring amended appraisals on the Plantation Point property. She thanked everyone for their efforts in the project.

Earl Jacobs, citizen, stated he strongly supported efforts to maintain a connection between the Cruickshank Sanctuary and the Viera Company's conservation easement areas as it would serve as a much needed corridor that could also be useful as part of the county-wide Greenways and Trails System.

Jim McKnight, City Manager of Rockledge, indicated the City of Rockledge was considering assisting with possible funding. He thanked the group for their efforts in working toward a plan that would provide for all participants to meet their goals.

Ross asked for additional comments on the subject.

Kim thanked all members of the group for their participation and provided clarification of the SMC land acquisition process.

Randy Parkinson requested additional information regarding the task before the SMC. Additional discussion ensued. Anne clarified that the SMC was being asked to assist in determining if any of the options presented by Mr. Evans would provide for a viable corridor between the existing conservation areas. Dave asked for clarification regarding the purpose of the corridor. Members of the SMC indicated that it was hoped the corridor could provide for a connection between areas for scrub species.

After additional discussion, it was determined that although there could not be a definitive answer as to whether the corridor would guarantee a viable connection for scrub jays and other species between existing conservation areas, it could be a benefit by protecting the natural areas. Dave spoke of the negative impacts of edge effect.

Hugh stated that as part of the conditions of the permitting process for the Plantation Point subdivision, the following three conditions must be met:

1. Donation of 10 acres of land in Palm Bay.
2. Donation of 22 acres of land in Titusville,
3. Funding in the amount of \$52,000.00 to the United States Fish and Wildlife Service (USFWS) for the acquisition or management of land in central Brevard County.

Mark Bush stated his understanding of the SMC's involvement in the possible donation of the 100' strip of land was to provide an opinion as to whether or not the corridor would be of value as a connection between the two larger conservation areas. Mark stated one of the values of setting aside a 100' strip of land could be prevention of future roads that would further fragment the conservation area. Ross stated that if the 100' strip of land became part of the Viera DRI Conservation Area, then EEL would not have a direct involvement. Hugh stated that he was

considering purchase of the 100' strip of land in the hopes that securing the area for conservation purposes would end the permit litigation currently associated with the Plantation Pointe project.

Ron Hight expressed his concern that the easement includes language that would prevent the inclusion of drainage ditches, power lines or other features of that nature. Ron voiced his agreement that a definitive answer on the confirmed viability of a 100' strip as a conservation corridor is not possible, but that from his perspective preservation of a corridor was a risk worth taking.

Angela Klug provided information regarding the status of property in the general vicinity. She added that a 6.5-acre area north of Barnes Blvd. and east of the 100' strip was under contract for purchase by the EEL Program. Angela advised the group that additional appraisal information for 1 or 2 rows of lots in the Plantation Point development would probably require new appraisals as opposed to amending the existing appraisals.

Ross asked about the possibility of extending the corridor to the east by acquiring land east of the 100' strip and south of Barnes Blvd. versus the purchase of lots on the west side of the subdivision. Acquisition of land to the east could provide a sizeable, direct connection with the Viera Conservation Area. Angela advised the group that the property to the east of the 100' strip is owned by the Viera Company and has been appraised by the EEL Program. There is a substantial assessment associated with this property.

Ross asked the group if they felt it was a good idea for the 100' strip of land be set aside for conservation. Members of the SMC agreed the land could be of benefit to the natural areas.

Mary Spahr stated that much of the information that had been presented at the meeting was new to their group and their group did not want to be locked in to just the two proposals presented at the meeting.

Hugh indicated he felt he could provide confirmation of the purchase and preservation of the 100' strip of land by September 13, 2002.

After lengthy discussion the following motion was submitted:

**MOTION TWO:**

Randy Parkinson moved to approve a 1<sup>st</sup> majority vote to authorize appraisals including lots 6-25 and lots 125-132 of the Plantation Pointe subdivision contingent on the donation of the 100' easement.

Kim Zarillo seconded the motion.

The motion carried unanimously.

Ross stated the next item for discussion was consideration of the previously discussed Viera parcel east of the possible 100' strip of land and south of Barnes Blvd.

Randy and Ron requested clarification of the assessment that was included in the property. Angela clarified that as part of the Viera development district, there was a per acre assessment fee that required annual payment whether or not the property was developed. The assessment impacts the

*September 9, 2002*

*Page 4 of 7*

*Approved December 10, 2002*

existing appraisal and any future titleholder. The Nature Conservancy (TNC) will be contacting the Viera Company to inquire if the assessment can be removed.

Further information on these properties will be presented, as it becomes available.

***ADMINISTRATIVE REVIEW:***

The Administrative Review was reviewed. A copy is included with these minutes. It was noted that the Enchanted Forest Sanctuary Management and Education Center expects to celebrate their grand opening on November 9, 2002.

***EEL REPORTS:***

The Management, Education Specialist, and Volunteer Activities reports will now be provided on a quarterly basis. Anne reported that the Town of Malabar is pursuing other avenues for the location of their stormwater pond.

***OLD BUSINESS:***

**1. SMC Focus Group**

Members of the SMC reviewed the draft agenda for the Conservation Focus Group meeting and offered their suggestions. The date of the meeting was changed from September 30 to October 25, 2002. Location to be announced.

**2. Babcock, LLC Property**

This item was tabled until the next meeting.

***THE NATURE CONSERVANCY:***

Angela reviewed the Acquisition Summary.

***SMC REPORTS:***

None at this time.

***NEW BUSINESS:***

**1. Future Referendum – Mark Bush**

Mark suggested consideration of a recommendation to the Board of County Commissioners (BoCC) that would request additional funding for the EEL Program be coordinated with the sunseting of the Beach and Riverfront program. Members of the SMC expressed their agreement with the idea.

**MOTION THREE:**

Kim Zarillo moved to make a recommendation to the BoCC extending the Beach and Riverfront ad valorem tax as funding for the EEL Program.

Mark Bush seconded the motion.

The motion carried unanimously.

### **3. Mancini Property at Fox Lake**

Angela Klug advised the SMC that she has been contacted by the Division of State Lands (DSL) regarding a willing seller with property in the Fox Lake area of Titusville. The St. Johns River Water Management District (SJRWMD) is interested in partnering on this property. The parcel contains sovereign lands, which affect the appraisal value. A first majority vote is not required for this action as the property is within the Brevard Coastal Scrub Ecosystem. The SMC recommended requesting an appraisal of this property.

### **2. Pine Island Harbor Associates property (1.09 ± acre)**

Anne requested consideration of first and second majority votes on a 1.09 ± acre parcel of land located at the entrance to the Pine Island Conservation Area (PICA). This parcel was omitted from the original acquisition due to hazardous waste issues that have now been resolved. The area has been inspected and approved by the SJRWMD who would be a partner in this acquisition.

#### **MOTION FOUR**

Kim Zarillo moved to approve a first majority vote of the Pine Island Harbor Association 1.09 ± acre property located near the entrance of PICA.

Mark Bush seconded the motion.

The motion carried unanimously.

#### **MOTION FIVE**

Randy Parkinson moved to approve a second majority vote of the Pine Island Harbor Association 1.09 ± acre property located near the entrance of PICA.

Ron Hight seconded the motion.

The motion carried unanimously.

### **4. Ken Simms salt marsh snake proposal**

This item was tabled to a future meeting.

#### ***NEXT MEETING:***

The next meeting was scheduled for October 7, 2002 from 12:00 PM – 3:00 PM. Location to be determined.

#### ***ADJOURNED:***

The meeting was adjourned at 3:18 PM.

#### ***SUMMARY OF MEETING MOTIONS:***

##### **MOTION ONE:**

Motion to approve the July 15, 2002 minutes.

##### **MOTION TWO:**

Motion to approve a first majority vote authorizing appraisals of lots 6-25 and lots 125-143 of the Plantation Pointe subdivision contingent on the donation of the 100' easement.

*September 9, 2002*

*Page 6 of 7*

*Approved December 10, 2002*

**MOTION THREE:**

Motion to submit to the Board a recommendation by the SMC which requests that additional funding for the EEL Program be coordinated with the sunseting of the Beach and Riverfront Referendum.

**MOTION FOUR:**

Motion to approve first majority vote to allow for the appraisal of the 1.09 ± acre Pine Island Harbor Association parcel.

**MOTION FIVE:**

Motion to approve a second majority vote of the Pine Island Harbor Association 1.09 ± acre property located near the entrance of PICA.

***ACTION ITEMS:***

1. Hugh will contact Anne by September 13, 2002 regarding a possible donation of land to the EEL Program.
2. Appraisals will be obtained for lots 6-25 and 125-143 of the Plantation Pointe Subdivision contingent on donation of the 100' conservation easement.
3. Angela will contact the Viera Company regarding the possibility of the removal of an assessment that exists on property east of Plantation Pointe which the SMC is interested in acquiring.
4. Discussion of the Babcock, LLC property will be held in a future meeting.
5. A recommendation by the SMC which requests that additional funding for the EEL Program be coordinated with the sunseting of the Beach and Riverfront Referendum will be submitted to the Board of County Commissioners.
6. Appraisals will be obtained for the Mancini Property at Fox Lake.
7. Appraisals will be obtained for the Pine Island Harbor Associates 1.09 ± property.
8. Discussion of the salt marsh snake proposal by Ken Simms will be held in a future meeting.

*September 9, 2002*

*Page 7 of 7*

*Approved December 10, 2002*