

# Brevard Coastal Scrub Ecosystem

Partnerships & Regional Incentives

Brevard

<i>Year Added to Priority List</i>	<i>1993</i>
<i>Project Acres</i>	<i>41,814</i>
<i>Acquired Acres</i>	<i>21,156</i>
<i>Cost of Acquired Acres</i>	<i>\$86,373,773</i>
<i>Remaining Project Acres</i>	<i>20,658</i>
<i>2020 Assessed Value of Remaining Acres</i>	<i>\$205,908,572</i>

## Purpose for State Acquisition

The Brevard Coastal Scrub Ecosystem project will protect a few of the best scrub fragments in the county, which will aid survival of the endangered scrub jay and provide areas where the public can appreciate and learn about this unique landscape. The strip of coastal scrub that once paralleled the Indian River in Brevard County is now a set of small fragments surrounded by housing developments; this project will ensure the preservation of remaining scrub habitats. In addition to the Florida scrub jay, the project will also provide habitat for species such as the red-cockaded woodpecker, eastern indigo snake, and gopher tortoise.

## General Description

The project includes twenty areas considered essential to the preservation of scrub, mesic and scrubby flatwoods, floodplain marsh and marsh lake along the Atlantic Coastal Ridge and St. John's River marshes. Acquisition and management of these core areas are imperative for the survival of the Florida scrub jay on the east coast of Florida. The tracts comprising this project also support several rare vertebrates and at least eight rare plant species, including a very rare mint. All of the tracts in the project are surrounded by development and several peripheral areas are already being destroyed. The rapid encroachment of housing developments is likely to eliminate any unprotected scrub and adjacent flatwoods communities of Brevard County in the very near future. No archaeological sites are known from the project.

### FNAI Element Occurrence Summary

FNAI Elements	Score
Florida scrub-jay	G1G2/S1S2
Red-cockaded woodpecker	G3/S2
Eastern indigo snake	G3/S2?
Gopher tortoise	G3/S3
Florida black bear	G5T4/S4
<i>Titusville balm</i>	G1Q/S1
<i>celestial lily</i>	G2/S2
<i>pine pinweed</i>	G2/S2
<i>Tampa vervain</i>	G2/S2
<i>sand-dune spurge</i>	G2/S2
Round-tailed muskrat	G2/S2
Horn's aethecerinus long-horned beetle	G2/S2

#### Public Use

This project is designated as a WEA with limited public use, including picnicking and environmental education.

#### Acquisition Planning

##### **1992**

On December 10, 1992, the LAAC added the Scrub Jay Refugia project to the CARL Priority list. This fee-simple acquisition consisted of approximately 8,178 acres, several hundred parcels and landowners, and a taxable value of \$53,319,683. Brevard County sponsored the project that contained 5 sites:

Tico ( $\pm$  2,421 acres, Grand Central a major owner, Brevard County has acquired 52 acres);

Valkaria ( $\pm$  2,764 acres with multiple owners, County has acquired 155 acres);

Rockledge ( $\pm$  2,591 acres, three major owners: Barge and Tabacchi, Duda, and Grand Central, the remainder is subdivided, County has acquired 141 acres);

Condev (52 acres, two owners: Nelson and SR 405 Ltd);

South Babcock (529 acres, multiple owners).

##### **1993**

On July 23, 1993, the LAAC approved a fee-simple, 179-acre addition (Rockledge Scrub Sanctuary) to the project boundary. It was sponsored by the SFWMD, consisted of 6 landowners (T. Barge and M. Tabacchi, L.R. Pierce Trust, N. Schopke and M. Tabacchi, TCM Investment, Inc., A.L. and M. Jacoboski, and Florida Power and Light Co.), and a taxable value of \$3,600,000.

##### **1994**

On March 9, 1994, the LAAC approved a fee-simple, 1,322-acre addition (Micco Scrub) to the project boundary. The addition was sponsored by Brevard County, consisted of one landowner, Kentucky Central Life Ins. Co., at a taxable value of \$1,500,120. Brevard County acquired this site.



**1995**

On July 14, 1995, the LAAC approved a fee-simple, 1,410-acre addition to the project boundary. The addition consisted of four sites:

- 1) Dicerandra Scrub, 44 acres,
- 2) Malabar Scrub Sanctuary, 395 acres,
- 3) Canova Beach Scrub, 138 acres, and
- 4) Jordan Blvd, 833 acres.

Brevard County sponsored this addition that consisted of multiple landowners, at a taxable value of \$13,283,659. The County has acquired the Malabar and the Dicerandra Scrub sites.

**1996**

In 1996, the LAAC combined the Brevard Coastal Scrub Ecosystem Initiative (CSEI) project with the Scrub Jay Refugia project bringing the new total acres to 27,745 with a TAV (Tax Assessed Value) of \$86,847,875, and on 12/5/1996 renamed it Brevard Coastal Scrub Ecosystem. The CSEI consisted of 6 sites:

- 1) Fox/South Lake Complex - 9,189 acres;
- 2) Titusville Wellfield - 972 acres;
- 3) Grissom Parkway - 2,962 acres;
- 4) Wickham Road - 822 acres;
- 5) Micco Expansion - 1,833 acres; and
- 6) Ten Mile Ridge – 529 acres, totaling 16,307 acres with a TAV of \$40,780,060.

**1998**

On December 3, 1998, the LAMAC approved the transfer of the Valkaria, South Babcock, Ten Mile Ridge, and Grissom Parkway sites to the Mega- Multiparcel list. (In 2001 this list was renamed Small Holdings.)

**2000**

On December 19, 2000, the ARC approved a fee-simple, ± 9,528-acre addition to the project boundary. The addition consisted of two sites:

Malabar Expansion – 959.85 acres (Bargain/Shared) and

Valkaria/Micco Expansion – 4,144.48 acres (Bargain/Shared) and 4,739.48 acres (Mega/Multiparcel).

Sponsored by the Brevard County EEL Program, it consisted of 2,250 landowners, at a taxable value of \$23,819,800.

The following sites were deleted from the project due to development/improvement, habitat fragmentation or isolation:

- Canova Beach - 152.34 acres; Condev – 52.52 acres;
- Wickham Road Complex – 809.62 acres; and
- Rockledge (select properties) – 860 acres.

The total TAV for these sites was approximately \$35,952,477.



**2001**

On May 17, 2001, the ARC approved a fee-simple, ± 3,529-acre addition to the project boundary. The addition, sponsored by ORCP, consisted of eleven landowners, and a taxable value of \$3,456,290.

**2002**

On April 25, 2002, the ARC approved a fee-simple, 112-acre addition to the project. The addition, sponsored by TNC for Brevard County, consisted of two sites (10 Mile Ridge Expansion – 62 acres and Valkaria/Micco Expansion – 50 acres), multiple landowners, and a taxable value of \$199,070.

On December 5, 2002, the ARC moved this project to Group A of the 2003 Florida Forever Priority list.

**2003**

On December 5, 2003, the ARC approved a fee-simple, 7,444-acre addition to the project boundary. The addition, sponsored by the Brevard County EEL Program, consisted of three landowners, Bernard Hersch – 112.25 acres; OLC, Inc/Campbell – 5,229.94 acres; and Babcock, LLC – 2,091.81 acres, and a taxable value of \$2,808,217.

**2006**

On September 21, 2006, DEP purchased 5.52 acres in the Valkaria section at a tax deed sale (Oxford Finance Co. / \$83,000).

**2007**

In June 2007, Brevard County acquired 41 acres from Vero-Pittsburgh Partners LLC and added it to the boundary of the Enchanted Forest Sanctuary.

**2008**

On June 13, 2008, the ARC approved the 94-acre Falcon Woods Florida Forever project and incorporated it into the boundary of the existing Brevard Coastal Scrub Ecosystem project. The Falcon Woods portion has a tax value of \$4,556,000 and is proposed for fee-simple acquisition. The site includes 7 parcels under one ownership. The City of Titusville sponsored the project and will also act as manager for the site. Falcon Woods consists primarily of imperiled sand pine scrub habitat. The project is also known as Tortoise Ridge, a name chosen by Brevard County students for its Florida Communities Trust application.

In September 2008, DEP purchased 1.29 acres of the Hightower/Frasier ownership at Grissom Parkway for \$5,500. FWC will manage this section.

In October 2008, TNC donated 2.71 acres, valued at \$40,000, which will be managed by the Brevard County Environmentally Endangered Lands program.

**2009**

At the landowners' requests, the ARC on December 11, 2009 recommended that 1,667 acres be removed from the boundary--ownerships requesting:

John S./John D. Copanos (20 ac.);

John Copanos/Sebastian Resources 400, LP (902 ac.);

Nick Dionisio/Brevard Landvest, LLC (745 ac.);



all located within the Malabar Expansion and Valkaria/Micco Expansion.

**2010**

In April 2010, the ARC voted to remove 3,694 acres due to residential/commercial infrastructure and development plus 183 acres at the request of Mr. Wilton Banack, landowner, for total of 3,877 acres removed.

**2011**

On December 9, 2011, the ARC placed this project into the Florida Forever category of Partnerships and Regional Incentives projects.

**2020**

In February 2020, the Grissom Parkway parcel that consist of 63.45 acres was acquired from The School Board of Brevard County at a cost of \$288,000.00.

**2021**

DEP acquired 1.40 acres fee simple via donation from the Estate of Margie D. Mollenauer.

**Coordination**

Brevard County, an acquisition partner, committed \$10 million towards the acquisition of the project and \$2.6 million for site management. TNC is under contract to the county to help with acquisition of the county's projects.

**Management Policy Statement**

The primary goals of management of the Brevard Coastal Scrub Ecosystem project are to conserve and protect environmentally unique and irreplaceable lands that contain native, relatively unaltered flora and fauna representing a natural area unique to, or scarce within, a region of this state or a larger geographic area; and to conserve and protect significant habitat for native species or endangered and threatened species.

**Manager(s)**

Brevard County will manage the original six sites, and the Valkaria/Micco Expansion Site added in 2002. FWC will manage the six sites added in 1996, and the Ten Mile Ridge site added in 2002. ORCP will manage one site added in 2001. The City of Titusville will manage the Falcon Woods portion added in 2008.

**Management Prospectus****Qualifications for state designation**

Scrub on the Atlantic Coastal Ridge is one of the most endangered natural upland communities in North America. This unique scrub, with its many rare plants and animals, qualifies the Brevard Coastal Scrub Ecosystem project as a wildlife and environmental area.



**Conditions affecting intensity of management**

The Brevard Coastal Scrub Ecosystem Project includes low-need, moderate-need and high-need tracts. All sites are fire-maintained communities with an immediate need for fire management.

**Management Implementation, Public Access, Site Security and Protection of Infrastructure**

The Brevard County Environmentally Endangered Lands Program is preparing a Conceptual Natural Areas Management Manual for all sanctuary sites. Once these sites are acquired, the EEL Program will work with local, state and federal agencies to develop a Comprehensive Management Plan for long-term management. Initial management activities in this project focus on site security, burn management, determination of status of listed species, location of a core area for resource protection, identification of passive recreation areas, and the development of innovative environmental education programs. A management plan will be developed and implemented about one year after the completion of this multi- parcel acquisition project, or site-specific management plans will be developed as management units are acquired. The plan will detail how each of the FNAI special elements on each site will be protected and, when necessary, restored. Fire management will be a vital component of each plan. Long-range plans for this project, beginning approximately one year after acquisition is complete, will be directed towards biodiversity protection, exotic species removal, wetland restoration and enhancement, and the maintenance of links between upland, wetland and estuarine areas. Management will protect biological diversity and listed species. Specific areas will be fenced as needed. Property signs will have appropriate language to enable protection of the property. Unnecessary roads and other disturbances will be identified as areas for restoration. Firebreaks will be cleared where necessary. Infrastructure development will be confined to already disturbed areas and will be low impact. An interagency partnership among the participating agencies provides opportunities for revenue sharing. The Brevard County EEL Program proposed to set aside 2.6 million dollars from their excess ad valorem revenues to begin a management endowment for the EEL Program sanctuary network. The EEL Program will work to increase funds for management consistent with or exceeding State management appropriations.

**Revenue-generating potential**

No significant revenue sources are anticipated from this project at this time. Mitigation agreements with FWS have generated some funds for management within the Valkaria Core area. Implementation and funding of the Scrub Conservation and Development Plan provide a potential source of management funds for these sites. Timber might be sold on some sites where habitat restoration requires thinning.

**Cooperators in management activities**

Brevard County will require support from the FWS and other agencies (TNC, FFS, FWC, and others) to implement a quality management program for scrub communities. The EEL Selection Committee will aggressively seek matching funds for site management, development of environmental education programs, and for necessary research and monitoring.

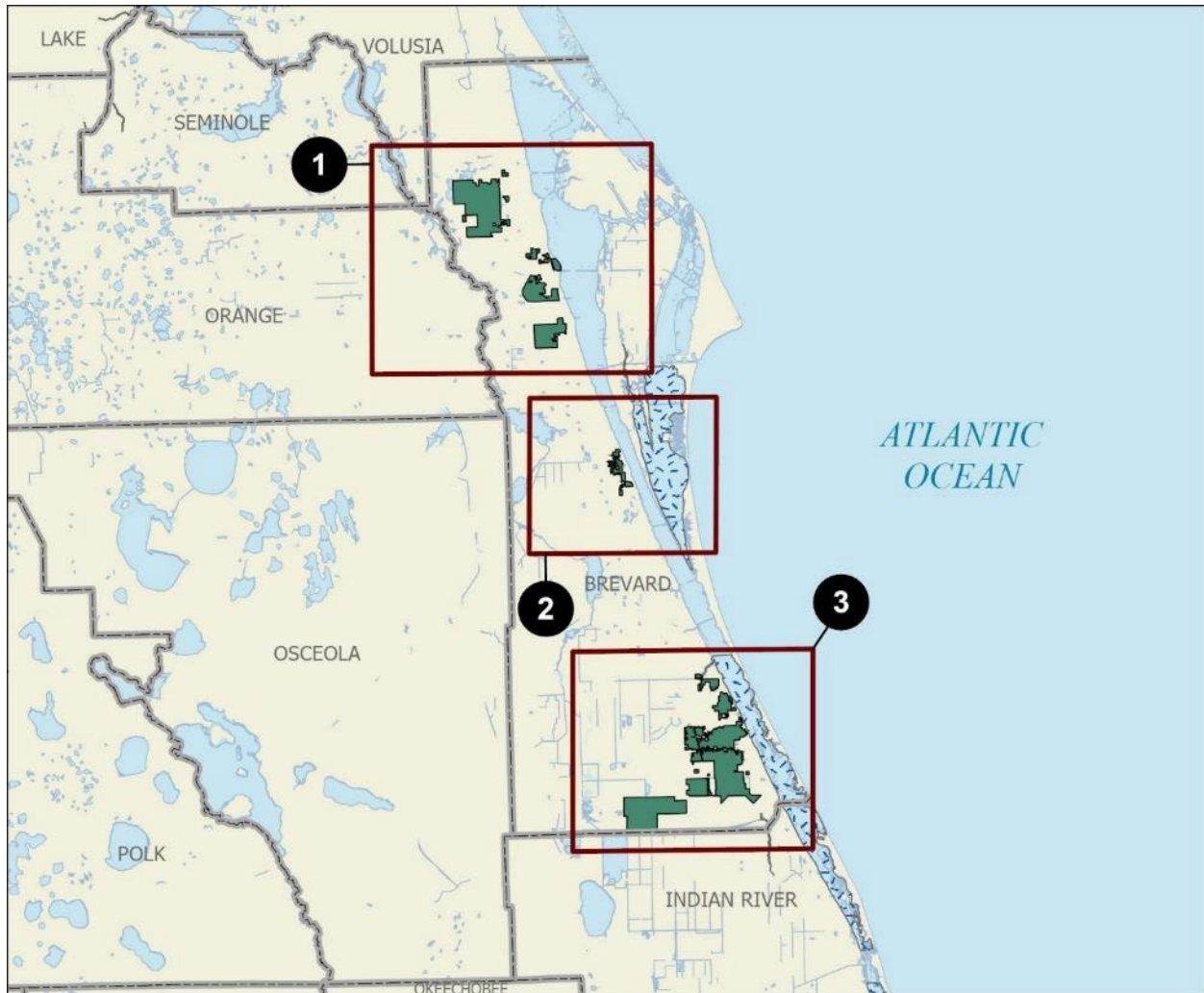


Management Cost Summary

<u>Brevard County, FWC, City of Titusville, and CAMA</u>	<u>1994/95</u>	<u>1995/96</u>
Source of Funds	County	County
Salary	\$0	\$3,500
OPS	\$0	\$0
Expense	\$500	\$1,000
OCO	\$0	\$0
FCO	\$0	\$125,700
TOTAL	\$500	\$130,200

Source: Management Prospectus as originally submitted

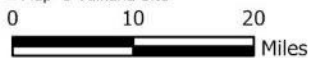




**BREVARD COASTAL SCRUB ECOSYSTEM: OVERVIEW**

**BREVARD COUNTY**

- Map 1 Dicerandra Scrub Site
- Map 1 Falcon Woods Site
- Map 1 Fox/South Lakes Complex Site
- Map 1 Grissom Parkway Site
- Map 1 Indian Mound Station Site
- Map 1 Tico Site
- Map 1 Titusville Wellfield Site
- Map 2 Rockledge Site
- Map 3 Jordan Boulevard Site
- Map 3 Malabar Expansion and Valkaria/Micco Expansion Sites
- Map 3 Malabar Scrub Sanctuary Site
- Map 3 Micco Expansion Site
- Map 3 Micco Site
- Map 3 South Babcock Site
- Map 3 St. Sebastian-St. Johns River Greenway Site
- Map 3 Ten Mile Ridge Site
- Map 3 Valkaria Site

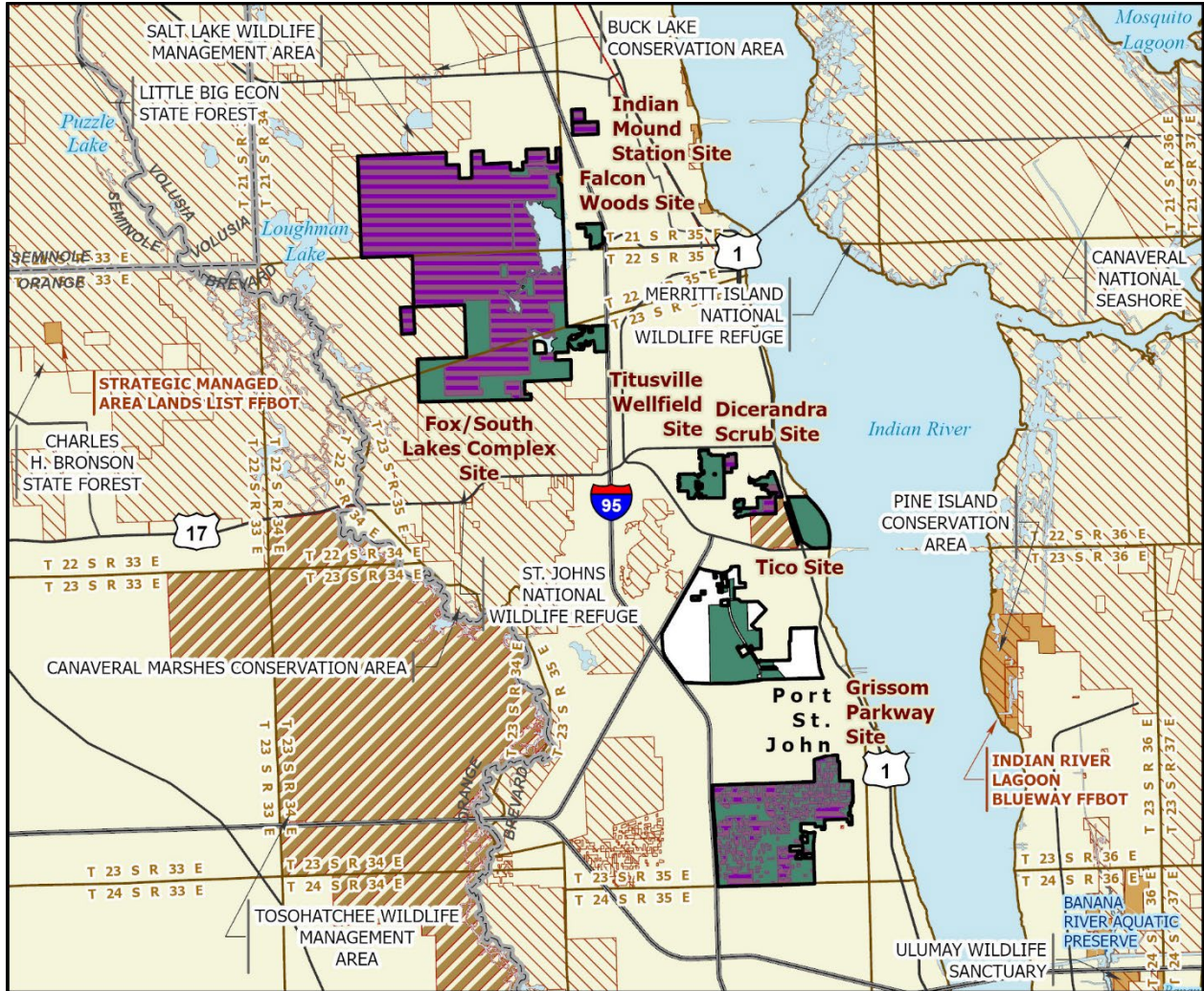


JANUARY 2020

Map 1: FNAI, January 2020

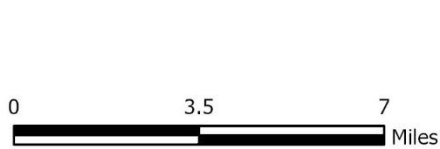






**BREVARD COUNTY**

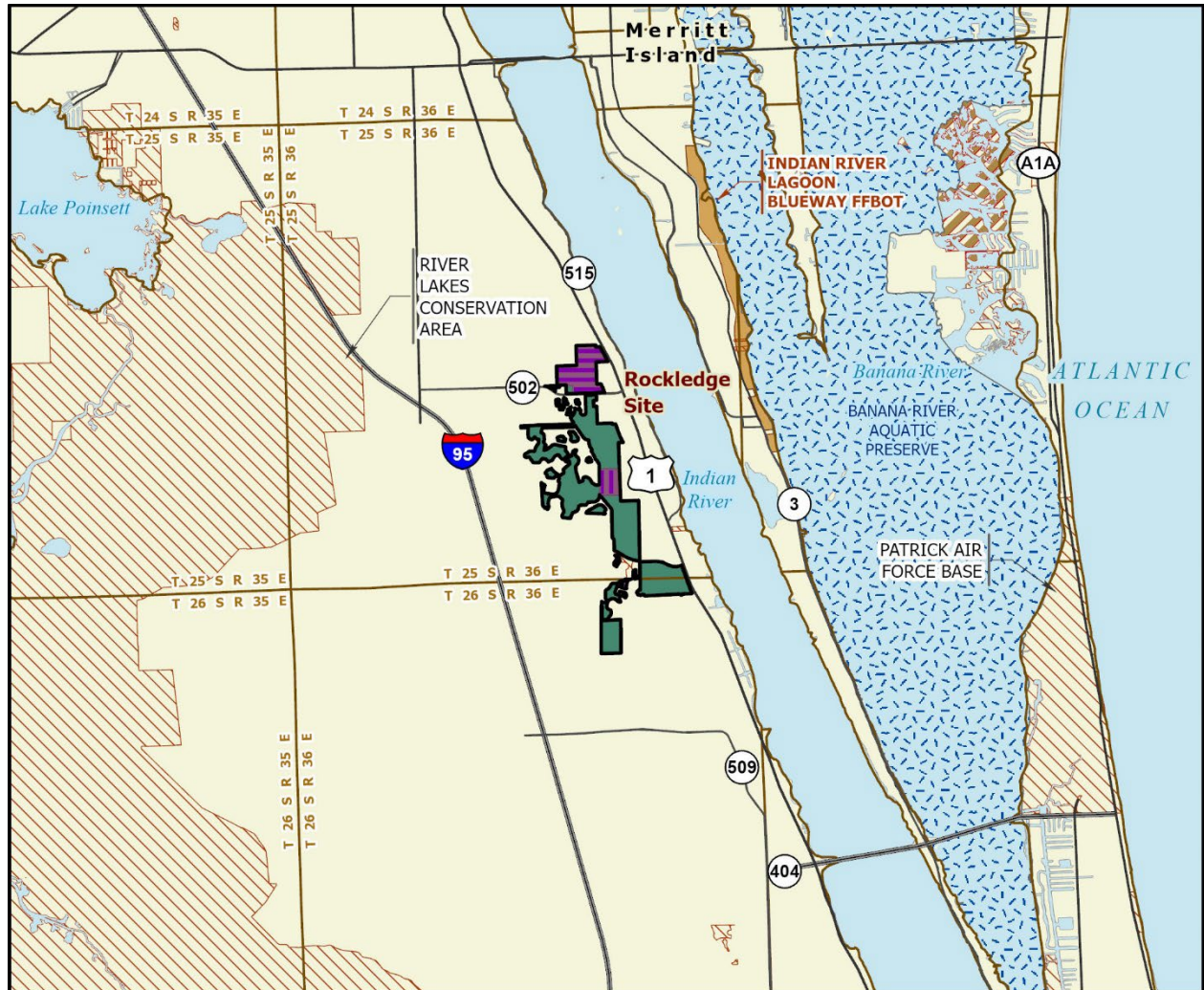
-  Florida Forever BOT Project Boundary
-  Acquired for Conservation (Fee Simple)
-  Essential Parcel(s) Remaining
-  State Owned Conservation Lands
-  Other Conservation Lands
-  Other Florida Forever BOT Projects
-  State Aquatic Preserve



FEBRUARY 2022

Map 2: FNAI, February 2022

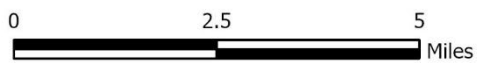




**BREVARD COASTAL SCRUB ECOSYSTEM: MAP 2**

**BREVARD COUNTY**

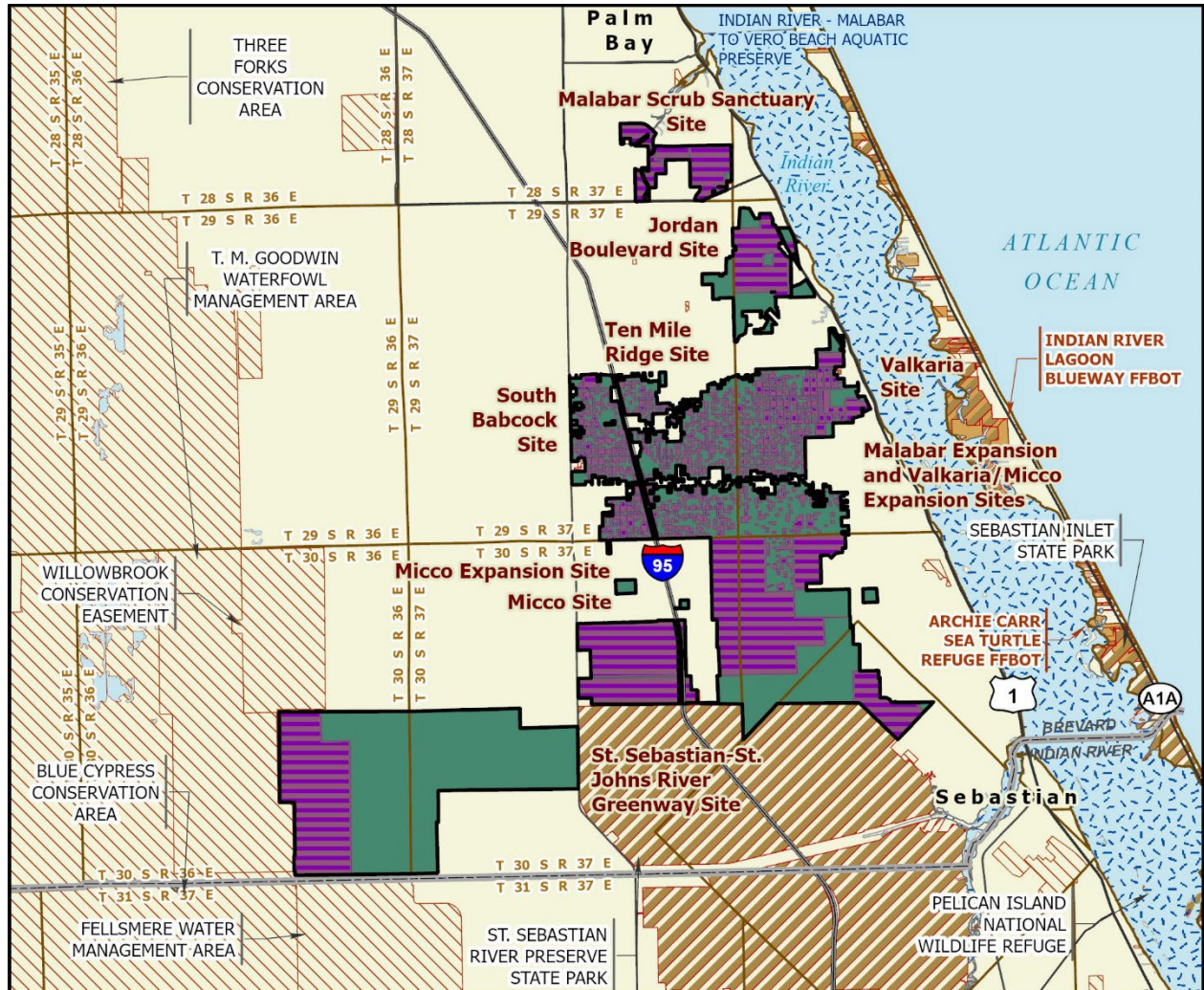
-  Florida Forever BOT Project Boundary
-  Acquired for Conservation (Fee Simple)
-  Acquired for Conservation (Less-Than-Fee)
-  Essential Parcel(s) Remaining
-  State Owned Conservation Lands
-  Other Conservation Lands
-  Other Florida Forever BOT Projects
-  State Aquatic Preserve



FEBRUARY 2022

Map 3: FNAI, February 2022

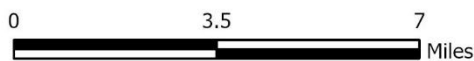




**BREVARD COASTAL SCRUB ECOSYSTEM: MAP 3**

**BREVARD COUNTY**

- Florida Forever BOT Project Boundary
- Acquired for Conservation (Fee Simple)
- Acquired for Conservation (Less-Than-Fee)
- Essential Parcel(s) Remaining
- State Owned Conservation Lands
- Other Conservation Lands
- Other Florida Forever BOT Projects
- State Aquatic Preserve



FEBRUARY 2022

Map 4: FNAI, February 2022

