



Environmentally Endangered Lands Program Selection and Management Committee Meeting

August 20, 2025, Meeting Minutes FINAL

Attendance

Selection and Management (SMC) Members

Jason Miller (Chairman), Jon Shepherd, Chris O'Hara, Dr. Jeff Eble, Wayne Burden, Curt Smith, Ken Snyder, Dr. Paul Schmalzer, Wayne Burden, Susan Christman (Business Alternate, Procedures Committee PC, Recreation Education Advisory Committee REAC), Dave Breininger (Emeritus), Jim Burney, Sandra Racicot (Business Alternate) (Teams), Kim Zarillo (PC)

Environmentally Endangered Lands (EEL) Program Staff

Mike Knight, Vanessa Bethausser, Steve McGuffey, Brad Manley, David DeMeyer (Teams), Nichole Perna (Teams)

Guests

Rebecca Perry (The Conservation Fund), Charles Donaldson (The Conservation Fund)

Public Attendees

Vince Lamb, Rhonda Mayo (Teams), Kristen Lanzana (Teams)

Protecting and Preserving Biological Diversity Through Responsible Stewardship of
Brevard County's Natural Resources

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Meeting Minutes

A. Call to Order Roll Call

Jason Miller called the meeting to order at 9:01 AM.

B. Pledge of Allegiance

The Pledge of Allegiance was led by Jason Miller.

C. Public Comment

No public comment. It was discussed for this meeting Susan Christman is voting in the absence of committee member.

D. Minutes

The Selection and Management Committee (SMC) July 16, 2025, meeting minutes were presented for approval. The minutes were approved.

Motion 1

Dr. Paul Schmalzer moved the motion to approve the July 16, 2025, Selection and Management Committee meeting minutes as presented.

Jim Burney seconded the motion.

Motion carried unanimously.

E. ADMINISTRATIVE REVIEW (STAFF REPORTS)

Environmentally Endangered Lands (EEL) Staffing Changes

Mike announced we are excited Tracie Kaszok has accepted the position of Administrative Support Specialist with Environmentally Endangered Lands (EEL) and will starting on September 2nd. Tracie will be taking on the responsibilities held by Jenny Warner before she retired.

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Bryan Ames, South Beach Land Management Technician has accepted the position of Land Management Specialist for the South Beaches Region. Bryan has been working as the Land Management Technician in the South Beaches. We welcome Bryan in that role.

Environmentally Endangered Lands (EEL) Site Law Enforcement

The law enforcement contract with the Sheriff's office Ag Marine Unit has been approved and is underway. Staff is seeing a significant increase in regular law enforcement patrols of our sites. Law enforcement is also much more responsive to any issue that arise.

F. Committee Member Reports

Chris O'Hara thanked Mike, and the EEL staff help him with a prescribed burn to get his burn certification.

Dr. Paul Schmalzer mentioned the Florida Fish and Wildlife Conservation Commission is having a public meeting about the updated Salt Lake Wildlife Management Plan. It will be in late September in Mims. Dave Breininger commented. Committee members commented. Paul will email the detailed information about the date and location of the meeting to Mike to distribute to the Selection and Management Committee members.

Mike showed on a map where the Salt Lake Management area is located.

G. Land Acquisition Report

Korpi Donation at Jordan Scrub

The Board approved the Korpi Donation on July 22nd. This is the small parcel on the west side of Jordan Scrub Sanctuary. It will be moving towards closing soon.

Emerald Lakes Mitigation Donation

Many years ago we talked about accepting mitigation for the Emerald Lakes development. This is near the new interchange in Palm Bay Micco area. It's going through the closing process now. We agreed to accept this with the understanding it would come with a barrow pond that would come later. It comes with a fair amount of

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scrub. The conditions were that the mitigant would fence the property, build a fire line around the perimeter of the property so we have access. They would build into their covenants in the deed restrictions and development which will be adjacent to it on the south side, there's no dumping of yard waste, there's no outdoor cats. All those things that cause problems for conservation areas. In addition, there's an offsite piece we have been pursuing for many years as well at Jordan called Oakmont its 32 acres of scrub. These are very close to closing. In total we will be receiving 314 acres and \$225,000 for long term management fees. Mike thanked Jon Shepard for all his efforts.

Land acquisition contractor introduction and discussion

Mike introduced Rebecca Perry and Charles Donaldson with The Conservation Fund. They discussed the steps they have taken. They looked through parcels Environmentally Endangered Lands (EELs) has identified, reached out to partners and already have started landowner solicitation. Rebecca said overall she feels we have some good opportunities with some of the properties.

Dave Breininger commented Brevard County has the potential with the Commercial Space Program when it comes to restoration and acquisition. A lot of potential compensation and an opportunity to keep the money in Brevard. It could be good for Environmentally Endangered Lands (EELs) to support that. Vince Lamb also added there could potentially be some very large opportunities coming out of The Space Industry development and feeding mitigation that then provides money that could be helpful to us. Committee members also commented.

Mike points out on the map where the Deer Park is located. Rebecca explains the Rural and Family Lands Program is a Florida Department Consumer Services Program that is for Agricultural easements. It just received \$250 million in the latest budget. They think it will be well funded next year as well. This property is part of that funding and it's on the list. As a rule, with this program if a property has matching funds it can move up the list. The landowner and The Rural and Family Lands Program has reached out and said does Brevard County have funding they want to contribute so we can work on this project, and it will move up the list. The easements for The Rural and Family Lands are agricultural centric. Basically, they identify areas that are agricultural lands, identify special natural areas that are not in Ag. Anything that's in agriculture can

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basically be used for any type of agricultural pursuit. That's the biggest difference from a traditional conservation easement that you'd be looking at, its agricultural centric.

The Selection and Management Committee discussed if that type of easement would be of interest. The Committee would like a better footprint of Deer Park at the next meeting.

Rebecca brought up Jordan Scrub, the northeast corner. Mike pointed out the area on the map. Rebecca asked if across the street diagonally to Jordan Scrub if it would be worth pursuing from a Scrub Jay perspective. Members have a small discussion about the property. Mike told Rebecca since it's for sale, have an application submitted for SMC consideration.

Storey Property

Rebecca said she got an email stating the Storey's are not interested. They're not a willing seller.

Pine Island Property

Mike said Pine Island Conservation area is jointly owned 50/50 between the County and the District. It's the only piece we have in that category. We cannot jointly own land with the state, but we can own it jointly with the District. There's a couple of outparcels in Pine Island that have been in here for years. Mike shows on the map the location of the piece. Rebecca said, "this is another Water Management District piece. They are trying to do an exchange. There's a person that owns property near Bull Creek that has fenced in a portion of the District's lands. The District instead of telling him to remove the fence, would be willing to exchange that piece for something else. So that gentleman wants to acquire this property and exchange it to the District; however, the landowner of this parcel isn't giving out their information or will not let the District enter the site until there's a contract. So, they have asked if we submitted this through the Environmentally Endangered Lands (EEL) Program. If we could approach it like an EEL acquisition. If it works for the District's exchange, we wouldn't have to use EEL money. They would exchange it; it would be protected. They just need our help to initiate with the landowner." The Committee discusses, "it's an inholding within one of our sanctuaries and it makes sense to pursue it."

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H. Old Business

None.

I. New Business

Agenda Item 1 - Hatcher Property Partnership with State

The State of Florida is moving forward with efforts to acquire the Hatcher Sebastian LLC property in South Beaches. The property is 18.6 acres directly adjacent to the north boundary of the Sebastian Inlet State Park. \$6.5 million is the listing price. The property is within the Archie Carr Sea Turtle Refuge Florida Forever Project. The State has expressed a need for an acquisition partner due to limited funding available within Florida Forever. Staff is requesting input from the Committee regarding the Environmentally Endangered Lands (EEL) Program being a potential partner for this potential acquisition. The State has also asked if the EEL Program would be willing to manage the property if acquired. Mike said it's a question at this point as to where the Committee thinks we should be on our willingness to recommend a contribution to the acquisition. Any recommendation from the Selection and Management Committee (SMC) for EEL to be an acquisition partner, would require approval from the County Commission.

The Committee discussed the property. Vince Lamb commented he thinks it's a good opportunity if you guys believe it fits the Environmentally Endangered Lands (EEL) Program criteria. After further discussion the Committee suggested it would be best getting an application and look at it from the start of that viewpoint.

Agenda Item 2 – Recreation Education Advisory Committee (REAC) Appointments

The requested action is to appoint members to the Environmentally Endangered Lands (EEL) Recreation Education Advisory Committee (REAC). Five of the eight members on REAC have served their two-year terms and need to either be reappointed or replaced. One member recently resigned (Jacob Zehnder). Two new citizens have expressed an interest in being on the committee (Chris Edwards and Roger Ross).

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The current members who need to be reappointed or replaced are Bob Champaigne (willing to be reappointed), Rachel Sadoff (waiting on response), Murray Hann (waiting on response), Rick Follet (willing to be reappointed), and John J Kabboord III (willing to be reappointed).

The Committee discussed the appointments.

Motion 2

John Shepherd moved the motion to reappoint Bob Champaigne, Rachel Sadoff, Rick Follet, and John J Kabboord III to the Recreation Education Advisory Committee (REAC) as well as appoint Chris Edwards and Roger Ross to the REAC Committee.

Ken Snyder seconded the motion.

Motion carried unanimously.

J. PUBLIC COMMENT

Vince Lamb introduced himself and explained his involvement with the Environmentally Endangered Lands (EEL) Program since 2008. He said he's been in contact with the County Commissioners about revisiting the bonding amount. He elaborated on bond authorization for conservation land purchases in Florida.

Paul Schmalzer commented appreciating Vince's efforts.

Kristen Lanzana (Teams) commented she's aware that the City of Palm Bay is looking to develop property between two Environmentally Endangered Lands (EEL) locations on Micco Road. She thinks this would create a disturbance between the two management areas. Mike stated we do have quite a bit of land proposed down there and is aware the city is moving forward with plans. He couldn't answer the question without knowing exactly the location. He asked Kristen to email the exact information and properties, and he and the Selection and Management Committee (SMC) can bring it back for discussion at our next monthly SMC meeting. Kristen responded thank you and it's the Lotus Development.

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K. NEXT MEETING

Jason Miller verified next meeting is September 17, 2025, at 9:00 AM.

L. ADJOURNED

The meeting was adjourned at 10:58 AM.

An audio/video recording of this meeting is available upon request.