



SECTION 4(f) DE MINIMIS FINDING

PROJECT DEVELOPMENT AND ENVIRONMENT STUDY

COUNTY ROAD 510/85th STREET

From County Road 512 to 58th Ave,

ETDM Number: 14233

Indian River County, Florida

Financial Management Number: 405606-2-22-02

Federal Aid Project No.: 4984-004-S

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated December 14, 2016, and executed by the Federal Highway Administration and FDOT.

Prepared for
Florida Department of Transportation
District Four
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

NOVEMBER 2017



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Metric Engineering, Inc.
NOVEMBER 2017

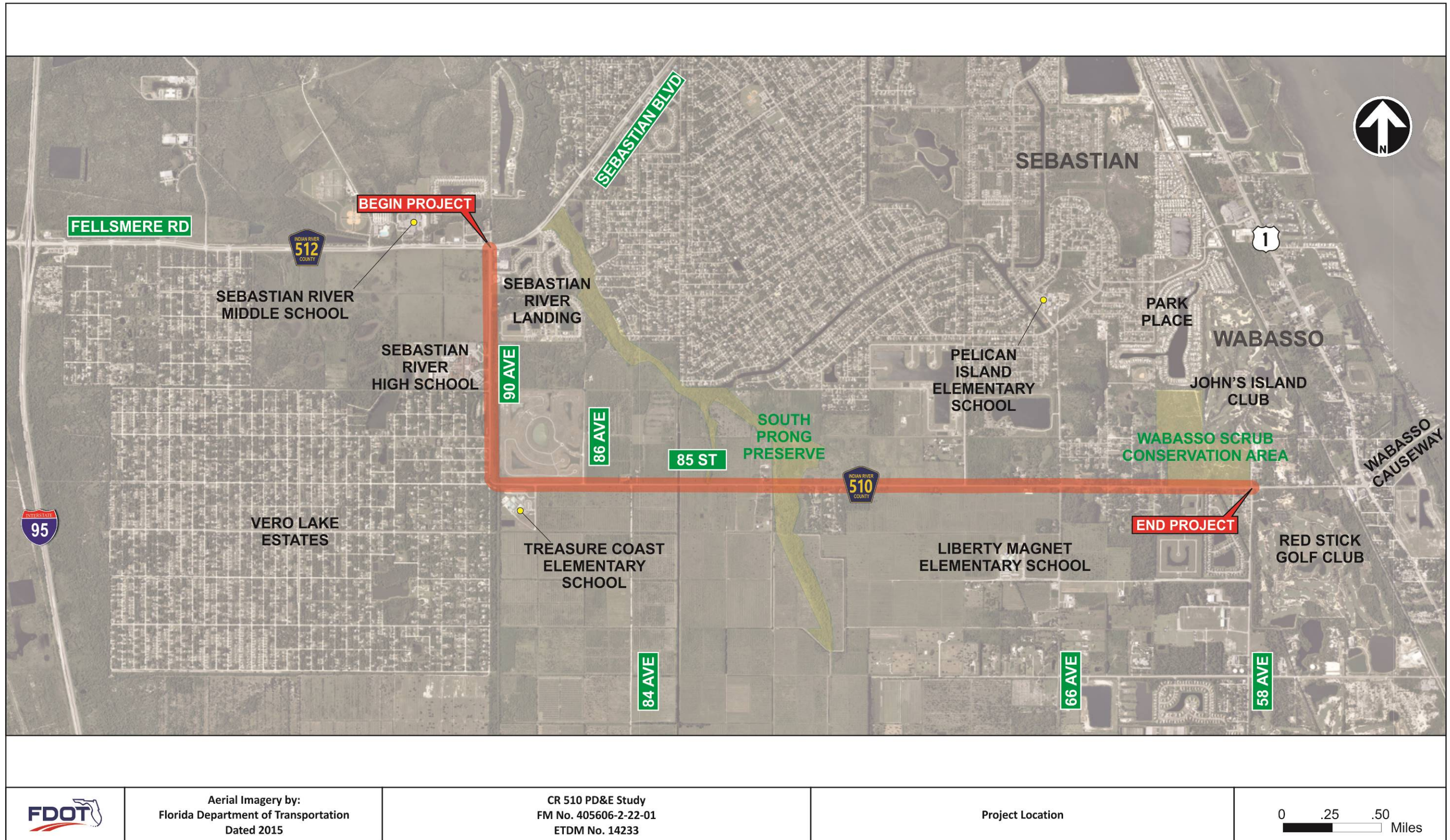
1 **PROJECT DESCRIPTION**

2 The Florida Department of Transportation (FDOT) is conducting a Project Development and
3 Environment (PD&E) Study to evaluate alternatives for mobility and safety improvements to
4 County Road (C.R.) 510 in Indian River County, Florida. The project extends 5.27 miles along C.R.
5 510 from its intersection with C.R. 512/Sebastian Boulevard to 58 Avenue. A project location
6 map is provided as **Figure 1**. The project corridor is generally rural in nature and includes a
7 mixture of agricultural, educational, commercial, industrial and residential facilities.

8
9 C.R. 510 is owned and maintained by Indian River County and is functionally classified as an
10 urban principal arterial. The proposed project will provide additional capacity to meet the
11 future traffic needs resulting from projected population and employment growth within the
12 project area expected as a result of various residential development. The Indian River County
13 Metropolitan Planning Organization (MPO) has identified C.R. 510 in their 2035 Long Range
14 Transportation Plan (LRTP) initial roadway needs plan alternative projects, cost feasible plan as
15 a “Core Project” and in their Transportation Improvement Program (TIP).

16
17 The District is proposing a Section 4(F) De minimis use of the South Prong Preserve, a Section
18 4(f) resource owned by Indian River County. This document was prepared in accordance with
19 Part 2, Chapter 7, Section 4(f) Resources, of FDOT’s PD&E Manual (Last updated June 14, 2017)
20 and incorporates the requirements of the National Environmental Policy Act (NEPA) and related
21 federal and state laws.

22



Aerial Imagery by:
Florida Department of Transportation
Dated 2015

CR 510 PD&E Study
FM No. 405606-2-22-01
ETDM No. 14233

Project Location

0 .25 .50 Miles

1
2

Figure 1 Project Location

1 **TYPE OF PROPERTY**

2
3 Recreational land owned by Indian River County.

4
5 **DESCRIPTION OF PROPERTY**

6
7 The South Prong Preserve (**Figure 2**) is composed of two parcels, the Ryall Parcel on the north
8 side of C.R. 510 and the Shadowbrook Tract on the south side of C.R. 510. Both are used for
9 outdoor activities such as hiking, birdwatching, and the passive enjoyment of nature. Land use
10 as mapped by the SJRWMD on the South Prong Preserve includes Residential Low Density
11 (FLUCCS 1100), Residential Rural (FLUCCS 1180), Woodland Pastures (FLUCCS 2130), Upland
12 Hardwood Forest (FLUCCS 4200), and Mixed Wetland Hardwoods (FLUCCS 6170).

13
14 The South Prong Preserve contains unimproved pull-offs from C.R. 510, water wells, entrance
15 signage, and two parking areas adjacent to C.R. 510. There is an existing wooden bridge over
16 the south prong of the Saint Sebastian River near the southern property boundary. There are
17 two gates that provide pedestrian and vehicle access from C.R. 510. One is north of C.R. 510
18 and is located in the southwest corner of that parcel and the other is located south of C.R. 510
19 in the northeast corner of that parcel. A third gate is located in the northwest corner of the
20 South Prong Preserve. The western perimeter of the South Prong Preserve is adjacent to the
21 Lateral C Canal of the Sebastian River Water Control District. Currently, a narrow shoulder exists
22 along C.R. 510 near the South Prong Preserve with a steep drop-off to the adjacent ditch and
23 the south prong of the St. Sebastian River. (**Photograph 1**).

24
25 The South Prong Preserve also contains two former houses (the Ryall house and the Stough
26 homestead). The Ryall house was built in 1984 and is occupied by a caretaker/sheriff’s deputy.
27 It is located approximately 180 feet north of C.R. 510. The Stough Homestead (**Photograph 2**)
28 was established in 1920 and is located approximately 70 feet south of C.R. 510, in the northeast
29 corner of the parcel. Reports and a site inspection reveal that the Stough Homestead may have
30 deteriorated beyond repair and it is currently unoccupied.

31
32 Proposed improvements shown on the Master Site Plan map in the Management Plan for the
33 South Prong Preserve (**Appendix A**) include improved trails, fencing, a short boardwalk, a public
34 sidewalk along the south side of C.R. 510, a picnic shelter, drinking fountain, and informational
35 kiosks. A parking area for six to eight cars is proposed on both the north and south sides of C.R.
36 510 in front of the houses. Representatives from Indian River County indicated that a
37 pedestrian crossing over or under C.R. 510 has been considered and is desired somewhere
38 within the South Prong Preserve, though an exact location has not been selected. The County
39 has previously investigated providing a pedestrian crossing and path under the bridge over the
40 Lateral C Canal.

41
42 The South Prong Preserve is owned and managed by Indian River County. The official with
43 jurisdiction is Roland Deblois, Chief, Environmental Planning and Code Enforcement Section,
44 Indian River County. The approximate number of users/visitors to the South Prong Preserve is
45 not known. The South Prong Preserve contains jurisdictional wetlands, Essential Fish Habitat for

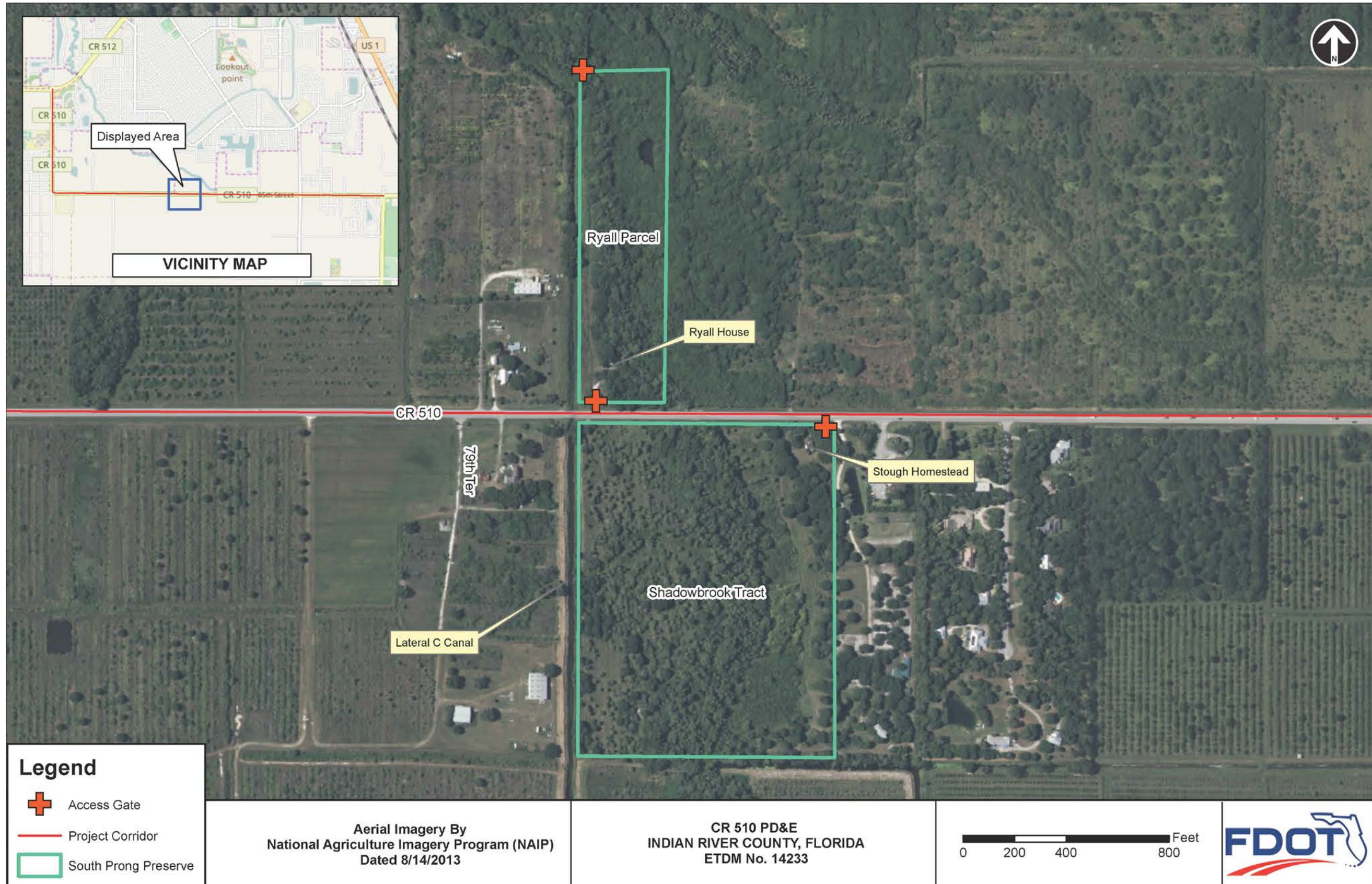


Figure 2 South Prong Preserve Map



Photograph 1 South Prong of St. Sebastian River Culvert at C.R. 510, Facing East



Photograph 2 Stough Homestead

white shrimp, and was purchased using Florida Forever Funds. The western perimeter of the property is adjacent to the Lateral C Canal of the Sebastian River Water Control District and unrestricted access to the canal must be maintained. The property on the north side of the proposed bridge is privately owned, which could limit recreational access to the lands owned by Indian River County as well as the C.R. 510 right of way. No trail currently connects across the two properties of the preserve because the Sebastian River Greenway is a conceptual network of public and private lands that does not always manifest as an actual trail.

In addition to the South Prong Preserve, two other properties were identified in the Section 4(f) Determination of Applicability (DOA) (**Appendix C**) that are considered protected recreational Section 4(f) resources. **Table 1** lists each of those properties along with a summary of potential impacts.

Table 1 Properties Protected Under Section 4(f)

Property Name	Directly Impacted by Project?	Size of Property (acres)	Area of Impacts (acres)	Anticipated Impacts	Property Uses
South Prong Preserve	Yes	37.26	0.93	New right-of-way, wetland fill, replace culvert with bridge, install sidewalks	Recreation, Conservation, Water Quality
Ansin Tract	No	28.63	0	None	Recreation, Conservation
Wabasso Scrub Conservation Area	No	111.13	0	None	Conservation, Recreation

Section 4(f) Use of the Property

Yes No Will the project involve the use of the Section 4(f) resource (e.g., new right of way, new easements, temporary occupancy)?

The project will involve the use of a Section 4(f) resource for new right-of-way for C.R. 510.

Explanation of how the Section 4(f) property will be used, including any mitigation or enhancement measures related to activities, features and attributes of the property:

The South Prong Preserve is 37.26 acres and up to 0.93 acres of impacts are proposed for additional right-of-way (**Figure 3**). The Recommended Alternative would impact 0.13 acres from the northern parcel of the South Prong Preserve and 0.80 acres from the southern parcel. As

shown on **Figure 3**, Cross Section A-A, the portion of the proposed improvements that falls within the northern parcel consists of a sidewalk and a sod buffer between the roadways. The portion of the proposed improvements that fall within the southern parcel consist of half a lane of traffic, a bicycle lane and a sidewalk. The Management Plan for the South Prong Preserve (**Appendix A**) shows a sidewalk only on the south side of C.R. 510 but the recommended alternative includes sidewalks on both sides. The build alternative proposes to replace the culvert that currently exists in the south prong of the Saint Sebastian River with a bridge. The Management Plan for the South Prong Preserve describes an anticipated arched culvert instead of a bridge.

The Recommended Alternative also offers potential enhancements to the natural and human environments. Currently, the south prong of the Saint Sebastian River flows through a culvert beneath C.R. 510. That culvert replaces natural riparian habitat and acts as a barrier to fish and wildlife movements. The culvert also prevents recreational visitors from following the south prong slough without traversing surface streets. The current lack of sidewalks and steep drop-offs outside the very narrow shoulder on C.R. 510 (**Photograph 1**) also present difficulties and safety concerns for pedestrian access.

The build alternative replaces the culvert under C.R. 510 with a bridge, providing a more natural riparian setting and reducing the barrier wildlife movements while improving recreational access. The installation of sidewalks along each side of C.R. 510 would also enhance safety and pedestrian access to the South Prong Preserve and would connect it to local schools and residential areas. Each of these represents a substantial improvement over existing conditions.

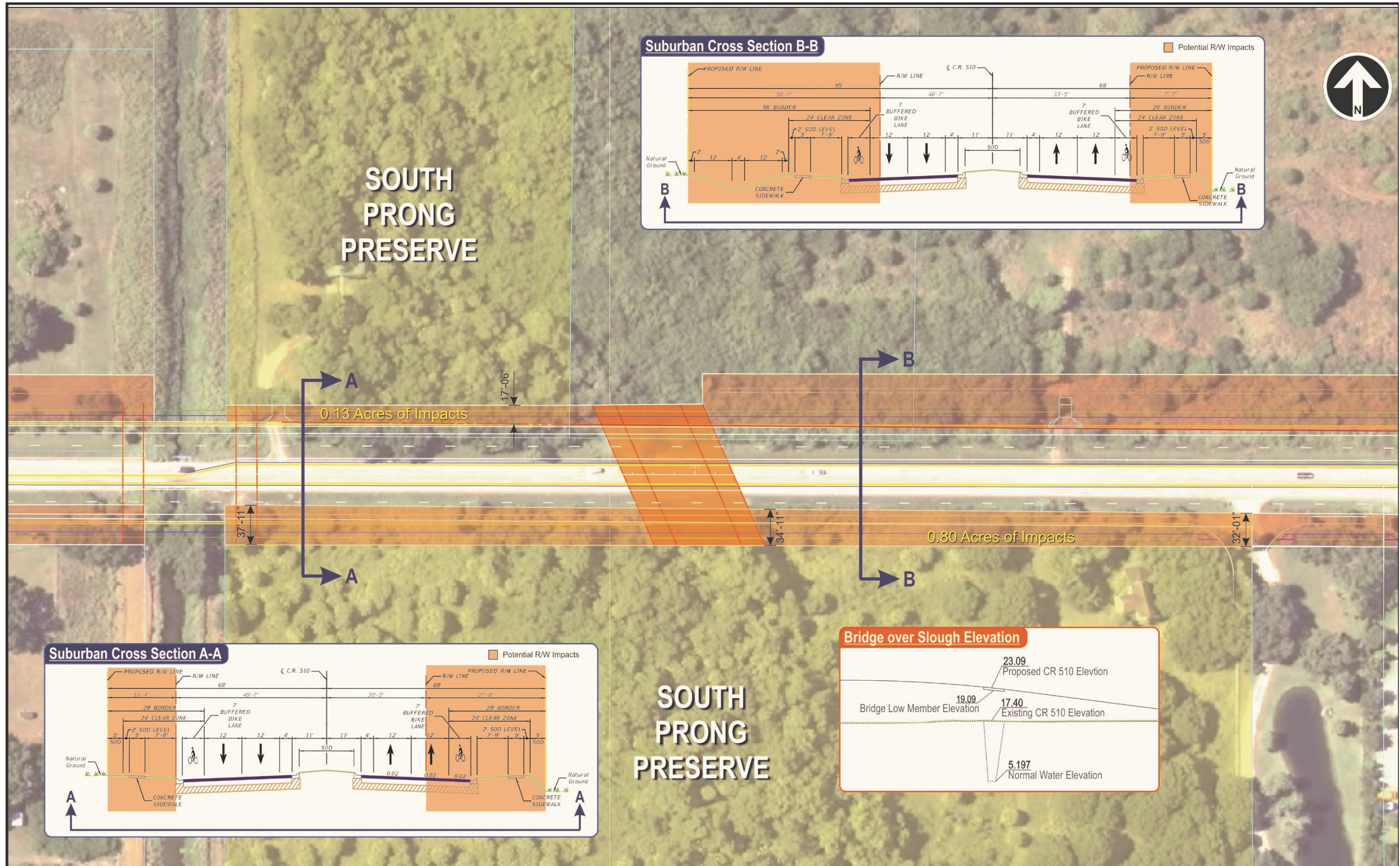


Figure 3 Proposed Right-of-Wat at South Prong Preserve

EVALUATING SECTION 4(F) DE MINIMIS ELIGIBILITY

1. Yes No *Was there coordination with the Official(s) with Jurisdiction to identify an opportunity for a de minimis finding?*

See **Appendix B** for documentation of coordination, including emails, meeting minutes, copies of letters, and an Annual Stewardship Report provided by the Official with Jurisdiction.

2. Yes No *Was the OWJ informed by the District of FDOT's intent to pursue a de minimis approval option?*

See **Appendix B** for letter from FDOT to OWJ, Roland Deblois

3. Yes No *Was the public provided notice and an opportunity to review and comment on the effects of the project on the activities, features and attributes of the property?*

The public was provided an opportunity to comment on the effects of the proposed project on the activities, features, and attributes of the South Prong Slough at an Alternatives Public Workshop held on October 11, 2016. The public will also be able to comment at the upcoming Public Hearing. In addition, all project documents, including those related to Section 4(f), will be placed on public display as part of the PD&E process.

4. Yes No *Was the OWJ informed in writing that their concurrence with a no adverse effect finding to the activities, features or attributes which qualify the property for protection may result in FDOT making a de minimis approval under Section 4(f)?*

See **Appendix B** for letter notifying OWJ, Roland Deblois.

5. Yes No *Did the OWJ concur that the proposed project, including any enhancement, mitigation and minimization of harm measures, will result in no adverse effects to the activities features or attributes of the property?*

THIS SECTION TO BE COMPLETED AFTER PUBLIC COMMENTS ARE RECEIVED, PROVIDED TO THE OFFICIAL WITH JURISDICTION, AND THE OFFICIAL WITH JURISDICTION PROVIDES WRITTEN CONCURRENCE.

6. Yes No *Identify and describe the avoidance and minimization of harm measures (if any) incorporated into the project to support a de minimis finding:*

Impacts to the South Prong Preserve were avoided by following the existing C.R. 510 and by narrowing the typical section (**Figure 4**) through the South Prong Preserve. The replacement of a culvert with a bridge provides substantial enhancements to safety, access and recreation because people could pass underneath C.R. 510, avoiding surface streets. The bridge also enhances the natural environment by removing a barrier to wildlife movement and increasing the area stream bed. The addition of sidewalks along both sides of C.R. 510 will link local schools and

neighborhoods and is also an enhancement to safety and access for the South Prong Preserve. These avoidance, minimization, and enhancement measures ensure that project impacts will not adversely affect the property or the activities, features, or attributes that qualify the South Prong Preserve for protection under Section 4(f). Furthermore, the proposed project is consistent with the Management Plan for the South Prong Slough, which discusses the eventual widening of C.R. 510 and the construction of sidewalks. FDEP requested that once the project is approved and the County moves forward with design, but before construction begins, the County submit a request to modify the Management Plan for the South Prong Preserve and provide that modified plan and a modified master site plan along with a version showing what changes were made. Communications and correspondence documenting determinations, decisions, and notification are provided as **Appendix B**.

7. Describe below the basis on which the de minimis determination was made. (e.g., consideration on why there is no adverse effects to the property and its activities, features and attributes)

Impacts to the South Prong Preserve under the recommended alternative would be relatively minor in size (0.93 acres out of a total of 37.26 acres) and would occur immediately adjacent to existing right-of-way for C.R. 510. These impacts would occur to lands mapped by the St. John's Water Management District as Residential Low Density (FLUCCS 1100), Residential Rural (FLUCCS 1180), Woodland Pastures (FLUCCS 2130), Upland Hardwood Forests (FLUCCS 4200), and Mixed Wetland Hardwoods (FLUCCS 6170). The only existing facilities on the South Prong Preserve that would be impacted are the entrance drives, which will be replaced.

The project would enhance recreational access to the south prong preserve by linking it to schools and residential areas with sidewalks. Access and use within the South Prong Preserve would be enhanced by the replacement of a culvert under C.R. 510 with a bridge allowing park visitors to cross beneath C.R. 510. The bridge also enhances the natural environment by removing a barrier to wildlife movement and increasing the area stream bed. Furthermore, the proposed project is consistent with the Management Plan for the South Prong Slough, which discusses the eventual widening of C.R. 510 and the construction of sidewalks.

DOCUMENTATION

The following items are attached to this form to ensure proper documentation of the Section 4(f) de minimis:

DOA package (Including the Form and Attachments)

See **Appendix C**

Any additional communications with the OWJ (e.g. concurrence letters)

See **Appendix B**

SIGNATURES

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 14, 2016, and executed by FHWA and FDOT.

Signature: _____ Date: _____
Preparer

Signature: _____ Date: _____
Environmental Manager, or designee

OEM Concurrence:

Signature: _____ Date: _____
Director of OEM or designee

APPENDIX A- SOUTH PRONG PRESERVE MANAGEMENT PLAN

MANAGEMENT PLAN
for the
SOUTH PRONG PRESERVE
Indian River County, Florida

FCT Project Number
07-039-FF7

Prepared by
David Cox Consulting, LLC

For
Indian River County, Florida
Board of County Commissioners
&
The Indian River Land Trust

June 12, 2008

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SECTION I. INTRODUCTION

Indian River County (the County) is creating the South Prong Preserve to advance a number of County policies and objectives. The primary purpose and objective of the South Prong Preserve (SPP) project is to conserve native riverfront land, and restore citrus grove to native plant communities adjacent to the South Prong of the St. Sebastian River. This land is within the "St. Sebastian River Greenway," as formally designated by Indian River County.

The South Prong of the St. Sebastian River is a scenic, black water river that is a major tributary of the Indian River Lagoon (an Estuary of National Significance). Public acquisition of the South Prong Preserve parcels contributes to the protection of a corridor of open space along the St. Sebastian River Greenway, and serves County policies and objectives with respect to protection of environmentally endangered ecosystems and threatened or rare species, ground and surface water quality protection, restoration of disturbed habitat, protection of historic and cultural resources, and provision of passive recreation opportunities to the public.

To implement Comprehensive Plan policies and objectives with respect to protection of environmentally significant lands, the County has developed an Environmental Lands Program, which is managed jointly by the Department of Community Development and the Parks Division of the Public Works Department. Acquisition of environmental lands is coordinated through an appointed Land Acquisition Advisory Committee of concerned citizens and County officials, while management of those lands is coordinated through the Conservation Lands Advisory Committee, comprised of concerned citizens and professionals appointed by County Commissioners.

In November 1992, and again in 2004, Indian River County voters approved an Environmental Lands Bond Referendum, to be funded by ad valorem taxes. With funding from these bonds Indian River County is prepared to enter cost-sharing partnerships with the Florida Communities Trust (FCT) for land acquisitions under the State's Florida Forever land acquisition program.

The South Prong Preserve parcels were pre-acquired through the County's Environmental Lands Program. An initial option agreement and later assistance was provided by the Indian River Land Trust, which will serve as a management partner to the County on this project. Grant funding from the Florida Communities Trust is now requested to join with the County's match. This plan was developed to meet the management plan requirements of the Florida Forever program and the Florida Communities Trust, to ensure that the property will be developed in accordance with the FCT Grant Award Agreement (Agreement #07-039-FF7), and in furtherance of the purposes of the grant application.

A. Location and Ownership

The South Prong Preserve parcels straddle County Road 510 (85th Street), west of 66th Avenue, just south of the City of Sebastian (see Exhibit A, SPP Vicinity Map, which shows the location and public lands within a 3 mile radius of the site). The South Prong of the St. Sebastian River flows under 85th Street at about the 7700 “block.” The SPP is comprised of two separate parcels that are roughly across the street from one another with the “Ryall Homestead” on the north side of C.R. 510 and the “Stough Homestead” on the south side. Both parcels have direct access via driveways to C.R. 510.

Indian River County purchased the Ryall Homestead in November of 2006 from Margaret A. (“Gussie”) Ryall. The Stough Homestead was acquired by the County in January 2007 from Shadowbrook Estates, Inc.

B. Background Information

Both parcels within the South Prong Preserve had been previously zoned A-1 (Agricultural, 1 unit per 5 acres) on the Indian River County Future Land Use Map, and both were outside the County’s Urban Service Area. Previous land use of the SPP parcels were single-family residential and agricultural (citrus). Adjacent lands to the east and north are zoned for residential uses, while those to the immediate west and south retain agricultural zoning.

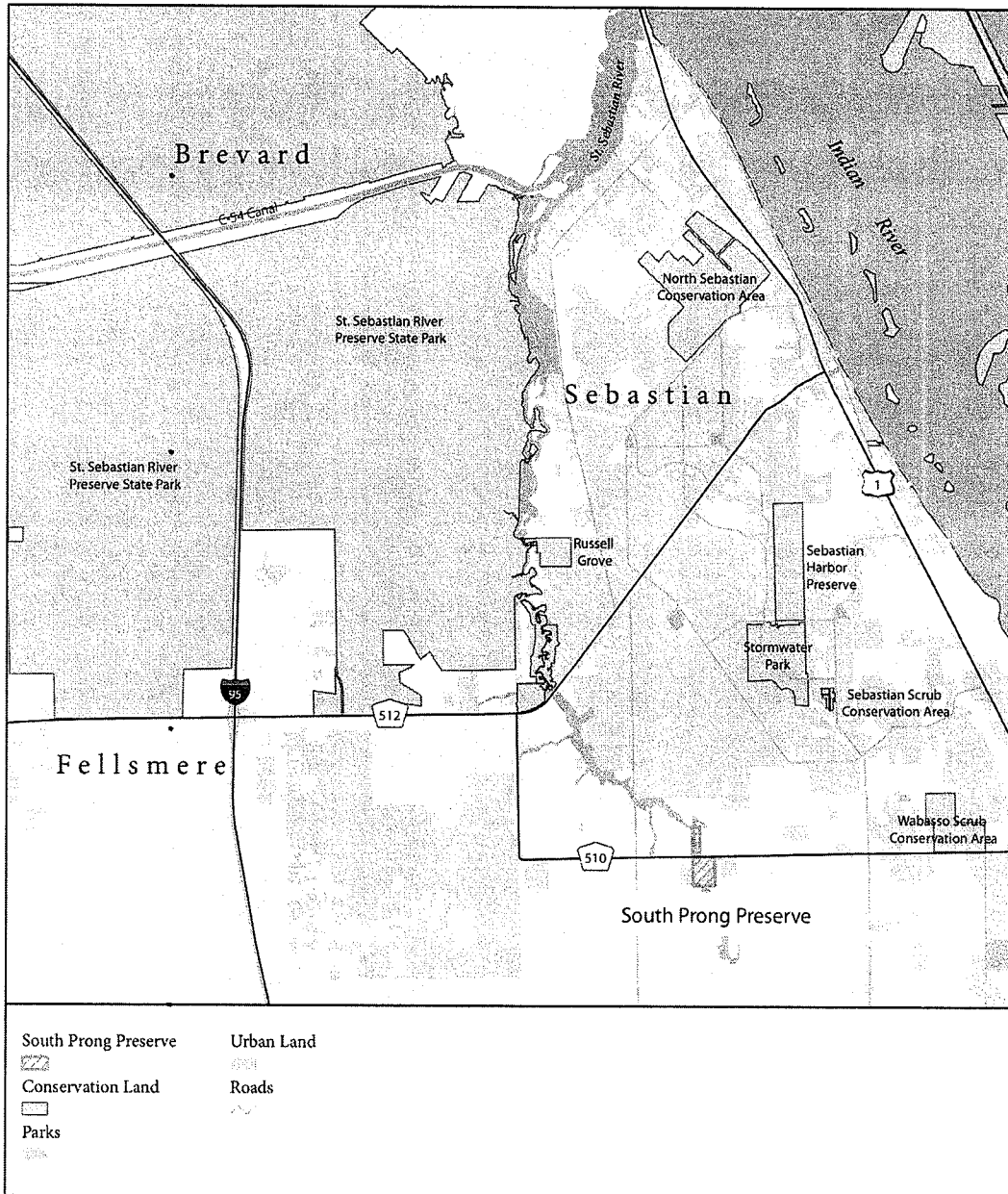
The +37.5 acre SPP parcels include approximately 8 acres of bottomland forest and black water stream associated with the St. Sebastian River. The remainder of the property consists of citrus grove and ruderal land. The SPP protects approximately 2,800 linear feet of the South Prong of the St. Sebastian River, a part of the Indian River – Malabar to Vero Beach State Aquatic Preserve. The property is adjacent to developing residential areas in both the County and the City of Sebastian. The Stough Homestead (the southern parcel of the SPP) contains an historic “Cracker” residence built circa 1920.

Section II. Purpose

A. Purposes for Acquisition

The South Prong Preserve will protect native riverfront land and provide an opportunity to restore abandoned citrus groves and disturbed agricultural land to native upland vegetation. The property was purchased to provide a wildlife corridor along the South Prong of the St. Sebastian River, as well as additional buffer for water quality enhancement in the watershed of this major tributary of the Indian River Lagoon. Protection of the upper reaches of the South Prong will provide spawning and feeding habitat for several species of “tropical peripheral” fish species, including the critically imperiled river goby and slash-cheek goby.

South Prong Preserve Vicinity Map



South Prong Preserve	Urban Land
Conservation Land	Roads
Parks	

Map Prepared by:
 Civa

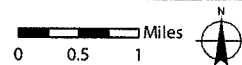


Exhibit A & B. South Prong Preserve Location and Public Lands Map.

The County acquisition supports the locally designated “St. Sebastian River Greenway,” and is also part of a long-term land acquisition project pursued jointly by Indian River County, the Department of Environmental Protection (DEP), and the St. Johns River Water Management District (SJRWMD). The goal of these acquisition projects is to preserve substantial natural buffer along the St. Sebastian River in an effort to improve surface and groundwater quality, and provide a protected wildlife corridor for both terrestrial and aquatic species.

A permanent recognition sign shall be maintained facing C.R. 510 at the northeastern corner of the Stough Homestead. The sign shall acknowledge that the project site is open to the public, and that it was purchased with funds from both the Florida Communities Trust Florida Forever Program and Indian River County. In all advertising, marketing, and interpretive media, the Preserve will be identified as having been acquired with funds from the Florida Communities Trust, and operated as a conservation and outdoor recreation area by Indian River County, in partnership with the Indian River Land Trust.

B. Management Objectives

The South Prong Preserve contains \pm 25 acres of old citrus grove that are now overgrown with Brazilian pepper. Future management of the SPP will include eradication of all invasive exotic plants, as well as feral animals from the property. The blackwater stream and floodplain forest communities will be restored to conditions as close to pristine as possible. Water quality impacts to the river from adjacent developed areas will be reduced by providing this buffer of restored native vegetation. The original upland vegetation of the SPP site was a mosaic of hammocks and flatwoods, almost all of which has been converted to citrus and associated agricultural and residential land uses. This mosaic of hammocks and flatwoods will be restored, to the extent feasible, given current limitations of scientific understanding of the management actions needed to successfully achieve this objective.

The natural and cultural resources of the South Prong Preserve will be protected and interpreted for the visiting public. A “Comprehensive Interpretive Plan” for this property, funded by the Indian River Land Trust (IRLT), has been completed and will help guide development of visitor access improvements and resource interpretation. Visitors will have access to the floodplain forest by way of light improvements to existing trails. In the upland portion of the property existing grove roads will be incorporated into the planned trail system. It is envisioned that the historic Stough house (on the southern parcel) will become a visitor center manned by IRLT staff or volunteers, and will offer regular visitation and interpretive programming for the public.

The following management objectives will guide the County and its partners:

1. Compile thorough plant and animal species lists, identify locations of any listed plant and animal species, and conduct a reconnaissance-level cultural resources survey of the property to guide decisions on future resource management and facilities development activities;
2. Communicate information about the South Prong Preserve to nearby property owners, so that they understand what is planned in their neighborhood and can influence decisions related to project planning;
3. Coordinate with St. Johns River Water Management District and the Sebastian River Water Control District to protect and improve the quality and regulate the quantity of surface water runoff entering the St. Sebastian River from adjacent developed land;
4. Eradicate invasive exotic plant species, as well as feral or nuisance animals, and maintain the site free of such exotic species in the future;
5. Restore the floodplain forest along the St. Sebastian River to its native condition, or as close to that as is feasible;
6. Restore citrus groves to native upland hammocks, to the extent feasible;
7. Provide wildlife observation and hiking access to the St. Sebastian River, and offer low-impact public amenities and nature trails, along with a visitors center and interpretation of the natural and cultural resources of the property and of nearby publicly-owned lands;
8. Coordinate with federal, state, and other county agencies who manage public land in the St. Sebastian River corridor to ensure continuity in management of natural and cultural resources, gain assistance with upland restoration efforts, and connect recreational opportunities along the St. Sebastian River Greenway.

A. Comprehensive Plan Conformance

The Indian River County Comprehensive Plan provides specific policy directives regarding protection and preservation of environmentally sensitive lands and cultural resource sites within the County. The South Prong Preserve addresses the following specific policy goals and objectives of the County's Comprehensive Plan:

Recreation and Open Space Policy 1.1 - seeks to provide 4 acres of recreation area per 1,000 residents in Indian River County.

Recreation and Open Space Policy 6.4 - designates the St. Sebastian River as a greenway and waterway trail system.

Conservation Objective 6 - mandates the acquisition of upland native plant communities and Policy 6.1 assists agencies in establishing regional preserves as wildlife corridors.

Conservation Policy 8.6 - directs priority be given to acquiring lands that create new or enhanced ecological greenways and recreational trail opportunities.

Conservation Objective 12 and Policy 12.5 - establishes a conservation land management program and funding for restoration and enhancement of disturbed wetland and upland areas, and for eradication of nuisance exotic vegetation on acquired lands.

Coastal Management Objective 8 - directs an increase in the number of public access points to natural resources within the coastal zone, including the St. Sebastian River.

Coastal Management Objective 9 and Policies 9.1 and 9.2 - directs protection of historic structures and archaeological sites.

Future Land Use Objective 16 and Policy 16.3 – sets the objective of achieving a Class II water quality rating in the Indian River Lagoon, and supports land acquisition in coastal conservation areas.

Stormwater Management Objective 7 – adopts water quality level of service standards based on SJRWMD goals.

Portions of the project lie within the 100-year floodplain. The acquisition supports the County's hazard mitigation strategy by directing future residential development away from flood-prone areas, thus preventing community growth in an inappropriate area and reducing potential future losses:

Indian River County will amend the Future Land Use Classification for the South Prong Preserve on the next Comprehensive Plan amendment cycle, after the approval of this management plan. The land use designation will be changed to Conservation land use, and rezoning of the parcels to conservation (C-1) will follow amendment of the Comprehensive Plan. Monitoring of the development review process and enforcement of the provisions of the County's land use, zoning, and land development regulations on adjacent undeveloped land will serve to adequately buffer the project site from adverse impacts of future adjacent land uses.

Section III. Natural Resources

A. Natural Communities

The South Prong Slough supports three natural communities: blackwater stream, bottomland forest, and remnant upland forest (see Exhibit C, Natural Communities Map). The majority of the landscape (\pm 26 acres) is abandoned citrus grove and associated cleared land.

Blackwater Stream (\pm 1.5 acres)

Blackwater Streams are characterized as perennial or intermittent seasonal watercourses originating deep in sandy lowlands where extensive wetlands with organic soils function as reservoirs, collecting rainfall and discharging it slowly to the stream. The tea-colored waters of Blackwater Streams are laden with tannins, particulates, and dissolved organic matter and iron derived from drainage through swamps and marshes. They generally are acidic (pH = 4.0 - 6.0), but may become circum-neutral or slightly alkaline during low-flow stages when influenced by alkaline groundwater. Water temperatures may fluctuate substantially and are generally correlated with seasonal fluctuations in air temperature. The dark-colored water reduces light penetration and, thus, inhibits photosynthesis and the growth of submerged aquatic plants. Emergent and floating aquatic vegetation may occur along shallower and slower moving sections, but their presence is often reduced because of typically steep banks and considerable seasonal fluctuations in water level. Typical plants include golden club, smartweed, sedges, and grasses. Typical animals include river longnose gar, gizzard shad, threadfin shad, redbfin pickerel, chain pickerel, ironcolor shiner, Ohooppee shiner, weed shiner, blacktail shiner, chubsucker, channel catfish, banded topminnow, pygmy killifish mosquitofish, mud sunfish, flier, everglades pygmy sunfish, banded sunfish, redbreast sunfish, dollar sunfish, stumpknocker, spotted bass, black crappie, darters, Alabama waterdog, river frog, alligator, snapping turtle, alligator snapping turtle, river cooter, Florida cooter, peninsula cooter, stinkpot, spiny softshell, red-belly watersnake, brown watersnake, beaver, and river otter (Florida Natural Areas Inventory (FNAI), Guide to the Natural Communities of Florida, 1990).

The South Prong of the St. Sebastian River is a blackwater stream community. The faunal assemblage of this aquatic ecosystem differs somewhat from the generalized scheme presented by the FNAI Guide, however. Because the St. Sebastian River is in a subtropical region where temperate and tropical waters – and species – converge, and is also a tributary of the Indian River Lagoon with its high biodiversity, the aquatic fauna of this river is unique.

During the last thirty years, researchers working on the St. Sebastian River have discovered six or seven fish species completely new to science. Of these, four species have been proposed for protective federal and state listing: the

opossum pipefish (*Microphis brachyurus lineatus*), the river goby (*Awaous tajasica*), the slashcheek goby (*Gobionellus pseudofasciatus*), and the bigmouth sleeper (*Gobiomorus dormitor*). In the St. Sebastian River these fish are members of an unusual biota called "tropical peripheral species," because they are Caribbean species known nowhere else in the United States. This species assemblage has a range in Florida limited to a series of small freshwater tributaries of the lower Indian River Lagoon, including the St. Sebastian River, the St. Lucie River, the Loxahatchee River, and in relief canals associated with these streams.

Survival of these threatened fish species depends on specific freshwater microhabitats for successful reproduction. Their critical habitats include bankside areas with emergent herbaceous vegetation. Bankside smartweed, *Polygonum spp.*, panic grass, *Panicum spp.*, and taro, *Colocassia sp.*, are particularly important for the reproduction and spawning of these fishes. These bankside plants are often specifically targeted for recurrent herbicide treatment by all regional water management districts. The plants are also extirpated by shading and site displacement by exotic supralittoral vegetation such as Brazilian peppers, *Schinus terebinthifolius*.

These small populations of threatened fish species are surrounded by the most rapidly growing human populations on the east-central coast of Florida. The coastal streams that harbor these fish, and so much precious aquatic life, have experienced major declines in water quality, native vegetation cover, and natural freshwater hydrodynamics with the increase in regional human populations. One of the objectives of resource management on the SPP property, therefore, will be to protect and enhance the aquatic habitat upon which these fishes depend.

In the area of the South Prong Preserve the river appears to be in generally good condition, though no water quality testing has been conducted in the SPP project area. At this time no water quality management activities are planned for this project. Protection of water quality entering the stream and protection of the shoreline from anthropogenic disturbances are the primary management considerations for this community.

Currently, the St. Sebastian River is squeezed into an 8' diameter metal pipe culvert where it crosses C.R. 510 at the north end of the Stough parcel. A major goal of aquatic restoration at the SPP is to reconnect the existing river flow-way at the C.R. 510 crossing, and thus restore unrestricted movement of aquatic organisms along a more natural river bottom.

To meet this goal, and as part of the C.R. 510 road-widening project, the county will construct an arched culvert over the river. It is expected that this will allow for enhancement of the flow-way, and for restoration of a natural river bottom and banks under the right-of-way and adjacent to it.

These streambed improvements, and the resulting hydrologic reconnection of this stretch of the St. Sebastian River to the downstream portion of the river, are expected to bring numerous benefits to this aquatic ecosystem. The assemblage of rare fish species that spawn in the upper reaches of this unique river will be among the most important direct beneficiaries of these changes. The arched culvert with associated streambed and bank restoration will also allow enhanced movement of wildlife along the river corridor.

Floodplain Swamp (\pm 8.5 acres)

Floodplain Swamps occur on flooded soils along stream channels and in low spots and oxbows within river floodplains. Dominant trees are usually buttressed hydrophytic trees such as cypress and tupelo; the understory and ground cover are generally very sparse. Other typical plants include ogeechee tupelo, water tupelo, swamp titi, wax myrtle, dahoon holly, myrtle-leaved holly, large gallberry, possumhaw, hurrah-bush, white alder, lizard's tail, leather fern, royal fern, marsh fern, soft rush, laurel greenbrier, hazel alder, hawthorn, and swamp privet.

Floodplain Swamps harbor a diverse array of animals including both temporary and permanent residents. Typical animals include marbled salamander, mole salamander, amphiuma, Alabama waterdog, Southern dusky salamander, two-lined salamander, three-lined salamander, dwarf salamander, slimy salamander, rusty mud salamander, southern toad, cricket frog, bird-voiced treefrog, gray treefrog, bullfrog, river frog, Southern leopard frog, alligator, river cooter, stinkpot, Southeastern five-lined skink, broadhead skink, mud snake, rainbow snake, redbelly water snake, brown water snake, glossy crayfish snake, black swamp snake, cottonmouth, yellow-crowned night-heron, wood duck, swallowtail kite, Mississippi kite, red-shouldered hawk, woodcock, barred owl, chimney swift, hairy woodpecker, pileated woodpecker, Acadian flycatcher, Carolina wren, veery, white-eyed vireo, red-eyed vireo, parula warbler, prothonotary warbler, hooded warbler, Swainson's warbler, cardinal, towhee, opossum, southeastern shrew, short-tailed shrew, beaver, wood rat, rice rat, cotton mouse, golden mouse, bear, raccoon, and bobcat.

Soils of Floodplain Swamps are highly variable mixtures of sand, organic, and alluvial materials, although some sites, especially within sloughs or on smaller streams, may have considerable peat accumulation. Floodplain Swamps are flooded for most of the year, with sites along channels inundated by aerobic flowing water while those of sloughs and backswamps are flooded with anaerobic water for extensive periods of time. Soils and hydroperiods determine species composition and community structure. Seasonal and often prolonged inundations restrict the growth of most shrubs and herbs, leaving

most of the ground surface open or thinly mantled with leaf litter. Floods redistribute detrital accumulations to other portions of the floodplain or into the main river channel. This rich organic debris is essential to the functional integrity of downriver ecosystems such as estuaries. These swamps are usually too wet to support fire.

Floodplain Swamps are often associated with and grade into Floodplain Forest or Hydric hammock, and occasionally Baygall. The species composition of Floodplain Swamps is frequently similar to the Slough, Strand Swamp, Dome Swamp, and Basin Swamp communities.

Alteration of the hydroperiod by impoundments or river diversions and the disruption of floodplain communities by forestry or agriculture have devastating consequences to entire river and bay systems. Many plant and animal species, both on-site and down river, depend upon the presence and natural fluctuations of these swamps for survival and reproduction (Florida Natural Areas Inventory (FNAI), Guide to the Natural Communities of Florida, 1990).

The Floodplain Swamp at the South Prong Preserve property is a closed canopy with the following dominant trees: bald cypress (*Taxodium distichum*), water oak (*Quercus nigra*), water hickory (*Carya aquatica*), red maple (*Acer rubrum*), and swamp laurel oak (*Quercus laurifolia*). Understory trees and shrubs found in this strand include Dahoon holly (*Ilex cassine*), wild coffees (*Psychotria nervosa* and *Psychotria sulzneri*), American beautyberry (*Callicarpa americana*), red mulberry (*Morus rubra*), Walter's viburnum (*Viburnum obovatum*), wax myrtle (*Myrica cerifera*), elderberry (*Sambucus canadensis*), myrsine (*Myrsine guianensis*), and others not identified in this preliminary survey.

Several species of ferns are abundant and form a visually striking component of the groundcover of this swamp. Leather fern (*Acrostichum spp.*) and swamp fern (*Blechnum serrulatum*) are found as dense patches along streamside. Netted chain fern (*Woodwardia areolata*) colonies form dense, monospecific patches over extensive portions of the forest floor. In other areas, the netted chain fern associates with cinnamon fern (*Osmunda cinnamomea*) in a more diverse ground-layer that includes forbs, vines, and some grasses. Poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), and catbrier (*Smilax auriculata*) are common throughout this wetland.

While this forested wetland might well be called "natural," "native," and "intact," it is not pristine. First, it has been logged, though no records have been discovered that document the early land use history of this specific site. So, the present swamp is second growth cypress, although there are a few ancient trees remaining. Second, the hydrology has been altered by nearby

canals, as well as agricultural ditching. Next, adjacent natural communities were converted to groves and home sites. Fire suppression followed. And invasive plants have gained a foothold, with Brazilian pepper present, though not common, even well within the swamp.

Animals observed during site reconnaissance include eastern gray squirrel (*Sciurus carolinensis*), Florida Redbelly turtles (*Pseudemys nelsoni*), Broadheaded skinks (*Eumeces laticeps*), Cuban anoles (*Anolis*) were likewise observed. Great Blue Heron (*Ardea herodias*), Wood Stork (*Mycteria americana*), Black Vulture (*Coragyps atratus*), Swallow-tailed Kite (*Elanoides forficatus*), Osprey (*Pandion haliaetus*), Red-shouldered Hawk (*Buteo lineatus*), Sharp-Shinned Hawk (*Accipiter striatus*), Red-Shouldered Hawk (*Buteo lineatus*), American Kestrel (*Falco sparverius*), Belted Kingfisher (*Ceryle alcyon*), Red-bellied Woodpecker (*Melanerpes carolinus*), Northern Flicker (*Colaptes auratus*), White-eyed Vireo (*Vireo griseus*), American Crow (*Corvus brachyrhynchos*), American Robin (*Turdus migratorius*), Northern Mockingbird (*Mimus polyglottos*), and European Starlings (*Sturnus vulgaris*).

In addition to visual sightings, animal sign positively detected during reconnaissance included rabbit, raccoon (*Procyon lotor*), and hog (*Sus scrofa*) scat, bobcat (*Lynx rufus*) scratchings and marking sites, hog wallowing areas, and owl pellets. River otter (*Lutra canadensis*) tracks were also seen along the river bank of the Ryall parcel. Crayfish burrows were identified; and butterflies, dragonflies, and aquatic invertebrates were likewise observed on site.

A wide diversity of animals not yet detected during ongoing site reconnaissance can reasonably be expected to occur in the SPP. Additional surveys will be necessary to more fully assess the biodiversity of the subject property. It should be noted that no suitable, existing gopher tortoise or Scrub Jay habitat was found on-site, nor were tortoises or jays heard or seen during many site visits.

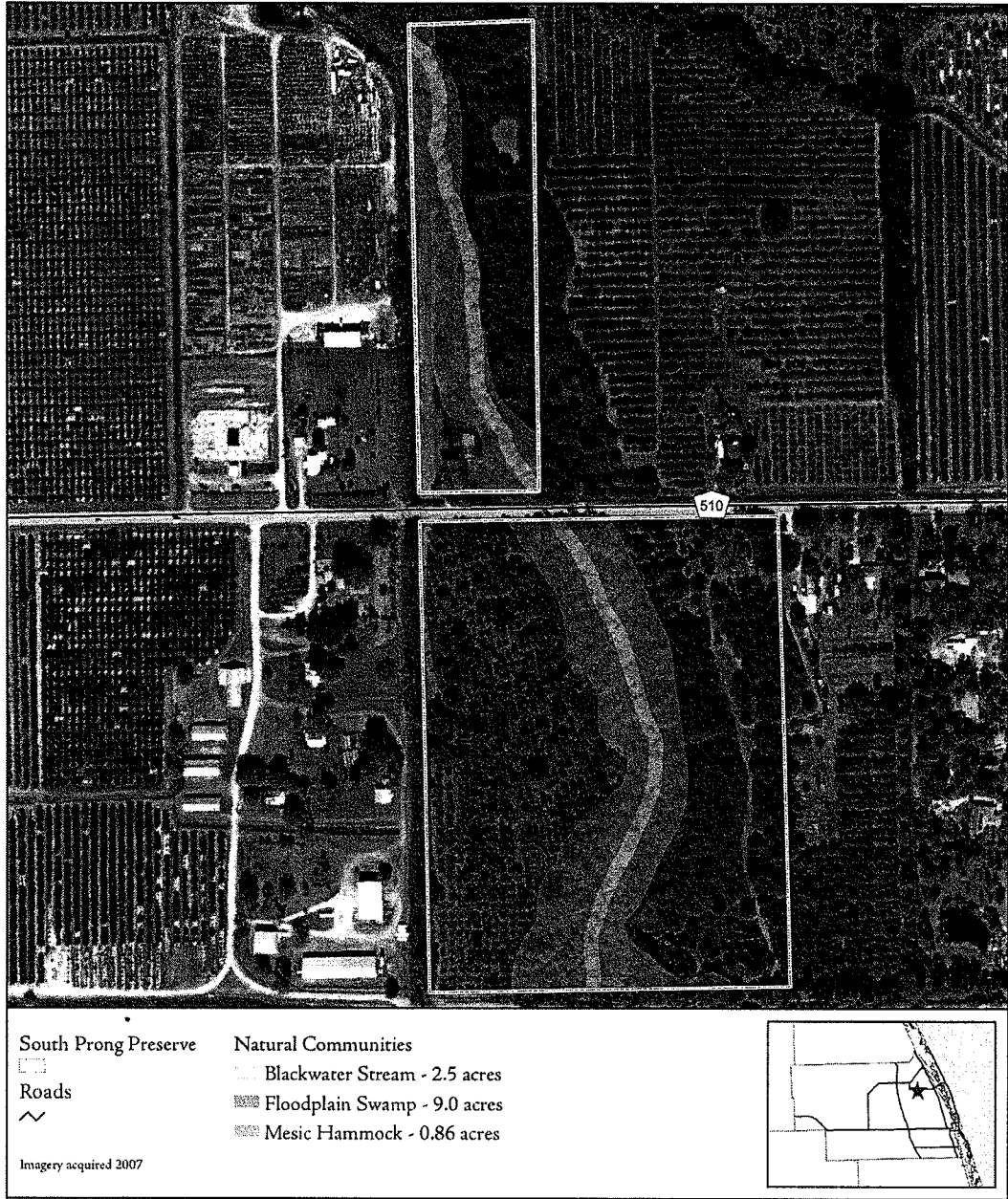
Mesic Hammock (± 2.5 acres)

Mesic Hammock is a hardwood forest community of open or closed canopy dominated by live oak (*Quercus virginiana*), with cabbage palm (*Sabal palmetto*) often present in the canopy and subcanopy. Epiphytes (ferns, orchids and bromeliads) are often found and may become abundant in undisturbed stands. Shrubby understory may be dense or open, tall or short and is composed of saw palmetto (*Serenoa repens*), beautyberry (*Callicarpa americana*), and wax myrtle (*Myrica cerifera*), with the addition of tropical shrubs, such as nakedwood (*Myrcianthes fragrans*) and wild coffee

(*Psychotria nervosa*), in the south. The herb layer is often sparse or patchy and consists of various grasses, including low panic grasses (*Dichanthelium* spp.) and basket grass (*Oplismenus hirtellus*), and sedges. Mesic hammock usually occurs as fringes or small patches on the borders of, or in higher parts of, rivers, swamps, marshes, and large lakes, and ranges from central and south Florida (Polk to Dade and Collier counties) northward along the Atlantic and Gulf coasts to North Carolina and Texas. Soils are sand mixed with organic matter and are normally dry underfoot. It is distinguished from prairie hammock by its situation bordering wetlands in an upland landscape, rather than on rises in a marshy, wetland landscape; it differs from hydric hammock in the absence of wetland trees such as sweetbay (*Magnolia virginiana*) and black gum (*Nyssa biflora*), and from xeric hammock in the absence of sand live oak (*Quercus geminata*), myrtle oak (*Quercus myrtifolia*) and other scrub species. It is distinguished from maritime hammock by its inland occurrence on non-dune substrates and from upland hardwood and upland mixed forests to the north by its low species diversity and lack of many characteristic deciduous broad-leaved trees in the canopy and subcanopy, such as *Quercus michauxii*, *Carpinus caroliniana*, and *Cornus florida*, as well as by its occurrence on sandy soils in contrast to the loamy or clay-based soils on which upland forests occur. It is found primarily in Florida where its area may be between 100,00 and 500,000 acres, although this is difficult to estimate since it occurs as scattered small stands or fringing borders in a matrix of dry prairie, mesic flatwoods, floodplain marshes, or hydric hammock. Examples may be found around large lakes in Osceola and Polk counties, and along the St Johns River marshes.

At the SPP remnants of the natural upland plant communities survive along the south and west perimeter of the Stough (southern) property, as well as along the more elevated edges of the riverine forest on both the Ryall (northern) and Stough properties. These remnants consist principally of scattered slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus hemispherica*), live oak (*Quercus virginiana*), waxmyrtle (*Myrica cerifera*), and saw palmetto (*Serenoa repens*) with associated panic grasses (*Panicum spp.*), blue maidencane (*Amphicarpum muhlenbergianum*), longleaf threeawn (*Aristida affinus*), broom grasses (*Andropogon virginicus*, *Andropogon glomeratus*), carpet grasses (*Axonopus affinus*, *Axonopus furcatus*), South Florida bluestem (*Schizachyrium scoparium*), and numerous additional forbs and grasses.

South Prong Preserve - Natural Communities Map



Map Prepared by:

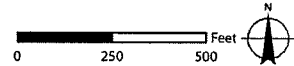
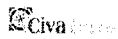


Exhibit C. Natural Communities Map.

B. Invasive Exotic Plants

As abandoned agricultural land, the South Prong Preserve supports an array of exotic plants, from bahia grass and other introduced grasses and groundcovers, to Brazilian pepper and wild taro. Immediate steps will be taken to stop the spread of exotic plants within the former citrus grove, as well as within the natural communities on-site. The initial effort will include mechanical removal in areas where Brazilian pepper grows as a monoculture, and selective hand cutting with herbicide treatment in areas with native vegetation. A regular mowing program will be established for agricultural roads and fields. Over time, restoration of natural communities will help control the invasive plant problem. However, a long-term commitment for a continuous maintenance program to identify and remove invasive plant species as they occur will be required.

During the first year of active management on the property, County staff and project partners will survey the entire property, identify the plant species involved, and proceed with a program to eradicate them over the long term. The Florida Pest Plant Council's List of Invasive Exotic Plants (Exhibit I, presented in the Appendix) will provide a guide for exotic plant management on the property. A combination of mechanical removal and herbicide treatment will be used, followed with careful monitoring on an annual cycle, at minimum, and follow-up treatment, as necessary.

C. Upland Restoration

The biggest management challenge on the South Prong Preserve property will be the effort to re-establish more natural upland vegetation to the portion of the land now cleared or supporting abandoned citrus grove. Approximately 30 acres of the property (about 80 percent), originally supporting a mosaic of mesic hammock and wet flatwoods, was cleared for agriculture. The grove was in place by 1943, the time of the earliest aerial photographs of Indian River County available.

Disruption of the natural plant communities on the SPP site was the result of a complex disturbance regime including agricultural land clearing and ditching, habitat fragmentation, altered site hydrology (nearby canals, ditches and ponds), fire suppression, and nearby development with its associated direct and indirect land use impacts. Collectively these disturbances make native plant communities more vulnerable to invasion to exotics and weedy native species that grow aggressively.

Interim management measures for the property's upland areas will focus on control and eradication of invasive exotic plants. The existing abandoned citrus grove near the Stough family house may be retained and/or replanted to serve as a "living history" resource for the envisioned visitors' center. Mowing between the citrus trees will be considered as a method to hold the exotic plant populations in check during the replanting process.

In the areas where the citrus grove was cleared, and in the abandoned grove that is farther from the Stough residence, more aggressive exotic plant eradication measures will be pursued, including some mechanical removal with regarding, and extensive hand cutting with herbicide treatment. In the southwest portion of the Stough parcel, where there is still abandoned citrus, the citrus trees should be kept in place to provide shade for the young plants and seedlings that will be planted in future phases of the restoration effort (unless citrus canker or greening is identified in the grove).

In addition to the citrus grove, the Stough parcel of the SPP contains an abandoned Chinese fan palm plantation. The trees are mature (8 – 10 feet of clear trunk) and healthy, though surrounded closely by Brazilian pepper. After hand removal of the Brazilian pepper, these trees should provide value in trades for desirable native trees for the upland restoration effort (especially cabbage palms and oaks).

Restoration of mesic hammock is a long-term process that is not well understood. During the initial year of management by the County and its partners, a restoration plan will be developed with the assistance of the U.S. Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FWC), and universities to provide long-term guidance and a funding strategy for this effort. The South Prong Preserve may serve as excellent research site to help expand hammock restoration efforts in this region of Florida, and to advance understanding of successful strategies for restoring old citrus groves. In addition to mitigation monies, the site may have the potential to acquire funding or staff support from state, federal or sponsored research sources. It is clear that restoration of upland hammock on this property will be a long process, with a 10 – 15 year timeframe for completion, and one requiring a substantial investment of staff and financial resources.

Also during the first year of management by the County and its partners, a photo-monitoring program of selected natural communities on the SPP site will be initiated. Locations for long-term monitoring will be established using GPS, and each will be annually photo-documented with the results compiled and submitted to the DCA as part of the County's required annual report on the project.

Plant species to be used in the effort to restore the upland hammocks will be those most common to the mesic hammock – wet flatwoods areas that once covered the uplands of this property. These plants include: live oak, laurel oak, sabal palm, saw palmetto, wax myrtle, beautyberry, wild coffee, and gallberry.

Finding commercial sources for these plants is no longer as difficult as it once was, though it will still require a commitment of staff time. County staff will work directly with the managers of nearby USFWS, DEP, SJRWMD and Brevard County lands to seek a supply of plants and source of seeds for the ongoing effort.

C. Water Quality Protection

A major threat to the St. Sebastian River is degradation of the quality of water entering the system from adjacent uplands. The St. Sebastian River is part of the Indian River Lagoon Malabar to Vero Beach Aquatic Preserve, a fact that elevates the level of water quality protection required for new development. County staff will work closely with all adjacent land developers on new projects, and with owners of existing developments to assure that stormwater management regulations are followed. County staff will request that the State Aquatic Preserve or the St. Johns River Water Management District extend the collection of water quality data to the St. Sebastian River within the South Prong Preserve, to assist in monitoring changes in the water entering the site over time.

A sub-lateral canal is located at the south boundary of the Stough parcel, and the Lateral C Canal of the Sebastian River Water Control District lies along the west boundary of both parcels that comprise the SPP. Runoff from the SPP property does not drain into either of these canals. Agricultural lands in the vicinity of the SPP do drain into these canals, but there is little opportunity for the SPP project to connect to these canals, provide stormwater treatment, and thus improve water quality.

However, the entire south end of the Stough property is subject to flooding, and a shallow, depressional wetland of about one-half acre in size is now planned for the southeast corner of this parcel. This constructed wetland would have some open water, and would be planted with native wetland littoral zone species to serve as enhanced habitat for wildlife. The actual size and configuration of the wetland will be determined through a comprehensive drainage study and design process, and may differ from the shape and size depicted in this plan.

Water quality impacts from public access facilities proposed in this plan are not anticipated, due to the small scale of development. Stormwater runoff

from the small areas proposed for road and parking areas will be treated using shallow swales.

D. Feral Animal Program

The SPP property has a continual feral hog problem. These destructive animals have been trapped on this property in the past, and when noted, County animal control staff will continue a program of removal in the future. Likewise, feral cats and dogs will be removed from the property. County staff will work to inform adjacent property owners of the damage stray cats and dogs can do to native wildlife populations, and will encourage compliance with existing animal control ordinances. The property will be fenced and feral animal control efforts will begin within six months after County staff begins active management of the property.

E. Listed Plant Species

Listed plants potentially found on the SPP may include a variety of species common to floodplain swamp, some of which have been documented in the nearby state park (St. Sebastian River Preserve State Park). Listed plants potentially occurring in the floodplain swamp on the SPP site include the endangered Cardinal airplant (*Tillandsia fasciculata*), the endangered Giant airplant (*Tillandsia utriculata*), the threatened Large flowered false rosemary (*Conradina grandiflora*), Royal fern (*Osmunda regalis*) a species of special concern, hand fern (*Ophioglossum palmatum*), and Cinnamon fern (*Osmunda cinnamomea*).

A plant and animal survey will be conducted or contracted by the County during the first year of management, and will serve to identify and locate any listed plants on the property. Any listed species found on the property will be reported to the Florida Natural Areas Inventory (FNAI) using their standard form (see Exhibit J, presented in the Appendix).

County staff will monitor populations of any listed plant species, and take appropriate actions to enhance their habitats and survival probabilities. This plan describes management activities for eradicating invasive exotic plants and animals and improving water quality, and these actions will also serve to enhance the habitat for all native species, included listed species.

F. Listed Animal Species

No listed animal species are known to inhabit the upland portions of the SPP property at this time. Should individuals of any listed species be encountered during the plant and animal surveying, or while conducting management activities, these animals will be protected from any construction or management work, and from visitor disturbances. Any listed animals found on-site will be located, mapped, and monitored over time. Any listed animals found on the uplands will be reported to the FNAI using their standard form (see Exhibit J, in the Appendix).

During the last thirty years, researchers working on the St. Sebastian River have discovered six or seven fish species completely new to science. Of these, four species have been proposed for protective federal and state listing: the opossum pipefish (*Microphis brachyurus lineatus*), the river goby (*Awaous tajasica*), the slashcheek goby (*Gobionellus pseudofasciatus*), and the bigmouth sleeper (*Gobiomorus dormitor*). Recently, a comprehensive survey to inventory and monitor the distribution and abundance of fishes and selected invertebrates of the St. Sebastian River was conducted (Paperno and Brodie, 2000). These investigators documented the occurrence of three of these rare fishes: the slashcheek goby, opossum pipefish, and bigmouth sleeper.

In the St. Sebastian River these fish are members of an unusual biota called "tropical peripheral species," because they are euryhaline Caribbean species known nowhere else in the United States. This species assemblage has a range in Florida limited to a series of small freshwater tributaries of the lower Indian River Lagoon, including the St. Sebastian River, the St. Lucie River, the Loxahatchee River, and in relief canals associated with these streams (Gilmore, personal communication, 2008). None of these are currently protected species, however. No special management actions for these fishes are needed at this time.

West Indian Manatees use the St. Sebastian River and the Indian River Lagoon, and manatees are frequently seen downstream from the SPP site in the area around and to the north of C.R. 512. The South Prong of the St. Sebastian River near the SPP is too small and shallow for manatee, or boat, access. Improvements in water quality that result from the SPP project can be expected to benefit downstream manatees, and indeed all aquatic organisms in the lower St. Sebastian River.

G. Natural Communities Inventory and Monitoring

During the first year after management plan approval, a comprehensive plant and animal survey of the property will be conducted. Two monitoring periods

will be scheduled to coincide with spring and fall flowering seasons for plant identification. Information collected by the surveys will inform subsequent resource management planning and the process for finalizing trail locations.

Once the initial inventory has been completed, a monitoring program will be put in place to provide ongoing documentation of the status of natural communities and the increase or decrease in populations of any listed plant or animal species. These inventory and monitoring efforts under the County's management will assure maximum protection of native biota on the SPP site.

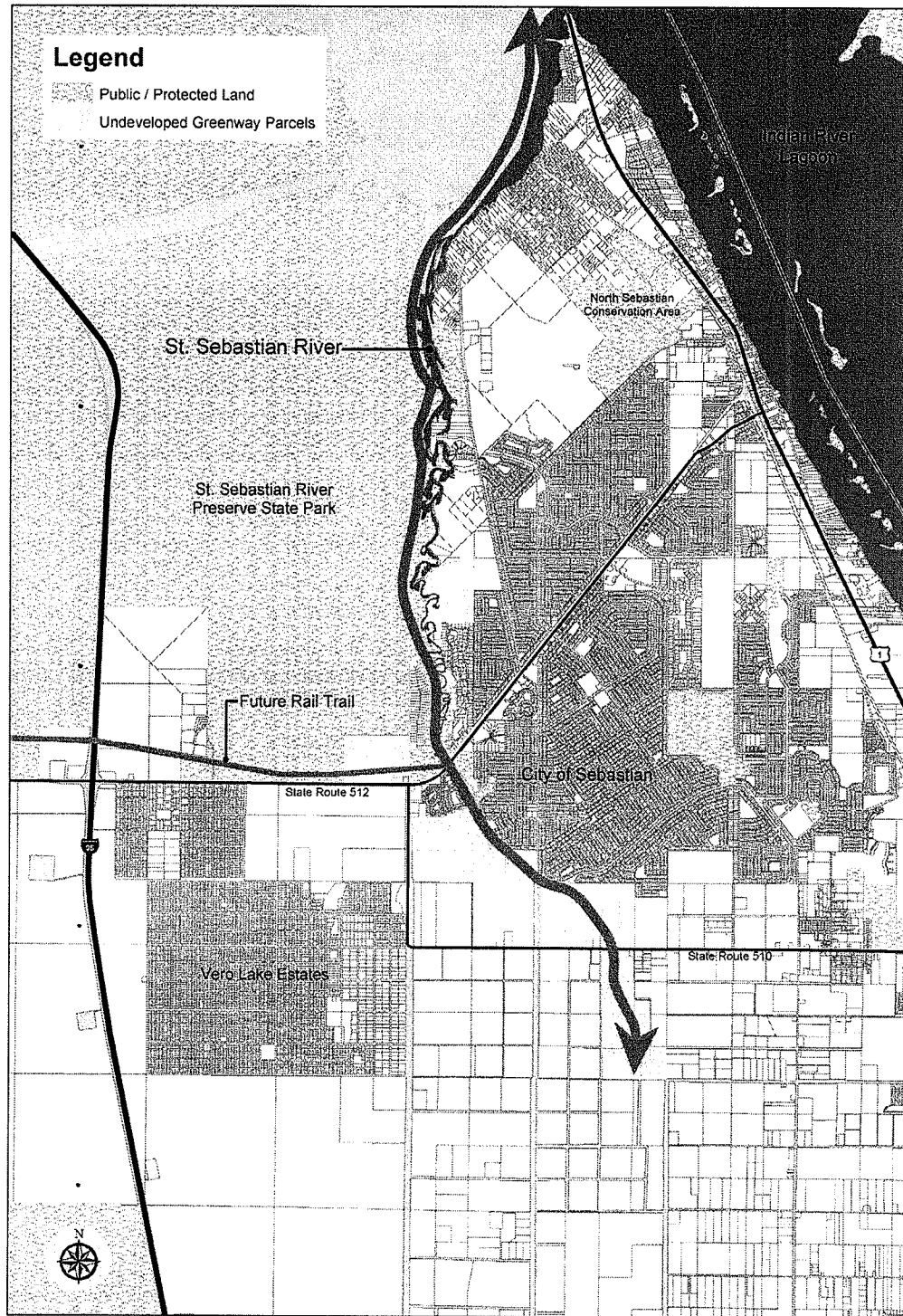
H. Greenway Management

The South Prong Preserve is part of a recognized ecological corridor, the St. Sebastian River Greenway (see Exhibit D). The SPP project site will be integrated into the planning and implementation of management activities for this emerging recreational trail system and greenway network. The County will coordinate exotic plant and animal control, resource enhancement and other aspects of greenway resource management with local, state, and federal agencies, municipalities, and nonprofit organizations having jurisdiction or stakeholders' interest within this greenway (especially: City of Sebastian, Sebastian River Water Control District, Indian River Mosquito Control District, St. Johns River Water Management District, Florida Fish and Wildlife Conservation Commission, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, Marine Resources Council, and the Indian River Land Trust).

At a somewhat larger spatial scale, the St. Sebastian River Greenway (SSRG) is itself part of the planned North Indian River County Greenways Network (see Exhibit E for a draft map showing the location of the project site). The SSRG is a key component in this developing network, and the County is committed to creating and implementing a coordinated management strategy for protecting and managing the separate parcels, including the SPP site, in the trail and greenway network.

Lands managed by the St. Johns River Water Management District, the Florida Department of Environmental Protection and Brevard County contributes a large percentage of the area under protection in this region of Florida. County staff will provide all assistance possible to the other management agencies in coordinating large scale planning, resource management, inventory and monitoring efforts. County staff will consult with experts from the other managing agencies, as well as other professional scientists, in determining the best management practices that can be applied to the resources protected by the SPP.

As mentioned above, the St. Sebastian River is included within the Indian River Malabar to Vero Beach Aquatic Preserve. Recreational access to waterways is provided by many public and private boating facilities, including public boat ramps on the east shoreline of the river's South Prong, and the County's canoe launch park located north of the SPP, on the west shoreline. The plans for the SPP support the goals of the aquatic preserve by buffering the river from future development, allowing a small amount of access to the shores of the very upper reaches of the South Prong, and by providing a site for interpretation of the aquatic preserve, its relationship to upland ecology and the impacts of adjacent development. Hiking trails, information kiosks, and a visitors' center are proposed at the South Prong Preserve to provide passive recreational and interpretive access to the upper reaches of the river.



St. Sebastian River Greenway - Concept Map
Exhibit D. The St. Sebastian River Greenway Concept Map

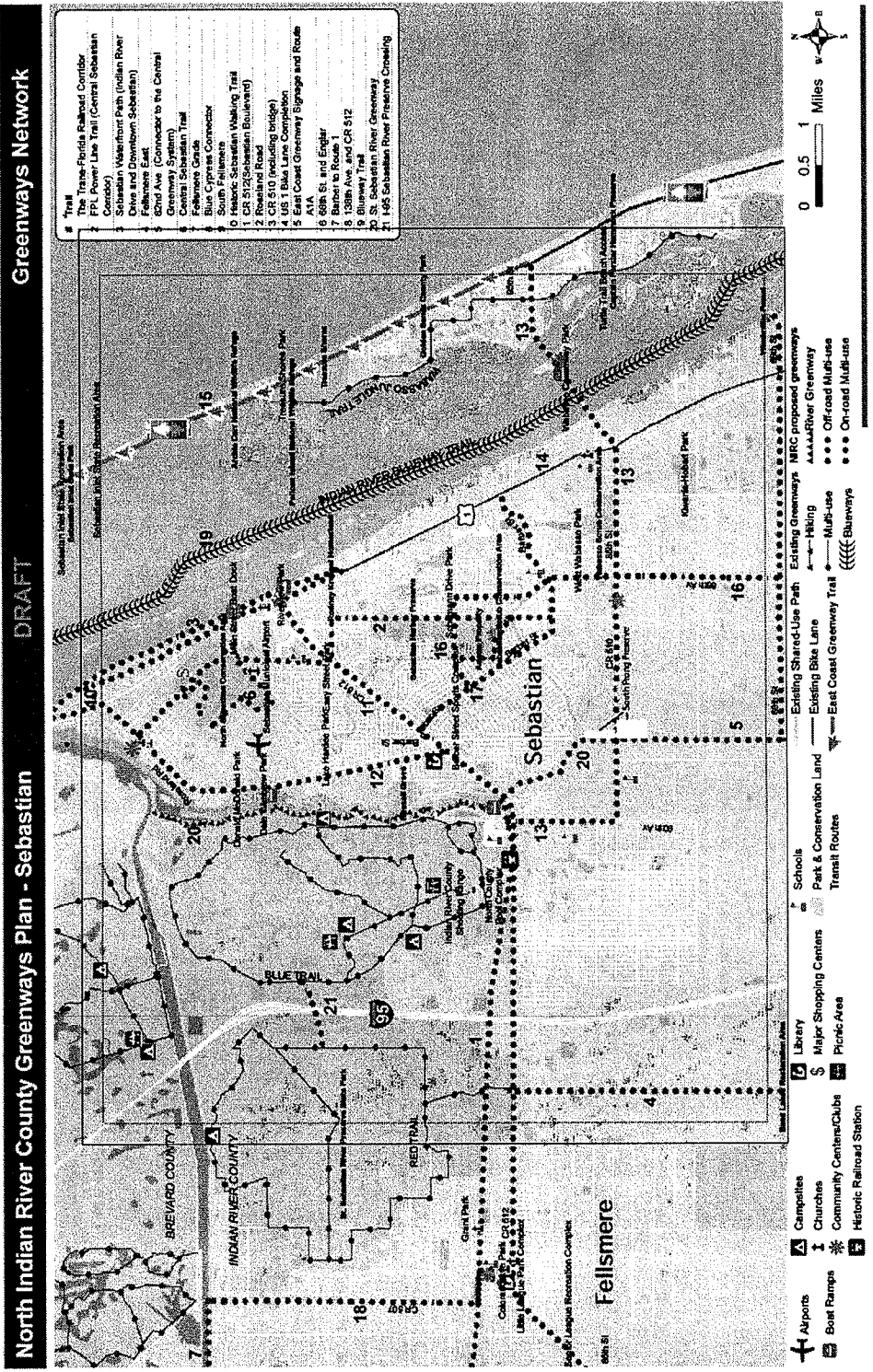


Exhibit E. North Indian River County Greenways Network. The South Prong Preserve is shown in yellow.

Section IV. Cultural Resources

A. Archaeological and Historical Resources Inventory and Protection

There are no known prehistoric sites on the property included in the South Prong Preserve. There are two possible historic cultural sites in the SPP, however. First, there is a possibility that the historic 19th century Hernandez-Capron Trail crossed the site. And second, the 1920's, Cracker-style Stough Homestead (with "heritage" groves) may be eligible for inclusion in the National Register of Historic Places.

A reconnaissance-level cultural resource survey will be conducted in the first year of active management of the property by the County. If recommended by the survey report, site-specific surveys by qualified archaeologists will be conducted for proposed development sites during the design of the public access improvements discussed below. Reports containing the results of these surveys will be provided to the Department of State, Division of Historical Resources upon completion of the studies.

The Stough homestead will be assessed by a qualified professional to determine if restoration of the residence is viable. If restoration is deemed viable, the historic building shall be restored according to the standards established by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The collection of artifacts or the disturbance of archaeological and historical sites on the SPP property will be prohibited without authorization from the Department of State, Division of Historical Resources. Appropriate protective measures will be taken in the event cultural sites are discovered on the property in the future. Management of cultural and historical resources, including the possible restoration of the 1920's Cracker-style Stough Homestead, will be coordinated with the Division of Historical Resources, and will comply with the provisions of Chapter 267 Florida Statutes, specifically sections 267.061 (2)(a), (b), (c) and (d).

Section V. Site Development and Improvement

A. Existing Physical Improvements

Physical improvements existing on the property at this time include 2 houses (the Ryall and Stough Homesteads), unimproved grove roads or tracks, water

wells, and some parking areas. There is an existing wooden bridge over the South Prong near the south property boundary of the Stough parcel.

The Stough homestead is a two-story “Cracker” style house of approximately 1676 square feet in area that was built around 1920. Preliminary plans envision this structure serving as a visitors’ center with exhibit and classroom space, as well as restrooms. The current Ryall home was built in 1984, and is approximately 1288 square feet in area. This structure is being considered for housing security staff, like a sheriff’s deputy or other personnel working on-site at the SPP.

B. Proposed Physical Improvements

Improvements are proposed for the SPP to provide a primarily passive level of recreational and interpretive access to the property, and to lay the foundation for the St. Sebastian River Greenway. These proposed improvements are shown in the Master Site Plan, Exhibit F.

Existing trails and grove roads will be minimally improved and stabilized to enhance access. One trail extending from the Stough Homestead to the edge of the Floodplain Swamp will be brought up to universal access standards. This trail will connect to a short “Cypress Loop” boardwalk, depending upon regulatory permitting. A public sidewalk will be constructed along the south side of the CR 510 right-of-way. This sidewalk will be part of the County’s planned widening of CR 510, and will serve to connect neighborhoods along the highway from Vero Lake Estates and Liberty Magnet School to the west of the project site, to the 66th Avenue corridor.

Fencing will be installed around the perimeter on all but the west side of the property. The west perimeter of the property is adjacent to the Lateral C Canal of the Sebastian River Water Control District, and they must retain unrestricted access to the canal for ongoing maintenance.

A small picnic shelter (approximately 20’ x 20’ in size) with benches and trash cans, a drinking fountain, and an informational kiosk are proposed to allow a minimal level of visitor amenities. Indoor restroom facilities will be available following restoration/renovation of the Stough Homestead as a visitors’ center. A pervious surfaced parking area for approximately 6 – 8 cars and a bicycle rack will be provided on each parcel of the SPP. Cars will be contained within the parking areas by either fencing or wheel stops, depending on the final landscape plan. Parking areas will be in front of both the Ryall and the Stough Homesteads. On the Stough parcel, the parking area will be close to the informational kiosk and the picnic shelter. From this point a universally accessible trail will run westward to the Floodplain Forest surrounding the river. The proposed walkway is approximately 640 feet in

length, and it is recommended that this improved trail connect to an elevated boardwalk that is approximately 500 feet in length providing access to the edge of the St. Sebastian River, and to the Floodplain Forest. An Observation Platform and benches for seating overlooking the river in two locations are also recommended. An additional natural surface nature trail approximately 1,600 feet long (part of the "Oak Loop Trail") is proposed to explore the upland area of the Stough parcel on the east side of the river. This trail follows the course of an existing, unimproved grove road that leads to a rough, wood bridge over the river. The area near this bridge crossing is proposed as another location for bench seating overlooking the river.

On the Ryall property, it is proposed that a short loop trail ("Slough Loop Trail") run from the northeast corner of the existing yard to an elevated boardwalk of approximately 150 feet in length providing access to the edge of the St. Sebastian River. Benches for overlooking the river are recommended for a single location.

Landscaping in the northeastern corner of the Stough parcel, near the old farmhouse, is proposed to enhance the public parking area (see Conceptual Landscape Plan, Exhibit G). Landscaping is also proposed for the Ryall Homestead parking and house area, although currently we have no conceptual plan for this amenity. Tree and shrub species native to Florida mesic hammock will be used around these parking and homestead areas, and these will include live oak, laurel oak, sabal palm, saw palmetto, wax myrtle, Walter's viburnum, Florida privet, wild coffees, beautyberry, and a variety of native grasses.

This plan recognizes the old citrus grove near the Stough homestead as a heritage or cultural landscape. As such the grove is a tangible remnant of the history of this place, and it is therefore worthy of protection as a unique cultural resource of this site. Restoration and maintenance of this heritage grove is recommended, and it is anticipated that it will provide a "living history exhibit" that will be an important addition to the planned visitors' center.

South Prong Preserve Master Site Plan

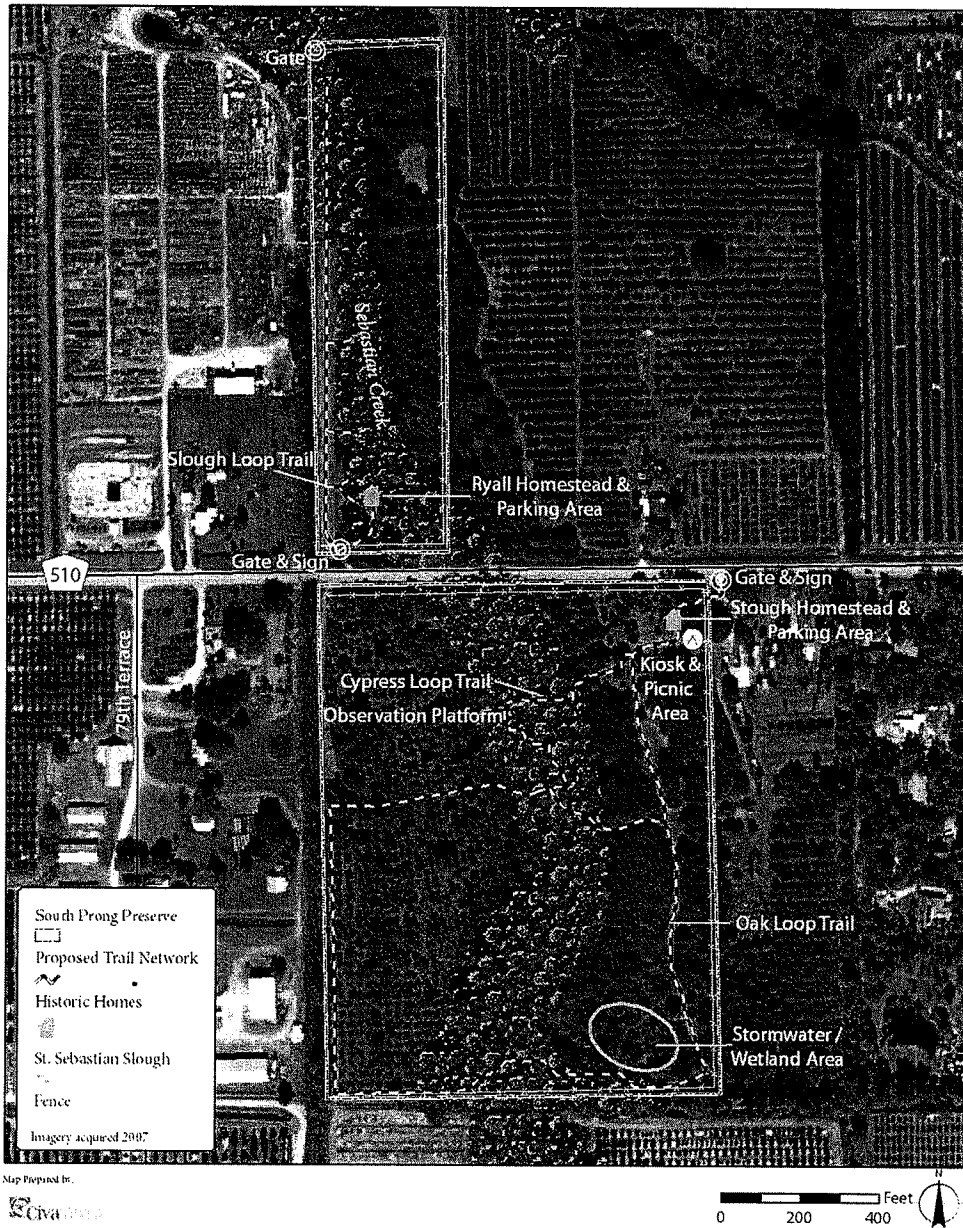
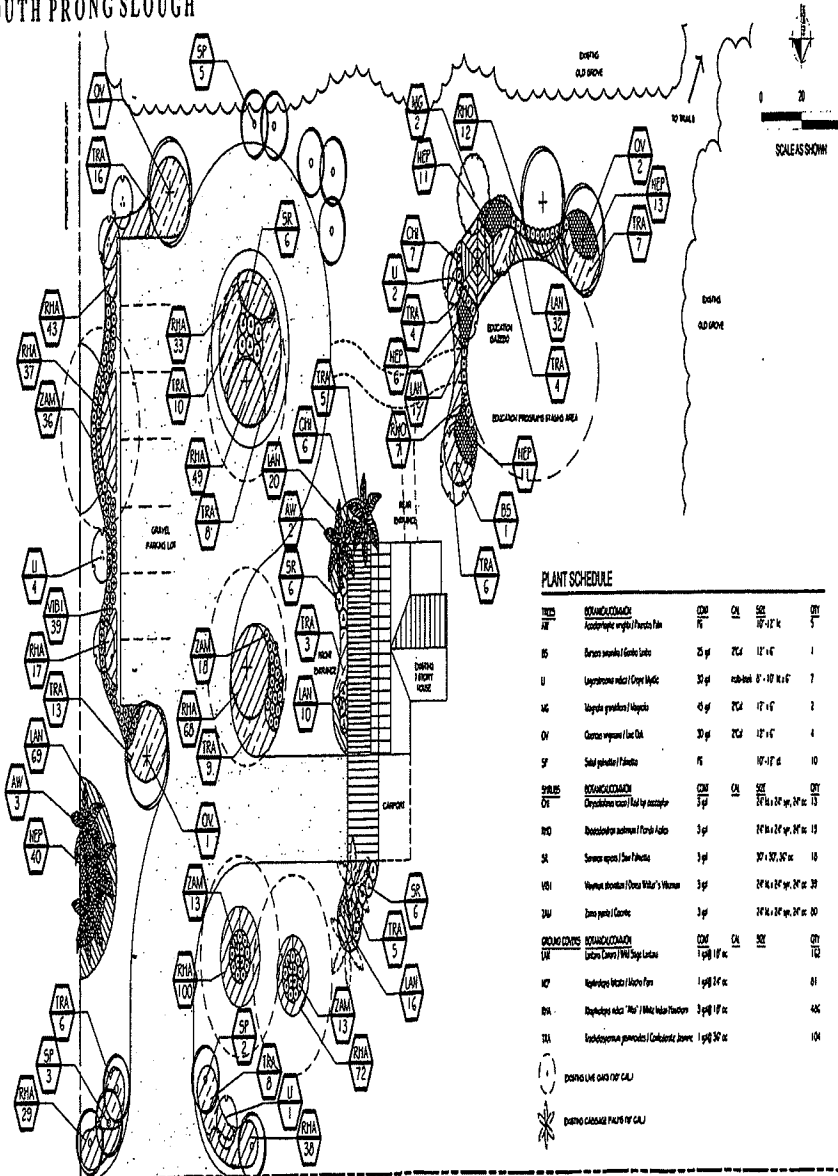


Exhibit F. South Prong Preserve Master Site Plan.

CONCEPTUAL SITE/NATIVE LANDSCAPE PLAN

SOUTH PRONG SLOUGH



PLANT SCHEDULE

TREE	SYMBOL/COMMON	QUANTITY	SIZE	LOCATION
TR 1	ACACIA GUMMIFERA / Parasol Palm	5	12" x 6"	5
TR 2	BURSERA SIMPLICIFOLIA / Gumbo Limbo	25	12" x 6"	1
TR 3	LYGISTESIA VITATA / Orange Tree	35	12" x 6"	7
TR 4	CAESALPINIA PULCHRA / Orange Tree	45	12" x 6"	2
TR 5	CAESALPINIA PULCHRA / Orange Tree	30	12" x 6"	4
TR 6	SPALMATOCYBUS / Palmetto	15	12" x 6"	10
TR 7	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	13
TR 8	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	14
TR 9	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	15
TR 10	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	16
TR 11	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	17
TR 12	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	18
TR 13	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	19
TR 14	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	20
TR 15	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	21
TR 16	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	22
TR 17	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	23
TR 18	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	24
TR 19	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	25
TR 20	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	26
TR 21	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	27
TR 22	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	28
TR 23	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	29
TR 24	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	30
TR 25	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	31
TR 26	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	32
TR 27	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	33
TR 28	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	34
TR 29	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	35
TR 30	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	36
TR 31	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	37
TR 32	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	38
TR 33	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	39
TR 34	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	40
TR 35	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	41
TR 36	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	42
TR 37	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	43
TR 38	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	44
TR 39	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	45
TR 40	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	46
TR 41	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	47
TR 42	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	48
TR 43	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	49
TR 44	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	50
TR 45	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	51
TR 46	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	52
TR 47	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	53
TR 48	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	54
TR 49	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	55
TR 50	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	56
TR 51	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	57
TR 52	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	58
TR 53	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	59
TR 54	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	60
TR 55	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	61
TR 56	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	62
TR 57	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	63
TR 58	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	64
TR 59	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	65
TR 60	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	66
TR 61	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	67
TR 62	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	68
TR 63	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	69
TR 64	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	70
TR 65	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	71
TR 66	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	72
TR 67	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	73
TR 68	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	74
TR 69	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	75
TR 70	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	76
TR 71	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	77
TR 72	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	78
TR 73	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	79
TR 74	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	80
TR 75	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	81
TR 76	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	82
TR 77	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	83
TR 78	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	84
TR 79	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	85
TR 80	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	86
TR 81	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	87
TR 82	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	88
TR 83	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	89
TR 84	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	90
TR 85	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	91
TR 86	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	92
TR 87	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	93
TR 88	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	94
TR 89	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	95
TR 90	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	96
TR 91	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	97
TR 92	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	98
TR 93	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	99
TR 94	CAESALPINIA PULCHRA / Orange Tree	3	12" x 6"	100

(Symbol) DORMING LANE OVER CALI
 (Symbol) DORMING GARAGE FRAMES OVER CALI

AGENT: BOB BISHOP
 PROPERTY REPORT: COUNTY ROAD 510
 KIMLEY-HORN and Associates, Inc.

May 03, 2006

Exhibit G. Conceptual Landscape Plan (Stough Parcel of the SPP).

Infrastructure for the SPP and its proposed visitors' center will include the existing well and septic tank to serve the restrooms and drinking fountain. The existing well for irrigation will also be used for maintaining the citrus grove. The location of the septic drainfield is at a great enough distance from the river to assure that no impacts to water quality will result from its use. Stabilization of existing grove roads with limerock may be needed in places, and construction of the proposed parking areas with pervious systems such as geoweb or turf pavers will reduce the need for treatment of stormwater. Should stormwater management be necessary around parking areas, it will be accomplished by construction of shallow retention swales at appropriate locations. These areas will not require fencing to protect public safety. A shallow stormwater-wetland feature will be constructed in the southeast area of the Stough parcel, and this will provide habitat and water for neotropical migratory birds, as well as resident wildlife. All developed facilities at the South Prong Preserve will be located, designed and managed to protect and enhance water quality in the St. Sebastian River, and to avoid or minimize any impacts to the site's other natural and cultural resources.

C. Acknowledgement Signs

Two signs identifying the South Prong Preserve as a publicly-owned conservation area that is open to the public will be located near the intersection of the driveways on both the Stough and Ryall parcels (see Exhibit F, SPP Master Site Plan). These signs will inform the public that the acquisition of the property was made possible through funding by Indian River County and the Florida Communities Trust, Florida Forever Program, and the signs will conform in all respects to FCT guidelines. These signs will also acknowledge the ongoing management partnership with the Indian River Land Trust.

D. Educational Signage, Educational Programs and Visitors' Center

The County's approved FCT grant application to FCT included a commitment to provide on-site educational signage at the SPP. This commitment was set forth in greater detail in the Comprehensive Interpretive Plan (CIP) for the Sebastian Creek Conservation Area (final version previously submitted to FCT). Note that the Sebastian Creek Conservation Area has been renamed South Prong Preserve (SPP). Interpretive panels in several locations along trails in both parcels of the SPP are anticipated, and details for these will be developed during a planning process that will take place in the initial year management of the site.

The FCT grant application also committed the County to provide 12 regularly scheduled and ongoing educational programs at the SPP project site to promote resource protection. To meet this obligation, regularly scheduled monthly tours of the SPP will begin during the first year of site management by the County. Small group tours will be organized and conducted by volunteers from the Indian River Land Trust. During the first year, these tours will be led by Dr. David Cox. In addition, the nearby Environmental Learning Center (ELC) has agreed to schedule group tours and programs at the SPP, and these will be guided by ELC education staff. All tours and programs at the SPP will be promoted by suitable announcements in the local newspapers, organization newsletters, and by radio and TV spots when possible.

During the first year of management by the County, plans to restore the historic Stough homestead as a year-round visitors' center will be developed by a group that includes the "Interpretation Planning Team" (see the Comprehensive Interpretive Plan for the Sebastian Creek Conservation Area, now the SPP). Preliminary plans envision the first floor housing a visitor reception area, exhibit and classroom space, and restrooms. The upstairs would provide space for an office and small conference/meeting room. The Indian River Land Trust will coordinate volunteer staff for the visitors' center, which will be open year-round. Hours of operation for the center remain to be determined.

E. Hazard Mitigation

Facilities at the SPP will be located and constructed to minimize or eliminate the long term risk of storm damage or flooding. The FEMA Flood Insurance Rate Map (FIRM, see Exhibit H) indicates that the SPP includes land in Flood Zone AE (adjacent to the St. Sebastian River), though most of the project area is in Zone X. The minimal level of development proposed for this project will ensure that few impacts will result from storms or floods.

F. Permits

Indian River County building permits will be required for restoration or major repairs for all structures on the SPP site. St. Johns River Water Management District Environmental Resource Permits will be required for the elevated boardwalks. Except for emergency response activities to secure the property or protect its natural and cultural resources following storm, flood or other major disturbance, written approval from the Florida Communities Trust will be requested before undertaking any site alterations or physical improvements that are not included in the approved management plan.

G. Easements, Concessions and Leases

Power line easements exist on both parcels of the SPP, and they serve the existing residential structures on the site. The Sebastian River Water Control District owns land to the immediate west of the SPP property, which it uses for maintenance of the Lateral C Canal. Indian River County has no intention at this time to grant any additional easements or to develop concessions, leases or other revenue-generating uses or agreements on the South Prong Preserve. If such arrangements are considered in the future, County staff will provide notice and information at least 60 days in advance and obtain FCT approval prior to the execution of any lease of any interest, the operation of any concession, the granting of any easement, any sale or option, or any management contracts for the site, or any use of the property by any person other than in such person's capacity as a member of the general public. Any revenue generated at the project site will be placed in a separate account and go to the upkeep and maintenance of the project site in order to be within allowable limits set by the Internal Revenue Service.

Likewise, any revenues collected through the education programs at the SPP will only be used for the upkeep and maintenance of the project site. County staff will update FCT in its annual report on the various educational activities, any revenues collected for such activities, and will provide detailed accounting of how such revenues were expended.

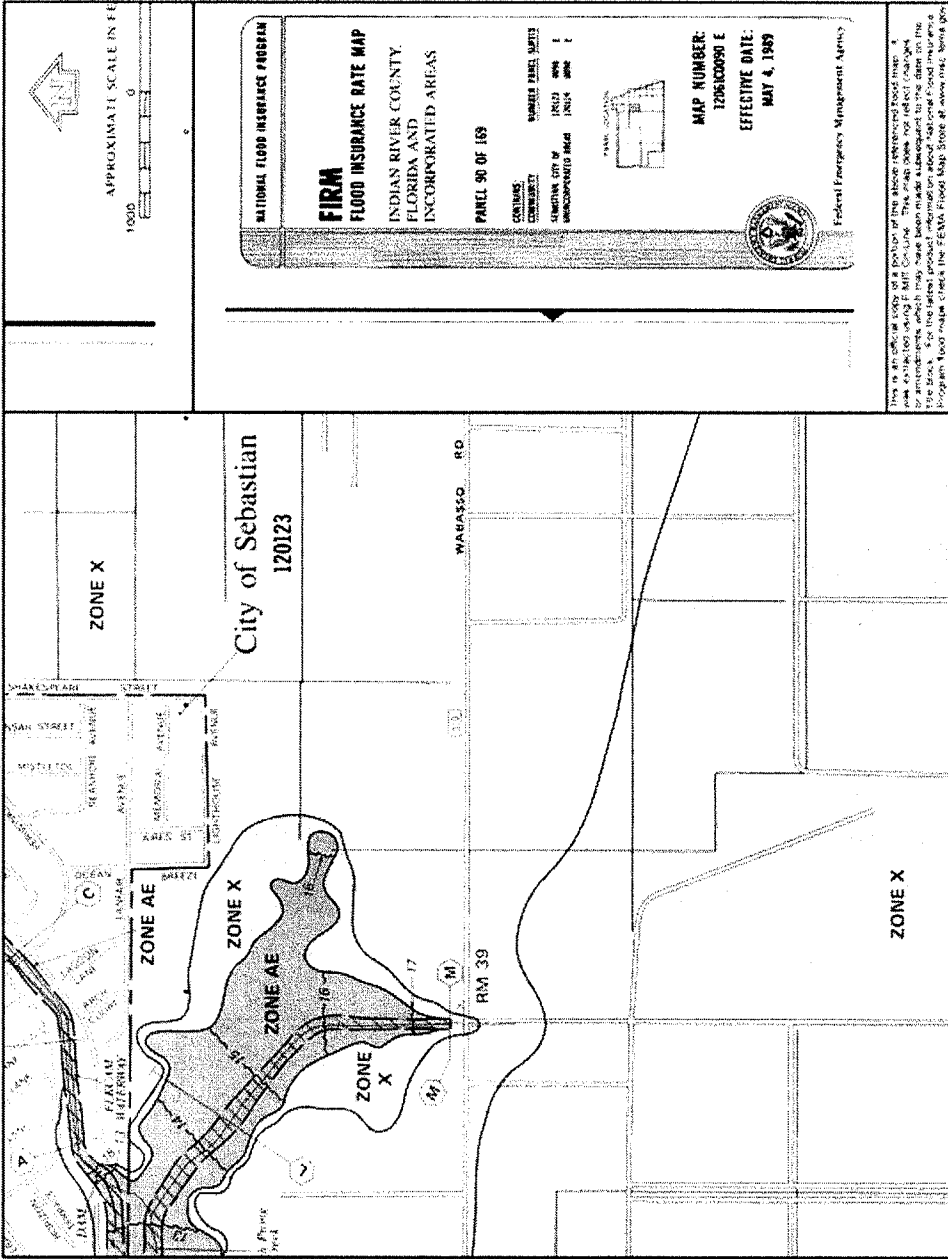


Exhibit H. FEMA Flood Insurance Rate Map including SPP Project Area.

Section VI. Interpretive Program

Interpretive signage will be developed and provided on-site as required by FCT, and as recommended in the Comprehensive Interpretive Plan (CIP) for the Sebastian Creek Conservation Area (final version submitted to FCT as an accompanying PDF file). The Sebastian Creek Conservation Area has been renamed South Prong Preserve (SPP). A detailed survey of the parcels comprising the SPP was conducted to create an inventory of interpretive resources: those special, tangible features of the site that can be used to create stories and messages for visitors so that they may find intangible meanings that will connect them to the site. Interpretive panels in several locations along trails in both parcels of the SPP are anticipated.

Interpretive themes are set forth in detail in the CIP, and include a main interpretive theme as well as related themes. The main interpretive theme for the SPP is described in the CIP as follows:

The natural and human history of this site shows that we are part of nature, utterly dependent upon our interrelations within the community of life to help shape us and give us a sense of place in the world. The main interpretive theme may be simply stated as follows.

People are part of nature: we shape, and are shaped by, our relations with nature.

This deep connection with nature and place was as true for the early settlers in the South Prong Preserve as it is for us today. This theme expresses a universal idea that can be linked to tangible site resources. Indeed, many of the tangible natural and cultural features of the site can serve to reveal these deep interconnections, and thus illustrate this main interpretive theme.

Several related themes that focus on specific tangible resources can be used to support the broader meaning stated in the main interpretive theme. It is hoped that these themes will be used to create signage, exhibits, publications, and other forms of media related to the site. Although sub-themes may be developed, these interpretive themes represent key elements to communicating the SPP story.

The themes are not listed in order of importance, and additional details for each may be found in the Comprehensive Interpretive Plan for the SPP: Geology & Hydrology, Ecological Crossroads, River of Life, A Fragile Place, Culture and Settlement, Wild River Recreation, Conservation, Ecological Restoration: Terrestrial, and Ecological Restoration: Aquatic.

The interpretive plan calls for delivery of the themes and stories related to the SPP site by means of a mix of interpretive media. Interpretive panels in several locations along trails in both parcels of the SPP are anticipated. Exhibits in the planned visitors' center are also envisioned, and these will work together with outdoor signage, print media (brochures, booklets, school curricular materials, etc.), and other forms of communication (e.g., website, audio and video media), to deliver the SPP themes and stories.

Section VII. Management Needs

A. Management Coordination

County staff will coordinate with adjacent landowners and will ensure buffering requirements and other protective measures contained in existing land development regulations are enforced as the site and adjacent lands are developed. Special efforts will be made to encourage landowners to eliminate invasive exotic plants from lands near the SPP, and to replace them with a native plant buffer.

Development of this plan has been coordinated with the FWC Office of Environmental Services to ensure preservation of native wildlife species on the SPP property. Management for listed plant and animal species using the site will be coordinated with the FWC. The Florida Department of State, Division of Historical Resources (DHR), Bureau of Historic Preservation, will be an important source of information and guidance in the management of the cultural landscape of the SPP.

The closest management association on this project will be with managers and staff of the Sebastian River Water Control District, the City of Sebastian, the St. Sebastian River Preserve State Park, and the Indian River – Malabar to Vero Beach State Aquatic Preserve, the latter two administered by the Florida Department of Environmental Protection. The County's ongoing partnership with the DEP will provide valuable technical expertise and assistance in management and enhancement of the natural resources of the property.

B. Maintenance

Regular facilities maintenance, patrol, and trash collection at the SPP site will be the responsibility of the Indian River County Parks Division and the Conservation Lands Manager.

C. Security

The Indian River County Sheriff's Department will provide surveillance and law enforcement authority at the property as needed. Hours of operation at the SPP will be from 8:00 a.m. to sunset.

D. Staffing

The County Parks Division is staffed by 35 field employees, who manage all units in the park system. In January, 2000, the County hired a full-time Conservation Lands Manager, employed in the Parks Division. The Manager works closely with both the County Planning Division's Environmental Planning Section and the Parks Division to accomplish the goals and objectives for all County conservation lands.

Indian River County will coordinate staff support for management and interpretation of the South Prong Preserve with the managers of the St. Sebastian River Preserve State Park and the Indian River – Malabar to Vero Beach State Aquatic Preserve. The County will also coordinate with the Indian River Land Trust, which will assist with some management activities and implementation of the Comprehensive Interpretive Plan for the SPP site. Volunteer support to help provide public access, interpretive and educational activities, and resource management assistance will be encouraged and coordinated by the Conservation Lands Manager. Contract labor may be employed by the Parks Division, as needed.

Resource management activities will be the responsibility of the Conservation Lands Manager. County staff, nonprofit partners, contract labor and volunteers will be coordinated by the Conservation Lands Manager, and will be assigned to tasks such as exotic plant removal, restoration of native vegetation, restoration of historic structures, and interpretation of SPP resources.

Section VIII. Cost Estimates and Funding Sources

The author has attempted to provide the best cost estimates possible based on the information at hand, and the level of planning completed (see Table 1). Some adjustments in these estimates may be necessary as more detailed plans are developed. Over time, market conditions and prevailing rates of inflation in the general economy may act to modify actual costs for contract services and construction.

Five sources of funding have been identified for management and facilities development for this project. Funding from the Indian River County Environmental Lands Acquisition bond program may be used to provide property security and priority resource management improvements and activities. County mitigation accounts for upland and wetland mitigation projects may also be applied to the project. The County Land Clearing and Tree Removal Violations account is a third source of funds for resource management activities that may be particularly applicable to the upland restoration needs at South Prong Preserve. Operations, staffing and development funds will come from the County Parks Division budget. Additional funds may be acquired from grants and donations of cash, materials or labor by the Indian River Land Trust, local businesses and citizens, and by the Florida Recreational Development Assistance Program, administered by the DEP.

TABLE 1
SOUTH PRONG PRESERVE
ESTIMATED MANAGEMENT & DEVELOPMENT COSTS

1. Resource Management*		
Plant/Animal Surveys and Mapping		\$3,000.00
Archaeological Survey		1,500.00
Exotic Plant Removal and Revegetation		4,000.00
Exotic Plant Retreatment		500.00
Upland Restoration		<u>Unknown</u>
	Subtotal	\$9,000.00
2. Public Access Improvements**		
Accessible Trail (640 ft.)		\$11,000.00
Nature Trail (1,600 ft.)		4,800.00
Boardwalk (500 ft.)		113,750.00
Picnic Shelter (400 ft. ²)		40,000.00
Interpretive Panels (8)		8,000.00
Benches (3)		900.00
Parking (12 cars in 2 lots)		10,000.00
Bicycle Racks (2)		1,000.00
Fencing (Boundary)		17,500.00
Gates (4)		600.00
Acknowledgement Signs (2)		<u>800.00</u>
	Subtotal	\$208,350.00
	Total Resource Management/Development Costs	\$217,350.00
2. Annual		
Maintenance/Operations Costs**		
Resource Management (Exotic plant eradication, monitoring)		\$3,400.00
Routine facilities maintenance		<u>500.00</u>
	Total Annual Operational Costs	\$3,900.00

* Funding Sources: Environmental Lands Acquisition Bond Program, County Mitigation Accounts, County Tree Removal Violations Accounts, County Parks Division Operations Budget, Volunteers and Donations.

** Funding Sources: County and Parks Division Capital Improvements Budget, County Mitigation Accounts, County Tree Removal Violations Accounts, FRDAP and Grants and Donations of materials and/or labor from nonprofits, businesses and individuals in the local area.

Section IX. Priority Schedule

The following list summarizes the management activities presented in this management plan, in priority order. Table 2 shows the management activities as a timeline, which begins with the projected start date for implementing the management plan by Indian River County. The County's schedule of activities is subject to adjustment contingent upon funding, staffing and inter-governmental assistance for managing the project site.

1. Install fencing and gates.
2. Begin feral animal control efforts.
3. Inventory plant and animal species.
4. Contract reconnaissance level cultural resources survey.
5. Amend Comprehensive Plan and zoning designations.
6. Develop exotic plant removal and revegetation plan.
7. Begin exotic plant removal.
8. Develop upland vegetation restoration plan.
9. Begin upland restoration process.
10. Implement follow-up treatment program for exotic plants.
11. Design and permit public use facilities.
12. Construct and begin maintenance of public use facilities.
13. Monitor and analyze resource management programs, and adapt to enhance performance, as necessary.

**TABLE 2
SOUTH PRONG PRESERVE
PROJECTED MANAGEMENT ACTIVITIES TIMELINE**

MANAGEMENT ACTIVITY	2008												2009												2010												
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	
FENCING & GATES																																					
FERAL ANIMAL CONTROL																																					
INVENTORY ANIMALS & PLANTS																																					
CULTURAL RESOURCES SURVEY																																					
AMEND COMP PLAN & ZONING																																					
EXOTIC PLANT PLAN																																					
EXOTIC PLANT REMOVAL																																					
UPLAND RESTORATION PLAN																																					
BEGIN UPLAND RESTORATION																																					
IMPLEMENT FOLLOW-UP																																					
DESIGN & PERMIT FACILITIES																																					
CONSTRUCT/MAINTAIN FACILITIES																																					
PARKING, PICNIC SHELTER, BENCHES																																					
TRAIL & BDWALK CONSTRUCTION																																					
ENTRANCE SIGNS & KIOSK																																					
LANDSCAPING																																					
MONITOR/MGMT. ANALYSIS																																					

MANAGEMENT ACTIVITY	2011												2012												2013												
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	
FENCING & GATES																																					
FERAL ANIMAL CONTROL																																					
UPLAND RESTORATION																																					
IMPLEMENT FOLLOW-UP																																					
MAINTAIN FACILITIES																																					
MONITOR/MGMT. ANALYSIS																																					

APPENDIX B- DOCUMENTATION OF COORDINATION

Rob Myers

From: Rob Myers
Sent: Monday, June 26, 2017 12:51 PM
To: 'Roland Deblois'
Cc: 'ann.broadwell@dot.state.fl.us'; 'rszpyrka@ircgov.com'; 'jennis@ircgov.com'; 'Formoso, Maria'; Carlos Rodriguez; Gabriela Garcia
Subject: RE: CR 510 Section 4f Deminimis Impacts Notification
Attachments: 510 De minimis OWJ Notification.pdf

All,

Please see attached a PDF version of the CR 510 Section 4(f) notification letter. Please use this version instead of the MS Word version I sent a moment ago. Thanks.

ROB MYERS
North Florida Environmental Manager



2616 Jenks Avenue, Panama City, FL 32405
Office: (850) 872-8044
Cell: (512) 517-5121
rob.myers@metriceng.com
www.metriceng.com

From: Rob Myers
Sent: Monday, June 26, 2017 12:42 PM
To: Roland Deblois <rdeblois@ircgov.com>
Cc: ann.broadwell@dot.state.fl.us; 'rszpyrka@ircgov.com' <rszpyrka@ircgov.com>; 'jennis@ircgov.com' <jennis@ircgov.com>; Formoso, Maria <Maria.Formoso@dot.state.fl.us>; Carlos Rodriguez <Carlos.Rodriguez@metriceng.com>; Gabriela Garcia <Gabriela.Garcia@metriceng.com>
Subject: CR 510 Section 4f Deminimis Impacts Notification

Roland,

Please find attached a letter from the FDOT PM, Maria Formoso, regarding the CR 510 PD&E study. Its intent is to notify you that FDOT plans to pursue a *de minimis* finding regarding Section 4(f) impacts to the South Prong Preserve. Please let me know if you have any questions.

Regards,

ROB MYERS
North Florida Environmental Manager



2616 Jenks Avenue, Panama City, FL 32405
Office: (850) 872-8044
Cell: (512) 517-5121

rob.myers@metriceng.com
www.metriceng.com



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

June 26, 2017

Roland M. Deblois, AICP
Chief, Environmental Planning & Code Enforcement Section
Indian River County
1801 27th Street, Bldg. A
Vero Beach, FL 32960-3388

RE: Florida Department of Transportation PD&E Study
County Road 510/85th Street
Financial Management Number: 405606-2-22-02
Federal Aid Project No.: 4984-004-S
Indian River County, Florida

Dear Mr. Deblois,

As part of the ongoing Project Development and Environment (PD&E) Study on County Road 510 in Indian River County, the Florida Department of Transportation (FDOT) identified you as the Official with jurisdiction over the South Prong Preserve. The South Prong Preserve qualifies for protection as a Section 4(f) resource and FDOT wishes to notify you of its intent to pursue a *de minimis* finding.

Through coordination with your office, field surveys, and desktop investigations, FDOT has identified the activities, features, and attributes that qualify the South Prong Preserve for protection as well as measures to minimize harm and enhance existing conditions. Impacts to these qualities, along with proposed enhancements form the basis for the *de minimis* impact determination. We will make the project plans available for public comment and provide you any comments relating to Section 4(f) impacts or the South Prong Preserve. After reviewing all comments and project plans, we will respectfully request from you a letter of concurrence with the *de minimis* impact determination.

Should you have any questions or comments concerning the proposed project or consultation process, please call me at (954) 777-4677 or email me at Maria.Formoso@dot.state.fl.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Formoso". The signature is fluid and cursive, with a distinct circular flourish at the top of the second word.

Maria Formoso, P.E., P.M.P., Project Manager
Florida Department of Transportation - District 4 Design

cc:

Ann Broadwell, FDOT

Mariano Berrios, FDOT OEM

Carlos Rodriguez, Metric Engineering

Richard Szyrka, Indian River County

James Ennis, Indian River County

Project File

Rob Myers

From: Gabriela Garcia
Sent: Thursday, May 18, 2017 12:34 PM
To: Rob Myers
Cc: Carlos Rodriguez
Subject: FW: 405606 South Prong Preserve

More good news! At least good news on one project!

Thanks, Gabi
Office: (305) 235-5098 ext. 110
ggarcia@metriceng.com

From: Yee Fong, Shereen [mailto:Shereen.YeeFong@dot.state.fl.us]
Sent: Thursday, May 18, 2017 1:32 PM
To: Gabriela Garcia <GGarcia@metriceng.com>
Cc: Bianco, Brittany <Brittany.Bianco@dot.state.fl.us>; Jackson, Roy <Roy.Jackson@dot.state.fl.us>; Carlos Rodriguez <CRodriguez@metriceng.com>; Formoso, Maria <Maria.Formoso@dot.state.fl.us>; Broadwell, Ann L <Ann.Broadwell@dot.state.fl.us>; mradzikhovsky@bma-ce.com; Rob Myers <Rob.Myers@metriceng.com>
Subject: RE: 405606 South Prong Preserve

Hi Gabriela,

We have. OEM is fine with the de minimis on the South Prong Preserve property, however Roy requested some clarification on how this needs to be justified. Mariano should be responding to you soon with this information.

Thanks,

Shereen

From: Gabriela Garcia [mailto:GGarcia@metriceng.com]
Sent: Thursday, May 18, 2017 1:25 PM
To: Yee Fong, Shereen
Cc: Bianco, Brittany; Jackson, Roy; Carlos Rodriguez; Formoso, Maria; Broadwell, Ann L; mradzikhovsky@bma-ce.com; Rob Myers
Subject: RE: 405606 South Prong Preserve

Hello Shereen

We have received good news from our coordination with DEP regarding the South Prong Preserve FCT Project 07-039-FF7. Please see attached email from Rita Ventry at Florida Communities Trust, FDEP. Please include this in your review and consideration of the Section 4(f).

Please let me know if you have any questions, thank you!

Thanks, Gabi

Office: (305) 235-5098 ext. 110

ggarcia@metriceng.com

From: Yee Fong, Shereen [<mailto:Shereen.YeeFong@dot.state.fl.us>]

Sent: Monday, May 15, 2017 8:59 AM

To: Gabriela Garcia <GGarcia@metriceng.com>

Cc: Bianco, Brittany <Brittany.Bianco@dot.state.fl.us>; Jackson, Roy <Roy.Jackson@dot.state.fl.us>

Subject: RE: 405606 South Prong Preserve

Thank you Gabriela,

We will review the packet and get back to you.

Shereen Yee Fong
Project Delivery Coordinator
Florida Department of Transportation
Office of Environmental Management
605 Suwannee Street, MS-37
Tallahassee, FL 32399
Ph: (850) 414-5259

From: Gabriela Garcia [<mailto:GGarcia@metriceng.com>]

Sent: Friday, May 12, 2017 2:47 PM

To: Yee Fong, Shereen

Cc: Carlos Rodriguez; Formoso, Maria; Bianco, Brittany; Broadwell, Ann L; Milagros Radzikhovsky (mradzikhovsky@bma-ce.com); Rob Myers

Subject: 405606 South Prong Preserve

Hello Shereen

-
As requested, attached is an informational packet we prepared regarding the South Prong Preserve. Now that we have narrowed down the alternative in this area, we were able to provide more specific information regarding the impacts that was not provided in the DOA. All of this information and more will be included in the Section 4(f) document. As mentioned on the phone, we are looking for your consensus to move forward with preparation of a de minimis for the following reasons:

- The County was preparing final design plans prior to the purchase of this property as a recreational resource and preserve. They prepared up to 90% final design plans prior to cancelling the job due to funding constraints. They have since requested federal funding for the project and for FDOT to execute the job on behalf of the County.
- This project has been (and continues to be) a top priority project since before these properties were purchased by the county and became section 4(f) resources
- The CR 510 improvements are mentioned in the management plan (see appendix of the attached document), however it does not specify that R/W will be required for the purpose of these improvements. Coordination with DEP is on-going.
- The project proposes improvements to the sites as follows:
 - Bicycle lanes and sidewalks along both sides of the road provides pedestrian access currently not available
 - Propose replacement of the existing culvert with a bridge to improve flow and potentially provide a wildlife/pedestrian crossing under the bridge
- CR 510 is an existing facility that bisects the preserve and was in existence prior to commissioning of the South Prong Preserve

-
This information is outlined in further detail in the attached document. Please feel free to reach out to us with any further questions or comments. We would like to obtain from you a consensus on which document type we can move forward for the impacts to the Section 4(f) resource. We thank you in advance for your time and help.

-
Thanks!

-
GABRIELA GARCIA, P.E.
Project Manager



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext. 110
Fax: (305) 235-5271
ggarcia@metriceng.com
www.metriceng.com

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Rob Myers

From: Gabriela Garcia
Sent: Thursday, May 18, 2017 11:35 AM
To: Rob Myers
Cc: Carlos Rodriguez
Subject: FW: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

FYI great news!

Thanks, Gabi
Office: (305) 235-5098 ext. 110
ggarcia@metriceng.com

From: Ventry, Rita [mailto:Rita.Ventry@dep.state.fl.us]
Sent: Thursday, May 18, 2017 11:15 AM
To: Formoso, Maria <Maria.Formoso@dot.state.fl.us>
Cc: Carlos Rodriguez <CRodriguez@metriceng.com>; Gabriela Garcia <GGarcia@metriceng.com>; Beth Powell <bpowell@ircgov.com>; Szpyrka, Richard <rszpyrka@ircgov.com>; Phil Matson <pmatson@ircgov.com>; Roland Deblois <rdeblois@ircgov.com>; Broadwell, Ann L <Ann.Broadwell@dot.state.fl.us>; mradzikhovskyy@bma-ce.com
Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

Maria – I have good news, I discussed with our attorney the project this morning. A few things we have taken into account are below:

- 1) First and foremost, the Management Plan already mentions the planned road widening and the construction of the sidewalk to connect neighborhoods along the highway from Vero Lake Estates and Liberty Magnet School to the west of the project. The project received points for this connection.
- 2) The Road project is consistent with the management Plan and DRC.
- 3) The project has a minimal impact on the site and will not be taking away from any planned development the project received points for.
- 4) The project will also enhance the site by creating a bridge which will allow the trail to connect the two sites without having to cross the County Road, which creates a safer facility when built.

Once the project is approved and the County starts moving forward with the design, before construction begins, the only thing required by FCT will be the following:

- 1) Submit a request to modify the Management Plan
- 2) Provide the modified plan with modified text (please provide plan with red strike throughs if possible)
- 3) A modified Master Site Plan showing the changes

Hopefully this answers any concerns or questions. If not I will be available this afternoon between 2-4 for a conference call or anytime Monday after 9 am. Just let me know so I can put on my calendar.

If the County moves forward with this, when the documents are sent to me, if you could attach this email to the submittal. Thanks!

Rita Ventry



Rita Ventry, FCCM

Planner, Office of Operations
Florida Communities Trust
Florida Department of Environmental Protection
3800 Commonwealth Boulevard, MS 585
Tallahassee, Florida 32399-3000
Rita.Ventry@dep.state.fl.us
Office: 850.245.2683

Please take our Customer Survey to provide feedback on our services! Select "Grants" for my Section. [DEP Customer Survey](#)

From: Formoso, Maria [mailto:Maria.Formoso@dot.state.fl.us]
Sent: Wednesday, May 17, 2017 2:21 PM
To: Ventry, Rita <Rita.Ventry@dep.state.fl.us>
Cc: 'CRodriguez@metriceng.com' <CRodriguez@metriceng.com>; Gabriela Garcia <GGarcia@metriceng.com>; Beth Powell <bpowell@ircgov.com>; Szpyrka, Richard <rszpyrka@ircgov.com>; Phil Matson <pmatson@ircgov.com>; Roland Deblois <rdeblois@ircgov.com>; Broadwell, Ann L <Ann.Broadwell@dot.state.fl.us>; mradzikhovsky@bma-ce.com
Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

Hi Rita:

I hope you are doing well. Just wanted to follow-up with this e-mail to inquire about the pending teleconference. If there is anything I can do to assist you in scheduling the teleconference, please feel free to call me. Thank you.

Regards,

A handwritten signature in blue ink that reads "Maria Formoso".

Maria Formoso, P.E., P.M.P., Project Manager
Florida Department of Transportation - District 4 Design
3400 Commercial Blvd.
Ft. Lauderdale, FL., 33309
(954) 777-4677 Office (561) 452-8026 Cell
Email: Maria.Formoso@dot.state.fl.us

From: Formoso, Maria
Sent: Friday, May 12, 2017 3:35 PM
To: 'Ventry, Rita'
Cc: 'CRodriguez@metriceng.com'; Gabriela Garcia; Beth Powell; Szpyrka, Richard; Phil Matson; Roland Deblois; Broadwell, Ann L; 'mradzikhovsky@bma-ce.com'
Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements
Importance: High

As per your request, attached is the information package we prepared for the South Prong Preserve. You requested five (5) items be address. These are itemized below with the corresponding response.

- 1) First, what has been developed as required in the DRC and Management plan?
Indian River County has provided the 2015 and 2016 FCT Annual Stewardship Reports which are included in Appendix A in the document attached to this email.
- 2) How much square acreage is needed of the FCT site?
Please see Page 5 and 6 of the attached document.
- 3) What will be impacted on the site as far as existing facilities, vegetation, etc?
Please see Page 9 of the attached document.
- 4) What is the easement going to be used for? (The actual road, side walk, ditches, etc)
Please see Page 5 and 6 of the attached document.
- 5) Submit a site plan showing the layout of the parcel, existing facilities, and show how much acreage of the site will be needed.
Please see 6 of the attached document, also, the site master plan is included in the management plan included in Appendix A.

As discussed during our recent telephone conversation, upon your review of this information, you will be available for a teleconference with FDOT and IRC staff. I look forward to hearing back from you. I will be more than happy to facilitate the teleconference for all. Thank you.

Regards,



Maria Formoso, P.E., P.M.P., Project Manager
Florida Department of Transportation - District 4 Design
3400 Commercial Blvd.
Ft. Lauderdale, FL., 33309
(954) 777-4677 Office (561) 452-8026 Cell
Email: Maria.Formoso@dot.state.fl.us

From: Ventry, Rita [<mailto:Rita.Ventry@dep.state.fl.us>]

Sent: Wednesday, May 03, 2017 3:39 PM

To: Formoso, Maria

Cc: 'CRodriguez@metriceng.com'; Gabriela Garcia; Beth Powell; Szyrka, Richard; Phil Matson; Roland Deblois

Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

Maria – Some of the questions we will need answered concerning this project are listed below. If possible please send me as much of this information prior to our conference call.

- 1) First, what has been developed as required in the DRC and Management plan?
- 2) How much square acreage is needed of the FCT site?
- 3) What will be impacted on the site as far as existing facilities, vegetation, etc?
- 4) What is the easement going to be used for? (The actual road, side walk, ditches, etc)

- 5) Submit a site plan showing the layout of the parcel, existing facilities, and show how much acreage of the site will be needed.

I will need to get back with you on a date to have our conference call. Still need to get up with our attorney and look at her schedule. Thanks!

Rita Ventry



Rita Ventry, FCCM

Planner, Office of Operations
Florida Communities Trust
Florida Department of Environmental Protection
3800 Commonwealth Boulevard, MS 585
Tallahassee, Florida 32399-3000
Rita.Ventry@dep.state.fl.us
Office: 850.245.2683

Please take our Customer Survey to provide feedback on our services! Select "Grants" for my Section. [DEP Customer Survey](#)

From: Formoso, Maria [<mailto:Maria.Formoso@dot.state.fl.us>]

Sent: Wednesday, May 3, 2017 9:41 AM

To: Ventry, Rita <Rita.Ventry@dep.state.fl.us>

Cc: 'CRodriguez@metriceng.com' <CRodriguez@metriceng.com>; Gabriela Garcia <GGarcia@metriceng.com>; Beth Powell <bpowell@ircgov.com>; Szyrka, Richard <rszpyrka@ircgov.com>; Phil Matson <pmatson@ircgov.com>; Roland Deblois <rdeblois@ircgov.com>; Wood, Rebecca <Rebecca.Wood@dep.state.fl.us>; Reeves, Linda <Linda.Reeves@dep.state.fl.us>; Browne, Samantha <Samantha.Browne@dep.state.fl.us>

Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

Importance: High

Good morning Rita:

This email is in regards to the South Prong Preserve. The FDOT is currently working on the Project Development and Environmental Study (PD&E Study) for the four-laning of CR 510, from CR 512 to 58th Ave. The purchase of the South Prong Preserve was done with DEP Florida Forever Funds. Contrary to what was previously thought, the South Prong Preserve management plan (attached) does not clearly specify that the future four-laning of CR 510 will directly impact the preserve and require R/W acquisition from the preserve properties. (see excerpt below, page 26 of the management plan)

This trail will connect to a short "Cypress Loop" boardwalk, depending upon regulatory permitting. A public sidewalk will be constructed along the south side of the CR 510 right-of-way. This sidewalk will be part of the County's planned widening of CR 510, and will serve to connect neighborhoods along the highway from Vero Lake Estates and Liberty Magnet School to the west of the project site, to the 66th Avenue corridor.

FDOT is requesting a meeting (possibly a teleconference) with you and other FDEP staff concerning the South Prong Preserve and possible right-of-way requirements. The team is concerned that FDEP did not understand that the future CR 510 improvements would result in direct right-of-way impacts. Toward that end, the team is concerned there could be additional steps FDEP will require from us. The team needs to clarify now to avoid later delays. Please let me know the best time for us to discuss this issue. I look forward to hearing back from you.

Regards,



Maria Formoso, P.E., P.M.P., Project Manager
Florida Department of Transportation - District 4 Design
3400 Commercial Blvd.
Ft. Lauderdale, FL., 33309
(954) 777-4677 Office (561) 452-8026 Cell
Email: Maria.Formoso@dot.state.fl.us

From: Roland DeBlois [<mailto:rdeblois@ircgov.com>]
Sent: Thursday, April 27, 2017 3:13 PM
To: Formoso, Maria
Cc: 'CRodriguez@metriceng.com'; Gabriela Garcia; Beth Powell; Szyrka, Richard; Phil Matson
Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

Maria – I believe the FCT best point of contact is Rita Ventry, who was copied on my email.

Rita Ventry, FCCM

Planner, Office of Operations
Florida Communities Trust
Florida Department of Environmental Protection
3800 Commonwealth Boulevard, MS 585
Tallahassee, Florida 32399-3000
Rita.Ventry@dep.state.fl.us
Office: 850.245.2683

Roland M. DeBlois, AICP
Chief, Environmental Planning
& Code Enforcement Section
Indian River County
1801 27th Street, Bldg. A
Vero Beach, FL 32960-3388
Phone: (772) 226-1258
Fax: (772) 978-1806
rdeblois@ircgov.com

From: Formoso, Maria [<mailto:Maria.Formoso@dot.state.fl.us>]
Sent: Thursday, April 27, 2017 2:49 PM
To: Roland DeBlois <rdeblois@ircgov.com>
Cc: Rich Szyrka <rszyrka@ircgov.com>; Phil Matson <pmatson@ircgov.com>; rebecca.wood@dep.state.fl.us;

Linda.Reeves@dep.state.fl.us; Browne, Samantha <samantha.browne@dep.state.fl.us>; 'Carlos Rodriguez (CRodriguez@metriceng.com)' <CRodriguez@metriceng.com>; Gabriela Garcia <GGarcia@metriceng.com>; 'Ventry, Rita' <Rita.Ventry@dep.state.fl.us>; Beth Powell <bpowell@ircgov.com>

Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

Who is the best point of contact in FTC? I would love to assist you in coordinating this effort in any way I can. Do you have a name to contact? Thank you for your prompt response.

Regards,



Maria Formoso, P.E., P.M.P., Project Manager
Florida Department of Transportation - District 4 Design
3400 Commercial Blvd.
Ft. Lauderdale, FL., 33309
(954) 777-4677 Office (561) 452-8026 Cell
Email: Maria.Formoso@dot.state.fl.us

From: Roland DeBlois [<mailto:rdeblois@ircgov.com>]

Sent: Thursday, April 27, 2017 2:35 PM

To: Formoso, Maria

Cc: Szyrka, Richard; Phil Matson; rebecca.wood@dep.state.fl.us; Linda.Reeves@dep.state.fl.us; Browne, Samantha; 'Carlos Rodriguez (CRodriguez@metriceng.com)'; Gabriela Garcia; 'Ventry, Rita'; Beth Powell

Subject: RE: South Prong Preserve FCT Project 07-039-FF7 - PD&E Study for CR 510 improvements

Maria – thank you copying FDEP staff on your email.

As you indicate, widening / improvement to CR 510 was anticipated and referenced in the 2007/2008 Florida Communities Trust (FCT) grant application and approved management plan for the South Prong Preserve project (FCT #07-039-FF7). Although a preliminary design of the CR 510 improvements was in the works at that time, the design was not finalized but is now moving forward under FDOT.

In assisting FDOT with the CR 510 project, particularly as it relates to the South Prong Preserve, Indian River County staff requests direction from FCT staff as to the process to address the right-of-way improvements.

Roland DeBlois

Roland M. DeBlois, AICP
Chief, Environmental Planning
& Code Enforcement Section
Indian River County
1801 27th Street, Bldg. A
Vero Beach, FL 32960-3388
Phone: (772) 226-1258
Fax: (772) 978-1806
rdeblois@ircgov.com

From: Formoso, Maria [<mailto:Maria.Formoso@dot.state.fl.us>]

Sent: Thursday, April 27, 2017 11:54 AM

To: Roland Deblois <rdeblois@ircgov.com>; Beth Powell <bpowell@ircgov.com>
Cc: Rich Szpyrka <rszpyrka@ircgov.com>; Phil Matson <pmatson@ircgov.com>; rebecca.wood@dep.state.fl.us;
Linda.Reeves@dep.state.fl.us; Browne, Samantha <samantha.browne@dep.state.fl.us>; 'Carlos Rodriguez (CRodriguez@metriceng.com)' <CRodriguez@metriceng.com>; Gabriela Garcia <GGarcia@metriceng.com>
Subject: FM#405606-2.....PD&E Study for CR 510, from CR 512 to 58th Ave.

Hello Beth and Roland,

I would like to thank you in advance for your participation in tomorrow's scrub jay formal consultation progress meeting. Your input will be very important for this project.

There is one other item that concerns the team and that is the impacts to the South Prong Preserve. The widening of CR 510 has been in the works since prior to the purchase of the South Prong Preserve properties with DEP Florida Forever Funds. Contrary to what was previously thought, the South Prong Preserve management plan (attached) does not clearly specify that the future widening of CR 510 will directly impact the preserve and require R/W acquisition from the preserve properties. (see excerpt below, page 26 of the management plan)

This trail will connect to a short "Cypress Loop" boardwalk, depending upon regulatory permitting. A public sidewalk will be constructed along the south side of the CR 510 right-of-way. This sidewalk will be part of the County's planned widening of CR 510, and will serve to connect neighborhoods along the highway from Vero Lake Estates and Liberty Magnet School to the west of the project site, to the 66th Avenue corridor.

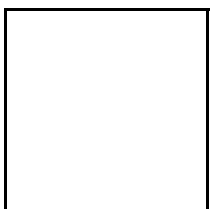
We are in need of further coordination with FDEP. This is paramount to get a better understanding of the process that will be required for taking R/W from the preserve. The team is concerned that FDEP did not understand that the future CR 510 improvements would result in direct right-of-way impacts. Toward that end, the team is concerned there could be additional steps FDEP will require from us. The team needs to clarify now to avoid later delays.

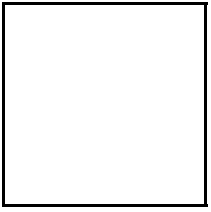
I took the liberty to copy FDEP on this email since they are a stakeholder and the team wishes to reach out to them. It would be my pleasure to schedule a coordination meeting on your behalf. Please advise.

Regards,



Maria Formoso, P.E., P.M.P., Project Manager
Florida Department of Transportation - District 4 Design
3400 Commercial Blvd.
Ft. Lauderdale, FL., 33309
(954) 777-4677 Office (561) 452-8026 Cell
Email: Maria.Formoso@dot.state.fl.us





Rob Myers

From: Berrios, Mariano <Mariano.Berrios@dot.state.fl.us>
Sent: Monday, May 22, 2017 3:31 PM
To: Gabriela Garcia
Cc: Wallace, Ronald; mradzikhovsky@bma-ce.com; Broadwell, Ann L; Yee Fong, Shereen; Bianco, Brittany; Formoso, Maria; Carlos Rodriguez; Rob Myers; Jackson, Roy; Kirby, Marjorie
Subject: Re: 405606 South Prong Preserve

Thank you for the clarification.

Mariano

Sent from OWA on Android

From: Gabriela Garcia <GGarcia@metriceng.com>
Sent: Monday, May 22, 2017 2:41:47 PM
To: Berrios, Mariano
Cc: Wallace, Ronald; mradzikhovsky@bma-ce.com; Broadwell, Ann L; Yee Fong, Shereen; Bianco, Brittany; Formoso, Maria; Carlos Rodriguez; Rob Myers
Subject: RE: 405606 South Prong Preserve

Mariano ,

Thank you so much for the comments, they are very helpful. We will include all of the requested information and comments into the de minimis document. I would like to address a few of the concerns below. Also see your email below for more detailed responses.

The County is the owner of the property and purchased the lands with FDEP FCT funding. THE OWJ is the County Land Management Office, Mr. Roland Deblois. We have been coordinating with him and his office throughout the project and will continue to do so for the preparation of the de minimis. We will also be coordinating with the county the future trail under the proposed bridge.

As part of the PD&E Study, we will be holding a Public Hearing as well as placing all of the documents, including the Section 4(f) on public display prior to the meeting.

Thanks!

GABRIELA GARCIA, P.E.
Project Manager



13940 SW 136th St, Miami, FL 33186
Office: (305) 235-5098 ext. 110
Fax: (305) 235-5271
ggarcia@metriceng.com

From: Formoso, Maria [<mailto:Maria.Formoso@dot.state.fl.us>]
Sent: Friday, May 19, 2017 10:52 AM
To: Carlos Rodriguez <CRodriguez@metriceng.com>; Gabriela Garcia <GGarcia@metriceng.com>
Cc: Wallace, Ronald <Ronald.Wallace@dot.state.fl.us>
Subject: FW: 405606 South Prong Preserve

Regards,



Maria Formoso, P.E., P.M.P., Project Manager
Florida Department of Transportation - District 4 Design
3400 Commercial Blvd.
Ft. Lauderdale, FL., 33309
(954) 777-4677 Office (561) 452-8026 Cell
Email: Maria.Formoso@dot.state.fl.us

From: Berrios, Mariano
Sent: Friday, May 19, 2017 10:45 AM
To: Broadwell, Ann L; Rodriguez, Carlos; Formoso, Maria; Yee Fong, Shereen
Cc: Bianco, Brittany; mradzikhovsky@bma-ce.com
Subject: FW: 405606 South Prong Preserve

The OEM concurs with proceeding with a “de minimis” determination on the South Prong Reserve associated with the subject project. The following actions need to be taken to complete the “determination”:

- 1- Question/Comment: It is understood that the Florida Department of Environmental Protection (FDEP) acquired the preserve property through a Florida Communities Trust Grant but, as stated in one of the Annual Stewardship Reports, the Indian River County manages and maintains the South Prong Preserve Conservation Area. Who is the actual Official with Jurisdiction OWJ? What kind of coordination is on-going with FDEP (if any is required) as it relates to the project?

The official with jurisdiction is Roland M. DeBlois, AICP, Chief, Environmental Planning & Code Enforcement Section, Indian River County

Recent coordination with Rita Ventry at the Florida Communities Trust (FCT) section of FDEP indicated that the following coordination is requested:

“Once the project is approved and the County starts moving forward with the design, before construction begins, the only thing required by FCT will be the following:

- 1) *Submit a request to modify the Management Plan*
- 2) *Provide the modified plan with modified text (please provide plan with red strike throughs if possible)*
- 3) *A modified Master Site Plan showing the changes”*

- 2- The OWJ needs to be informed of the intent to pursue a “de minimis” determination.

Agreed, we will coordinate with the FDOT project manager to notify Mr. Deblois of the intent to pursue a “de minimis” determination

3- Identify the Activities, Features and Attributes (AFAs) and ensure that the OWJ understands that they will be asked to concur with the determination that there will be no adverse effect to the AFAs.

We will be documenting the Activities, Features, and Attributes and ensure that Mr. Deblois is aware of the process and need for his concurrence.

4- An appropriate mitigation plan for the land being used/taken needs to be developed in consultation with the OWJ.

During coordination and with the involvement of FDOT we will initiate discussion with Mr. Deblois about mitigation

5- Opportunity for the public to comment on the effect of the project on the protected Activities, Features and Attributes (AFAs) will need to be planned.

As part of the PD&E Study, we will be holding a Public Hearing as well as placing all of the documents, including the Section 4(f) on public display prior to the meeting.

Once the above are complete the following need to be done:

- 1- Provide for public comments once the “de minimis” determination is complete.
- 2- Comments received should be shared with the OWJ and request their concurrence (in writing) that there will be no adverse effects on the AFAs of the property.
- 3- If the OWJ concurs, the District will pursue a “de minimis” approval option under Section 4(f) and provided to OEM for approval concurrently with the environmental document (Type 2 CE).

General comments:

- 1- Is it clear to the Officials with Jurisdiction (OWJ) that a sidewalk is proposed for both sides of the road not just one side? (Proposed improvements shown in the Master Site Plan Map in the Management Plan (Appendix A) include one public sidewalk along the south side of the CR 510 right-of-way.)
- 2- The “Management Plan” states that the county will construct an arched culvert over the river as part of the CR 510 widening project. The build alternative proposes to replace the culvert with a bridge with a proposed elevation of approximately 5.7 feet above the existing elevation in order for Indian River County to provide a trail/wildlife crossing connecting the 2 parcels. The proposed alignment of the bridge shows it connecting to what appears to be private property, not refuge property. How will the proposed trail connect to the bridge?

Mariano Berrios



Project Delivery Coordinator
Noise and Air Quality Coordinator
Florida Department of Transportation
Office of Environmental Management
605 Suwannee Street MS-37
Tallahassee, Florida 32399-0450

Telephone: (850)414-5250

Fax: (850)414-4443

E-mail: mariano.berrios@dot.state.fl.us

From: Yee Fong, Shereen
Sent: Tuesday, May 16, 2017 1:19 PM
To: Jackson, Roy; Berrios, Mariano
Cc: Bianco, Brittany
Subject: FW: 405606 South Prong Preserve

Hi Roy and Mariano,

Are you both okay with D4 proceeding as a de minimis on the South Prong Preserve? We need to get back with them.

Shereen

From: Gabriela Garcia [<mailto:GGarcia@metriceng.com>]
Sent: Friday, May 12, 2017 2:47 PM
To: Yee Fong, Shereen
Cc: Carlos Rodriguez; Formoso, Maria; Bianco, Brittany; Broadwell, Ann L; Milagros Radzikhovsky (mradzikhovsky@bma-ce.com); Rob Myers
Subject: 405606 South Prong Preserve

Hello Shereen

-
[As requested, attached is an informational packet we prepared regarding the South Prong Preserve. Now that we have narrowed down the alternative in this area, we were able to provide more specific information regarding the impacts that was not provided in the DOA. All of this information and more will be included in the Section 4\(f\) document. As mentioned on the phone, we are looking for your consensus to move forward with preparation of a de minimis for the following reasons:](#)

- [The County was preparing final design plans prior to the purchase of this property as a recreational resource and preserve. They prepared up to 90% final design plans prior to cancelling the job due to funding constraints. They have since requested federal funding for the project and for FDOT to execute the job on behalf of the County.](#)
- [This project has been \(and continues to be\) a top priority project since before these properties were purchased by the county and became section 4\(f\) resources](#)
- [The CR 510 improvements are mentioned in the management plan \(see appendix of the attached document\), however it does not specify that R/W will be required for the purpose of these improvements. Coordination with DEP is on-going.](#)
- [The project proposes improvements to the sites as follows:](#)
 - [Bicycle lanes and sidewalks along both sides of the road provides pedestrian access currently not available](#)
 - [Propose replacement of the existing culvert with a bridge to improve flow and potentially provide a wildlife/pedestrian crossing under the bridge](#)
- [CR 510 is an existing facility that bisects the preserve and was in existence prior to commissioning of the South Prong Preserve](#)

-
[This information is outlined in further detail in the attached document. Please feel free to reach out to us with any further questions or comments. We would like to obtain from you a consensus on which document type we can move forward for the impacts to the Section 4\(f\) resource. We thank you in advance for your time and help.](#)

-
[Thanks!](#)

GABRIELA GARCIA, P.E.

Project Manager



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ggarcia@metriceng.com

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Rob Myers

From: Rob Myers
Sent: Monday, June 26, 2017 12:51 PM
To: 'Roland Deblois'
Cc: 'ann.broadwell@dot.state.fl.us'; 'rszpyrka@ircgov.com'; 'jennis@ircgov.com'; 'Formoso, Maria'; Carlos Rodriguez; Gabriela Garcia
Subject: RE: CR 510 Section 4f Deminimis Impacts Notification
Attachments: 510 De minimis OWJ Notification.pdf

All,

Please see attached a PDF version of the CR 510 Section 4(f) notification letter. Please use this version instead of the MS Word version I sent a moment ago. Thanks.

ROB MYERS
North Florida Environmental Manager



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Cell: (512) 517-5121
rob.myers@metriceng.com
www.metriceng.com

From: Rob Myers
Sent: Monday, June 26, 2017 12:42 PM
To: Roland Deblois <rdeblois@ircgov.com>
Cc: ann.broadwell@dot.state.fl.us; 'rszpyrka@ircgov.com' <rszpyrka@ircgov.com>; 'jennis@ircgov.com' <jennis@ircgov.com>; Formoso, Maria <Maria.Formoso@dot.state.fl.us>; Carlos Rodriguez <Carlos.Rodriguez@metriceng.com>; Gabriela Garcia <Gabriela.Garcia@metriceng.com>
Subject: CR 510 Section 4f Deminimis Impacts Notification

Roland,

Please find attached a letter from the FDOT PM, Maria Formoso, regarding the CR 510 PD&E study. Its intent is to notify you that FDOT plans to pursue a *de minimis* finding regarding Section 4(f) impacts to the South Prong Preserve. Please let me know if you have any questions.

Regards,

ROB MYERS
North Florida Environmental Manager



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Cell: (512) 517-5121

rob.myers@metriceng.com
www.metriceng.com

Project: CR 510 PD&E Study (FM#405606-2-22-02)

Subject: Coordination with Indian River County

Meeting Date: 2/23/2017

Location: Indian River County, 1801 27th Street, Bldg. A

The following table identifies the meeting participants.

Name	Company/Agency	Email
Maria Formoso	FDOT D4	Maria.formoso@dot.state.fl.us
Roland Deblois	Indian River County (IRC) Environmental Planning	rdeblois@ircgov.com
Beth Powell (phone)	IRC Conservation Lands Manager	bpowell@ircgov.com
Ann Broadwell (phone)	FDOT D4	Ann.broadwell@dot.state.fl.us
Wendy Swindell (phone)	IRC	
Rob Myers	Metric Engineering	Rob.Myers@metriceng.com
Carlos Rodriguez	Metric Engineering	crodriguez@metriceng.com
Gabriela Garcia	Metric Engineering	Ggarcia@metriceng.com

The purpose of this meeting was to initiate coordination with Indian River County (IRC) regarding the South Prong Preserve. The following provides a brief summary:

- Mr. Roland Deblois gave Metric a signed statement of significance for the South Prong Preserve for use in the Section 4(f) Determination of Applicability (DOA).
- Mr. Rodriguez explained the limits of the project and the proposed typical sections. He explained that R/W will be required from the South Prong Preserve parcels. Mr. Myers explained that the existing culvert at the slough will be replaced with a bridge. There is a potential to provide a pedestrian crossing underneath the bridge. The project will also add sidewalks along CR 510.
- Mr. Deblois explained that the formal trail in the Preserve is currently in design; construction will hopefully take place within the year. The two properties are currently open to the public and they are part of the St. Sebastian River Greenway. Funding was recently allocated for improvements to the Preserve. The County is currently contemplating demolition of the historic house on the southern parcel since it has fallen into disrepair. The County is looking for options to provide a safe crossing between the two parcels on either side of the road.
- Mr. Myers explained potential issues since the properties were purchased with Florida Forever Funding. He explained FDEP's linear use policy. He explained that we are unclear on the required coordination between FDEP, the County and FDOT. He requested the County's agreement with FDEP for the grant that was received.
- Ms. Powell will email the grant agreement to the team.
- Ms. Powell explained that the southern parcel may have been originally purchased for wetland mitigation for SJRWMD.
- Mr. Myers confirmed that the project will have no direct impacts to the Wabasso Scrub Conservation Area.

- Ms. Powell explained that the County wants to improve the appearance of the fence line. They eventually would like to build a parking lot off of CR 510 for better access to the property.
- Ms. Powell explained that the territory maps that they have drawn and provided are generic maps for management uses; they are not absence/presence maps. She explained that the birds are regularly seen crossing CR 510 either on territory disputes or to eat acorns from the oak trees.
- Ms. Powell explained that she is concerned about the following secondary impacts: longer lanes to cross, increased vehicle strikes due to increased traffic and increased speed. She explained potential minimization efforts could include: wildlife signage (preferably lit), and reduced speed signs. She stated that she is not in favor of planting shrubs along the southern fence line as it could encourage jays to occupy areas nearer the road. She also requested that cabbage palms not be planted along the road as the jays use the fibers for nesting material. She also would discourage planting oaks. Ms. Powell would like to be part of reviewing the landscaping plans. Ms. Formoso explained that the landscaping plan will be developed in the design phase. Mr. Myers stated that these could be included as commitments to the PD&E Study.
- Mr. Deblois stated that the county is considering a parking lot and trailhead access in the Ansin Tract on the northeast corner of the CR 512 intersection. Mr. Rodriguez stated that no direct impacts are anticipated to the Ansin Tract.
- Ms. Powell asked if the team is doing scrub jay surveys and offered her assistance if so. Mr. Myers says that they will be coordinating with USFWS on that matter; however, they are assuming presence.

Metric Engineering will rely on these notes as the approved record of matters discussed and conclusions reached during this meeting unless you send the author written notice to the contrary within seven calendar days of receipt date of this meeting record.

Submitted by: Carlos Rodriguez, PE
Consultant Project Manager
Metric Engineering, Inc.

CC: All attendees



Florida Communities Trust Grant Award Project Annual Stewardship Report

Name of Project: South Prong Preserve Conservation Area
FCT Project Number: 07-039-FF7
Local Government: Indian River County
For Period: November 2015 – November 2016
Date Drafted: November 30, 2016

SUMMARY

- The County has hired a Conservation Lands Technician and a Maintenance Worker (dedicated 50% to Conservation) to further the goals and objectives of the County's conservation land management program.
- Indian River County continues to manage and maintain the South Prong Preserve Conservation Area which includes two parcels purchased with FCT funding. The Shadowbrook Estates parcel (south of CR 510) and the Ryall parcel (north of CR 510) together create the South Prong Preserve Conservation Area. Management of the conservation area has included wetland enhancement at the site for an off-site mitigation project for the St. Johns River Water Management District.
- Renovations to the Ryall house (on the north parcel) were completed in 2013. The house is occupied by a caretaker / sheriff's deputy, who provides on-site security, maintenance & monitoring.
- In 2013, the Florida Department of Environmental Protection (FDEP) issued a Site Rehabilitation Completion Order (SRCO) for limited soil and groundwater contamination that was documented on two portions of the Shadowbrook Estates (southern) parcel.
- Over the past several years, the County has solicited bids for roof and other repairs to the Stough house on the Shadowbrook (south) parcel, but those solicitations were unsuccessful in procuring a contractor willing to do the work. Consequently, the house, which was in dilapidated condition when the property was initially acquired, has deteriorated to an unsafe condition. This situation was further exacerbated as a result of Hurricane Matthew in October 2016.
- Renovation of the structure is no longer a viable option and the structure needs to be partially or fully demolished for health and safety reasons. This coming year, County staff will be requesting guidance with FCT with respect to the County's FCT grant obligations and management plan objectives relating to the structure. The Stough house is currently listed in the Florida Master Site File as a historic structure (IR01116, ineligible for NRHP).

FUTURE LAND USE

In March 2010, the future land use and zoning designations of the project were changed to C-1 and Con-1, Public Conservation.

FCT SIGN

FCT acknowledgment signs have been erected at the entrances of both parcels, on the north and south sides of CR 510.

ARCHAEOLOGICAL – HISTORICAL RESOURCE SURVEY (IF APPLICABLE):

An archaeological/historical survey of the property has not been completed. A survey will be completed as funding is available.

PHYSICAL IMPROVEMENTS

- The Ryall house on the north parcel has been renovated and is currently serving as an on-site caretaker/ sheriff's deputy residence.
- Materials for an educational kiosk, bike rack and benches have been purchased. The County is not encouraging public use of the site at this time due to the safety issues associated with the house, therefore, the public use improvements have not been installed.
- The Stough house on the south Shadowbrook parcel has deteriorated to an unsafe condition. The County is exploring alternatives to renovation of the structure, which is cost-prohibitive due the structure's deteriorated condition. Those alternatives include partial or complete demolition, reconstruction and/or replacement, with consideration of the County's FCT grant obligations and management plan objectives.

RESOURCE PROTECTION AND ENHANCEMENT

A complete plant and animal inventory will be completed prior to the physical improvements plan. Currently there is one mitigation project that has removed all of the exotics and the old grove on the Stough property. Re-planting native species may be conducted to enhance the progress of the restoration to a native plant community. In addition, future mitigation project may be used to enhance the remainder of the wetlands, especially on the Ryall parcel.

In July 2013, FDEP issued a "Site Rehabilitation Completion Order (SRCO)" with no further action required for limited soil and groundwater contamination that was documented on two portions of the Shadowbrook Estates parcel (FDEP WCU Site ID No. COM-291259).

MONITORING

Management of nuisance feral hogs has been addressed by having trappers and hog hunters on the property. Should any other nuisance animals become a problem, the Conservation Lands Manager will coordinate with the IRC Animal Control Division and work with them to assist in removing the animals.

EDUCATIONAL SIGNS

Materials for kiosk have been purchased, however, as stated above, the County is delaying their installation due to public safety concerns associated with the dilapidated house.

EDUCATIONAL PROGRAMS (IF APPLICABLE)

No formal education programs occurred on the property this year. The Friends of the Sebastian River group has contacted the Conservation Lands Manager and will be coordinating on doing education programs on the site in the future.

EASEMENTS, CONCESSIONS OR LEASES

The Ryall house has been leased under a caretaker's agreement to an Indian River County Sheriff's Deputy for on-site security and grounds maintenance.

REVENUES

No revenues have been collected to date.

SECURITY

Security has not been a problem this year. If security becomes a problem, the Conservation Lands Manager will work with the Indian River County Sheriff's Department and the Deputy on-site.

MANAGEMENT CHANGES

No management changes at this time.

ATTACHMENTS

FCT ACKNOWLEDGEMENT SIGNS (at north and south entrances)



STOUGH HOUSE ON THE (SOUTH) SHADOWBROOK PARCEL



APPENDIX C- DETERMINATION OF APPLICABILITY



1 **SECTION 4(f) DETERMINATION**
2 **OF APPLICABILITY**

3 PROJECT DEVELOPMENT AND ENVIRONMENT STUDY
4 COUNTY ROAD 510/85 STREET
5 From County Road 512 to 58 Avenue
6 ETDM Number: 14233

7
8 Indian River County, Florida
9 Financial Management Number: 405606-2-22-02
10 Federal Aid Project No.: 4984-004-S

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20 Prepared for
21 Florida Department of Transportation
22 District Four
23 3400 West Commercial Boulevard
24 Fort Lauderdale, FL 33309-3421

25
26
27 March 2017



1 **SECTION 4(f) DETERMINATION**
2 **OF APPLICABILITY**

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21 Metric Engineering, Inc.

22 March 2017
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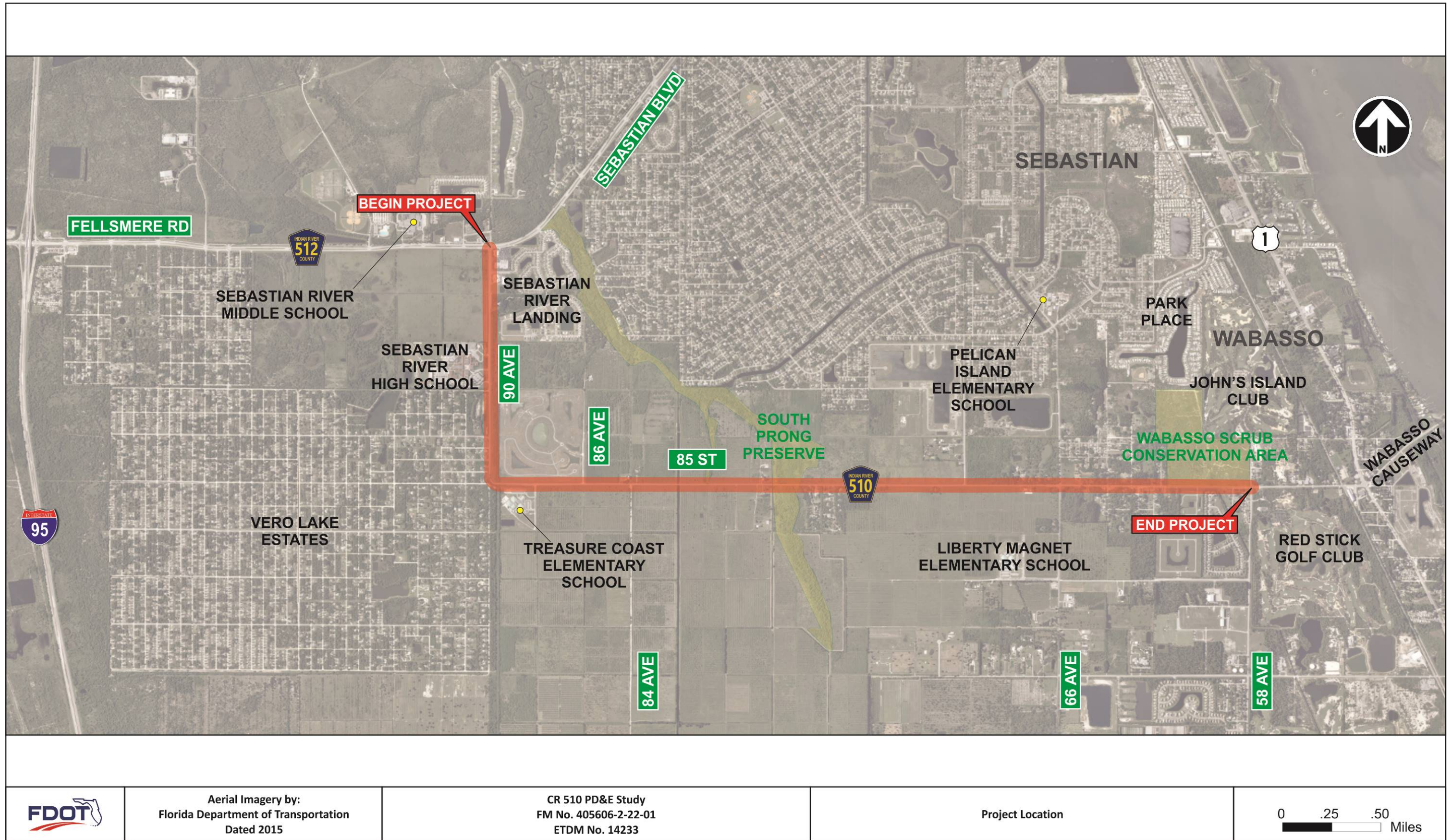
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- 30 APPENDIX E- Statement of Significance

1.0 INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to evaluate alternatives for mobility and safety improvements to County Road (C.R.) 510 in Indian River County, Florida. The project extends 5.27 miles along C.R. 510 from its intersection with C.R. 512/Sebastian Boulevard to 58 Avenue. A project location map is provided as **Figure 1-1**. C.R. 510 is primarily a two-lane roadway that is functionally classified as an Urban Principal Arterial for east-west traffic movements. There are three bridge structures along C.R. 510 and an open drainage system.

The purpose of this Determination of Applicability (DOA) report is to provide FDOT sufficient information to make a determination of Section 4(f) applicability regarding the identification of Section 4(f) resources and the Section 4(f) use of those resources by the proposed project. Upon review, FDOT is being asked to determine the level of evaluation that will be required if Section 4(f) applies to properties that may be used by this project. Specifically, would proposed impacts to the South Prong Preserve be considered *de minimis*, and does the Saint Sebastian River Greenway qualify as a protected Section 4(f) resource. This DOA for Section 4(f) has been prepared in accordance with the FDOT's PD&E Manual, Part 2, Chapter 13 (Section 4[f] Evaluations), updated September 1, 2016. This report identifies and evaluates properties that may potentially qualify for protection under Section 4(f) and their use by the proposed project.



Aerial Imagery by:
Florida Department of Transportation
Dated 2015

CR 510 PD&E Study
FM No. 405606-2-22-01
ETDM No. 14233

Project Location

0 .25 .50
Miles

Figure 1-1 Project Location

2.0 POTENTIAL SECTION 4(F) RESOURCES

Through the Efficient Transportation Decision Making (ETDM) process and additional research, four potential recreational Section 4(f) resources were identified where there is potential for Section 4(f) use. Those properties, the Ansin Tract, the South Prong Preserve, the Wabasso Scrub Conservation Area, and the Saint Sebastian River Greenway are described below, presented in **Table 2.1** and shown on **Figure 2-1**.

Through the ETDM process, FHWA assigned a degree of effect rating of *Minimal* for Section 4(f) potential and provided no additional comments. For recreation areas FHWA assigned a degree of effect rating of *Minimal* and commented that Section 4(f) resources need to be evaluated. Six potential Section 4(f) resources were initially identified. Two of those sites, the Sebastian River High School and Treasure Coast Elementary School, are publicly owned. However, through coordination with Kelly Ward, Vice Principal of Sebastian River High School and Robyn Bethel, Vice Principal of Treasure Coast Elementary School, it was revealed that neither school is open to the public for recreation. Ms. Ward noted that occasionally school facilities are rented for planned events such as the Special Olympics. No impacts are anticipated to either school property and access will be maintained. For these reasons the two schools were excluded from further consideration in this DOA.

The Advanced Notification identified the Saint Sebastian River Greenway as a potential Section 4(f) Resource because it is intended for recreational use by the public. The Saint Sebastian River Greenway is a conceptual corridor of greenspace that links multiple parks, private parcels, and recreation sites along the south prong of the Saint Sebastian River. It encompasses the Ansin Tract and the South Prong Preserve and as well as other public and privately owned lands. The Ansin Tract and South Prong Preserve are the only properties within the Saint Sebastian River Greenway that are publicly owned, available for recreation, and located near enough to the project for potential Section 4(f) use.

The Ansin Tract and the South Prong Preserve have management plans separate from the Saint Sebastian River Greenway Plan that describe existing and planned trails and facilities. The management plans for the Ansin Tract and South Prong Preserve describe protection of natural resources as a primary purpose and direct that they will also function as recreational areas. The Ansin Tract, the South Prong Preserve, and the Wabasso Scrub Conservation area each offer recreational activities such as hiking, birding, and enjoyment of nature and the statement of significance from the official with jurisdiction states that the “properties were acquired by Indian River County for conservation and passive recreational use”. The Wabasso Scrub Conservation Area serves as a refuge for federally listed Florida scrub-jays and state listed gopher tortoises. The management plan includes a description of trails, some of which are currently in place, and future plans for scenic overlooks, kiosks, and parking for public recreational use. Historic resources that qualify for protection under Section 4(f) will be addressed in the development of the Cultural Resource Assessment Survey and any subsequent Section 106 Consultation.

1

Table 2.1 Potential Recreational Section 4(f) Resources

Resource Name	Location	Owner	Approximate Size	Anticipated Changes to Access	Distance to Project
Ansin Tract	Intersection of C.R. 510 and C.R. 512	Indian River County	28.63 acres	None	Adjacent
South Prong Preserve	Spans C.R. 510	Indian River County	37.26 acres	Potential Enhancement	Project Spans Property
Wabasso Scrub Conservation Area	In northwest quadrant of C.R. 510 and 58 th Avenue intersection	Indian River County	111.13 acres	Potential Enhancement	Adjacent
Saint Sebastian River Greenway	Extending from south of C.R. 510 to the mouth of the Saint Sebastian River	Multiple Ownership	Approximately five miles long	Potential Enhancement	Project Spans Greenway

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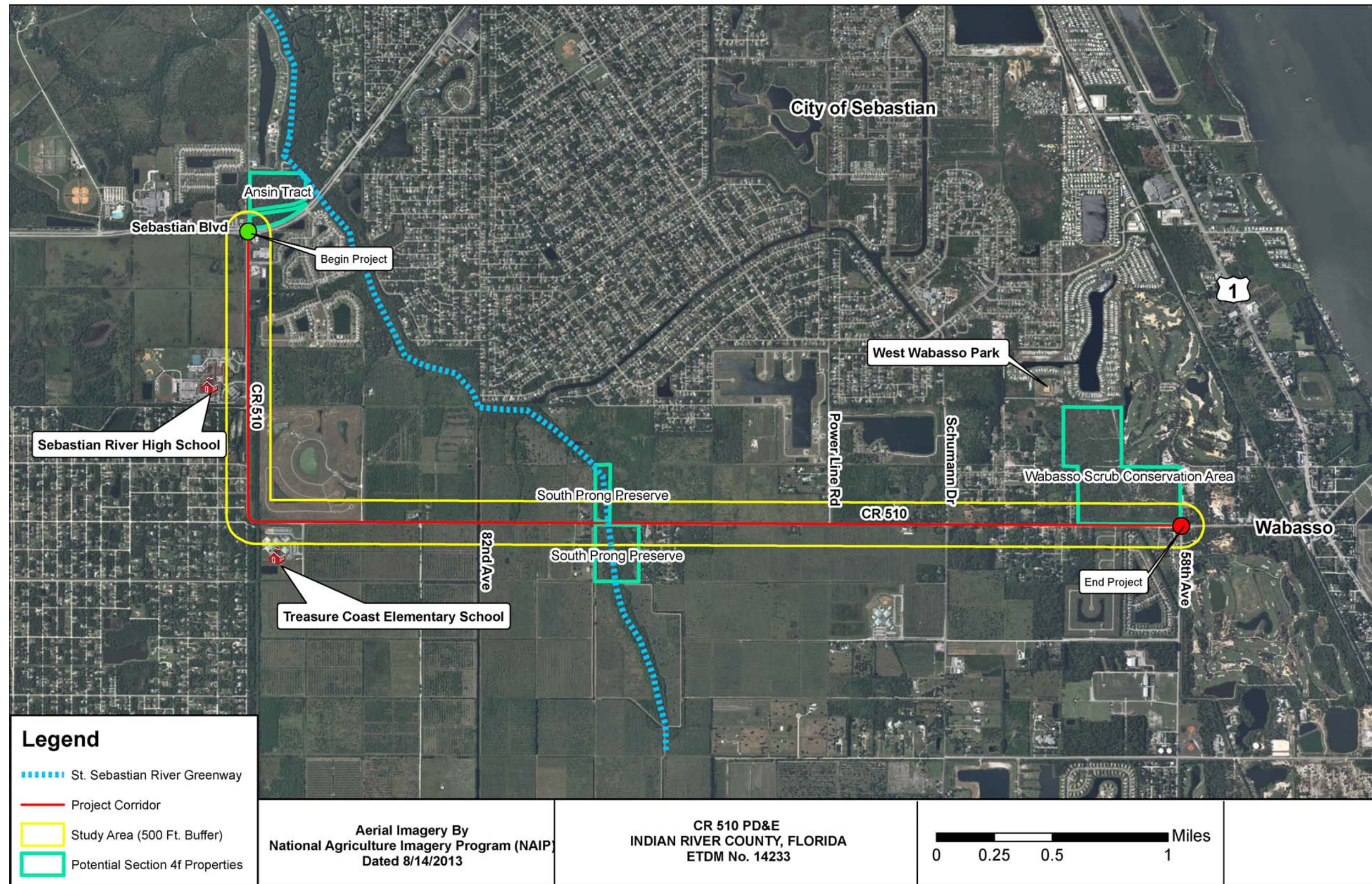


Figure 2-1 Potential Recreational Section 4(f) Resources

1
 2

1 **ANSIN TRACT**

2 The Ansin Tract is located in the northeast quadrant of the intersection of C.R. 510 and C.R. 512
3 (**Figure 2-2**) and is owned by Indian River County. An abandoned railroad right-of-way bisects
4 the property. It is heavily wooded and encompasses approximately 700 feet of shoreline of the
5 south prong of the Saint Sebastian River. It is part of a constellation of preserve lands in Indian
6 River County that form the Saint Sebastian River Greenway. The Ansin Tract is narrowly
7 separated from Saint Sebastian River Preserve State Park to the north by two residential
8 streets. In addition to protecting natural resources and providing recreational opportunities,
9 the Ansin Tract contains wetlands and wildlife habitat and was purchased using Florida Forever
10 Funds. Photographs and a copy of the Management Plan as well as a recent Annual Stewardship
11 Report for the Ansin Tract are provided in **Appendix A**.

12 **SOUTH PRONG PRESERVE**

13 The South Prong Preserve is located on both sides of C.R. 510 approximately 2.4 miles west of
14 58th Avenue and is owned by Indian River County. C.R. 510 crosses the South Prong Preserve
15 immediately east of 79th Terrace (**Figure 2-3**) and the south prong of the Saint Sebastian River
16 passes through a culvert beneath C.R. 510. The South Prong Preserve is part of the larger Saint
17 Sebastian River Greenway and encompasses part of the south prong of the Saint Sebastian
18 River. In addition to providing recreational opportunities, the South Prong Preserve contains
19 wetlands and wildlife habitat and was purchased using Florida Forever Funds. Photographs and
20 a copy of the Management Plan as well as a recent Annual Stewardship Report for the South
21 Prong Preserve are provided in **Appendix B**. Proposed typical sections at the South Prong
22 Preserve are shown in **Figure 2-4**.

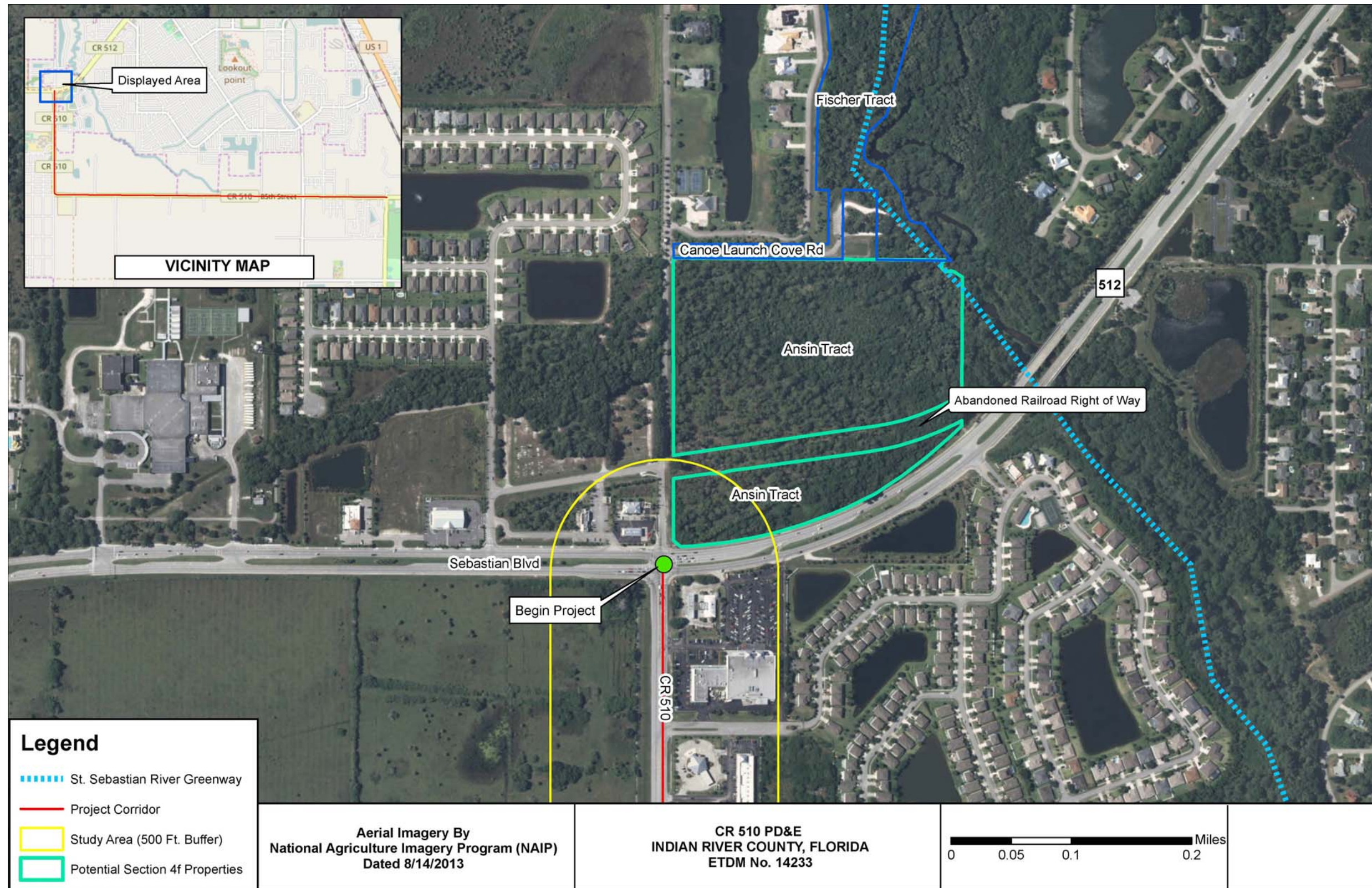
23 **WABASSO SCRUB CONSERVATION AREA**

24 The Wabasso Scrub Conservation Area is located in the northwest quadrant of the intersection
25 of C.R. 510 and 58th Avenue (**Figure 2-5**) and is owned by Indian River County. A portion of it
26 was used for mitigation for impacts to federally listed Florida scrub-jays (*Aphelocoma*
27 *coerulescens*) from improvements to C.R. 512. It contains occupied habitat for Florida scrub-jays
28 as well as for state listed gopher tortoises (*Gopherus Polyphemus*) and is managed for
29 conservation of Florida scrub-jays as part of a regional Habitat Conservation Plan. The Wabasso
30 Scrub Conservation Area contains publicly accessible trails and was purchased using Florida
31 Forever Funds. Photographs and a copy of the Management Plan as well as a recent Annual
32 Stewardship Report for the Wabasso Scrub Conservation Area are provided in **Appendix C**.

33 **SAINT SEBASTIAN RIVER GREEWAY**

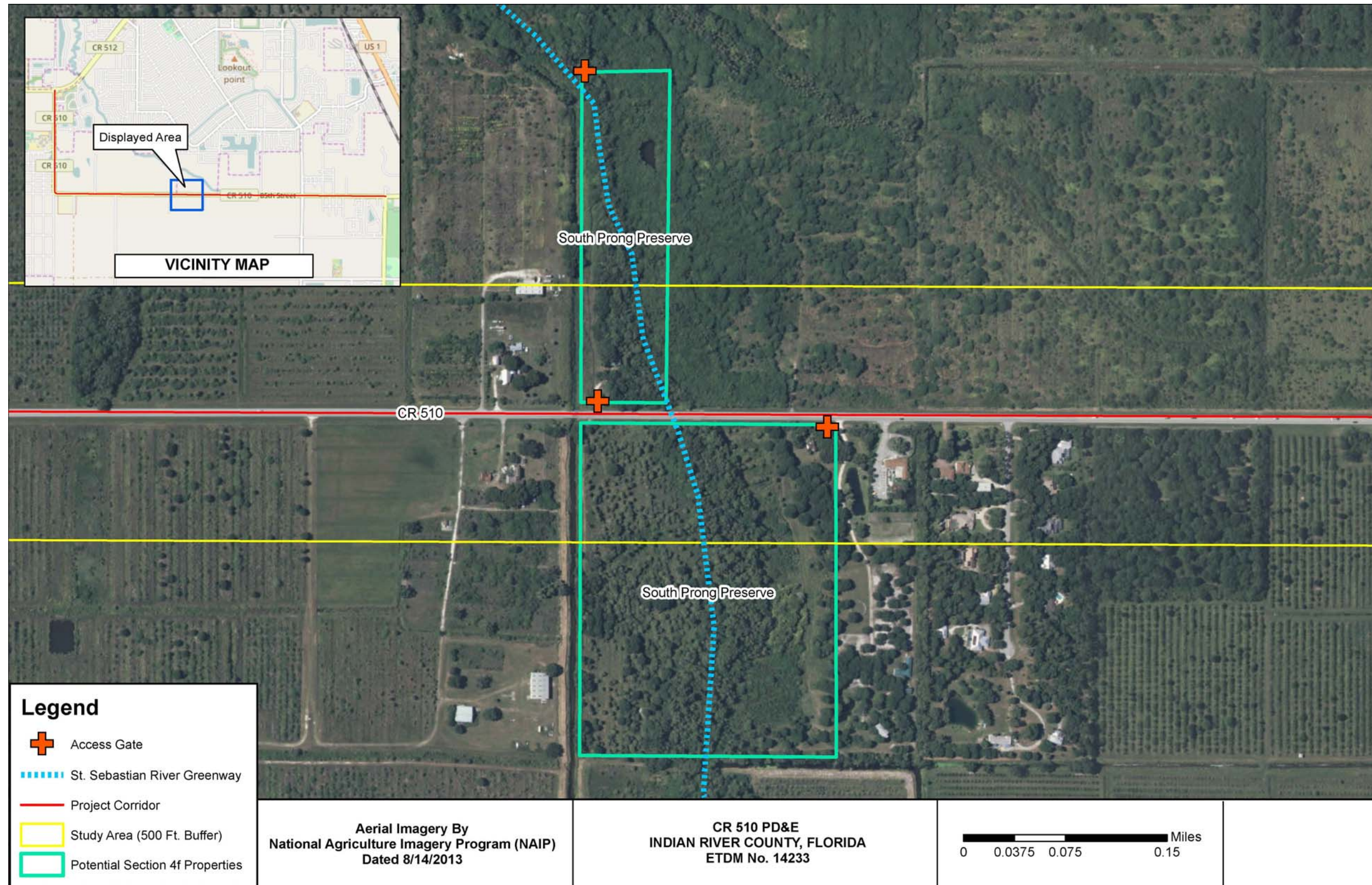
34 The Saint Sebastian River Greenway (**Figures 2-1 through 2-3**) is a conceptual collection of
35 various public and private parcels that follow the south prong of the Saint Sebastian River. It
36 extends from south of C.R. 510 northward to the mouth of the Saint Sebastian River. The Saint
37 Sebastian River Greenway Plan is provided as **Appendix D**. The portions of the Saint Sebastian

- 1 River Greenway that could potentially qualify as Section 4(f) resources and could potentially be
- 2 used by the project are the Ansin Tract and South Prong Preserve.



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Figure 2-2 Ansin Tract



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Figure 2-3 South Prong Preserve

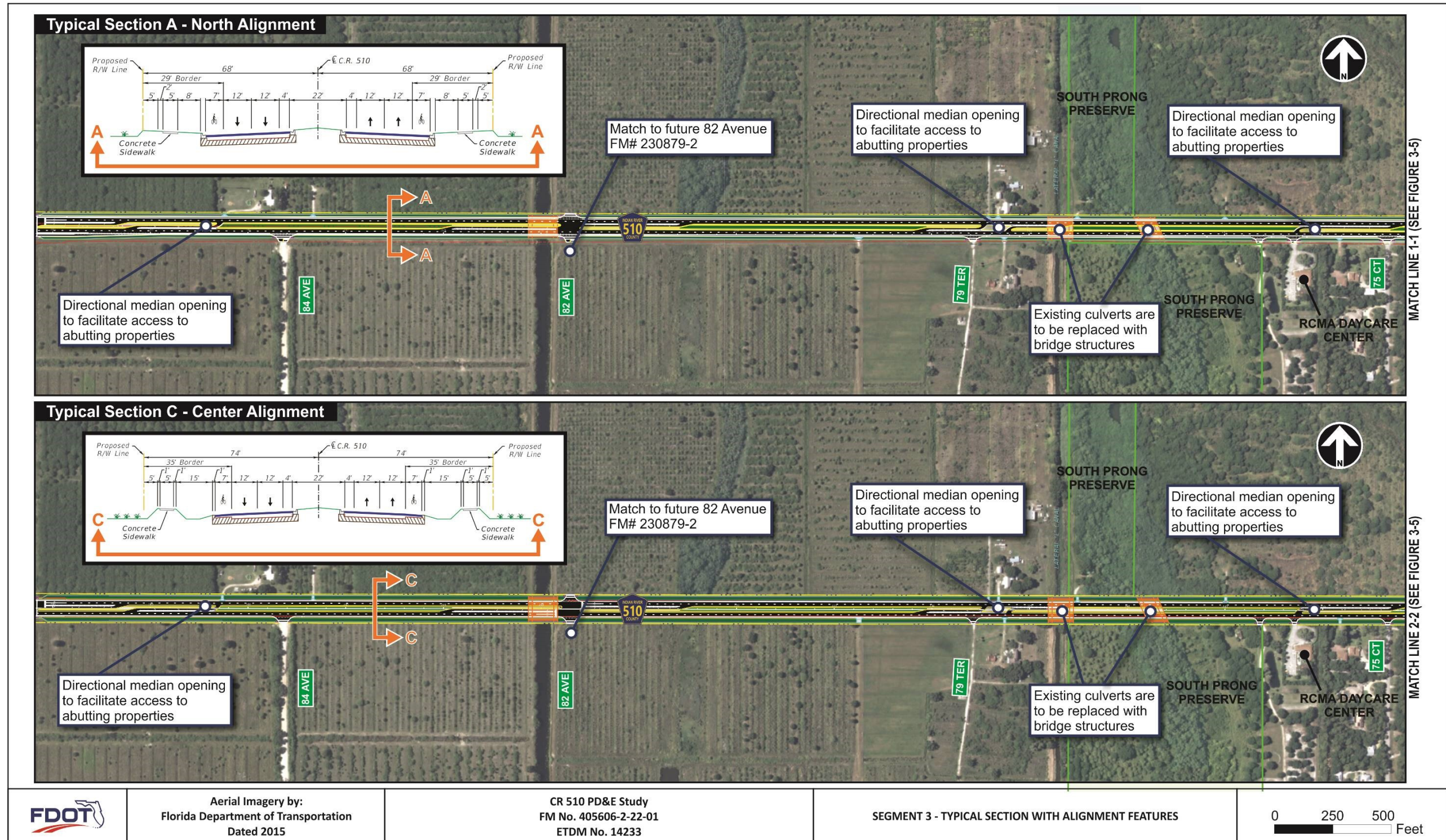
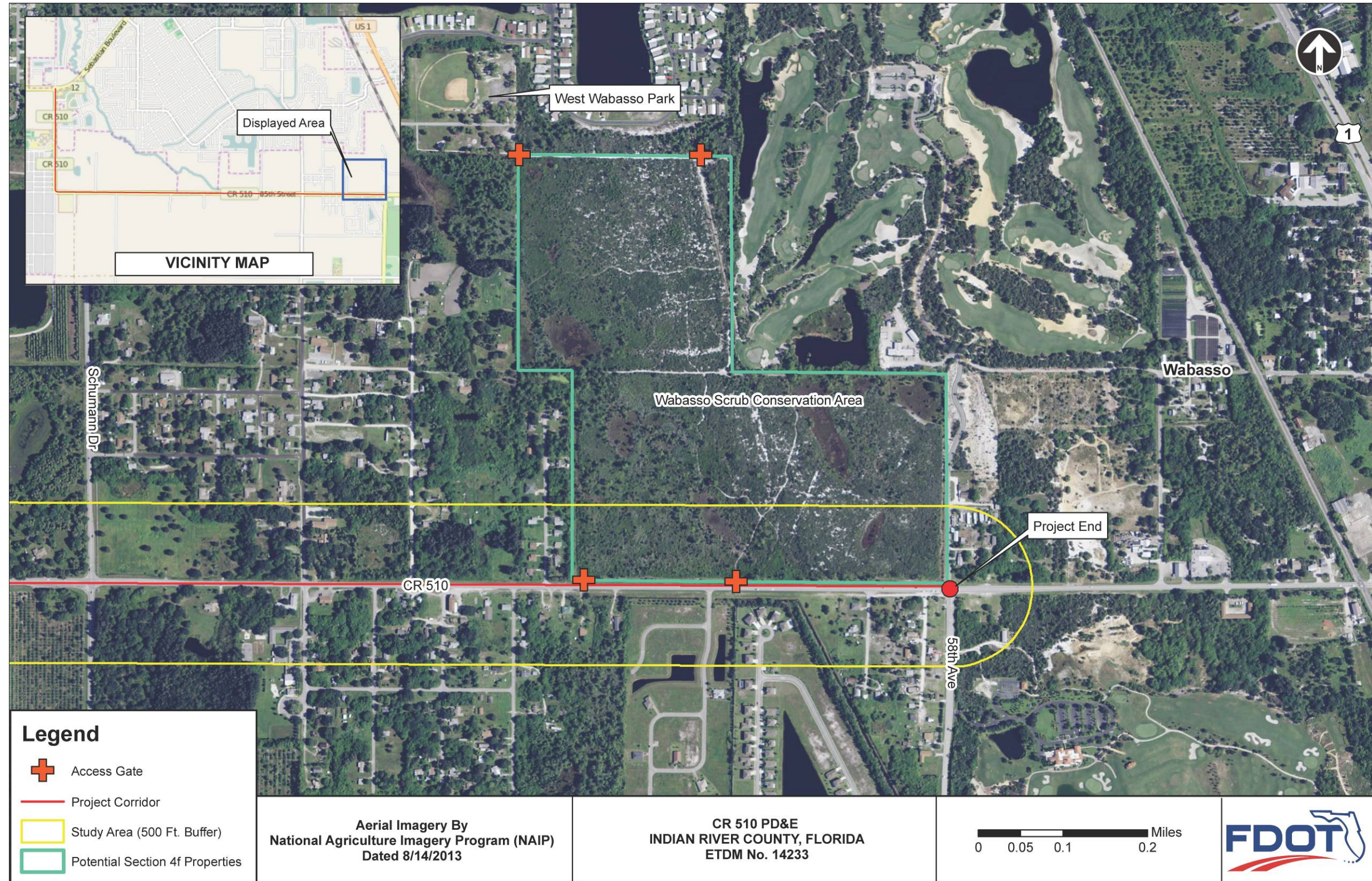


Figure 2-4 Typical Sections at the South Prong Preserve

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2



1
 2

Figure 2-5 Wabasso Scrub Conservation Area

1

3.0 ANSIN TRACT DETERMINATION

2 *1. A detailed map or drawing of sufficient scale to identify the relationship of the alternatives to*
3 *the Section 4(f) property.*

4 A map showing the Ansin Tract is provided in **Figure 2-2**. The Ansin tract is located adjacent to
5 the project start point at the intersection of C.R. 510 and C.R. 512. No additional right of way is
6 needed adjacent to the Ansin Tract and there would be no use of the Ansin tract under the
7 proposed project.

8 *2. Size (square meters followed by square feet in parentheses) and location (maps or other*
9 *exhibits such as photographs, sketches, etc.) of the affected Section 4(f) property.*

10 The Ansin Tract is 28.63 acres (1,247,122.8 square feet, 115,861.5 square meters) and is shown
11 in **Figure 2-2**. No land survey map was available. There is no parking or facilities besides hiking
12 trails on the Ansin Tract. None of the Ansin Tract is proposed for use under the project.
13 Additional maps and information area included in the management plan provided as **Appendix**
14 **A**.

15 *3. Ownership (City, County, State, etc.) and managing entity, as well as the official with*
16 *jurisdiction*

17 The Ansin Tract is owned and managed by Indian River County. The official with jurisdiction is
18 Roland Deblois, Chief, Environmental Planning and Code Enforcement Section, Indian River
19 County. A statement of significance letter signed by Mr. Deblois is provided as **Appendix E** and
20 states that the property plays an important role in meeting the environmental and recreational
21 objectives of the community and appears to meet the requirements of a significant Section 4(f)
22 resource.

23 *4. Primary function of the property and description of available activities, features, and*
24 *attributes.*

25 As stated in the management plan for the Ansin Tract (**Appendix A**), the property “was
26 purchased for the three inter-related purposes. The primary purpose of acquisition is to provide
27 additional buffer for water quality protection... The second purpose of the acquisition is to
28 provide a connection between CR 512 and the Trans-Florida Central Railroad grade to the
29 existing County canoe launch park and 23,000 acre St. Sebastian River Preserve State Park. The
30 Conservation Area will function as part of an extensive ecological and recreational greenway...
31 Finally, the acquisition of the Ansin Tract by the County ended stalemate in the effort to widen
32 CR 512 while providing a greater measure of protection from stormwater runoff impacts...” The
33 management also describes that a permanent recognition sign shall be maintained and all
34 advertising and literature will identify that Indian River County “will operate the site as a
35 conservation and outdoor recreation area.” The Ansin Tract is used for outdoor activities such
36 as hiking, canoeing/kayaking, wildlife viewing and birdwatching, and the general passive

1 enjoyment of nature and is part of the Saint Sebastian River Greenway. One of the primary
2 functions of the Saint Sebastian River Greenway is recreation (**Appendix D**).

3 Page 15 of the management plan for the Ansin Tract (**Appendix A**) contains a map of trails,
4 signs, and other resources on the property. The Ansin Tract contains hiking trails and access to
5 the south prong of the Saint Sebastian River. An abandoned jeep trail is located between C.R.
6 512 and the abandoned railroad right-of-way. Some educational signs and a bike rack were
7 installed in 2014 and the abandoned railroad right-of-way was converted into a stabilized
8 greenway trail in 2012 (**Photograph 1**). A foot trail is proposed connecting the canoe launch on
9 the Fischer Tract with the abandoned railroad right-of-way. This trail would require two
10 pedestrian bridges. A wildlife observation/fishing platform is proposed at the Saint Sebastian
11 River and various interpretive signs are proposed throughout the property, some of which have
12 been installed. Proposed trails, bridges and other features on the Ansin Tract are shown in the
13 Management Plan in **Appendix A** and photographs of the greenway trail, signs, and a bike rack
14 are included in the Annual Stewardship Report for the Ansin Tract (**Appendix A**). No parking is
15 provided on the Ansin Tract because 12-15 parking spaces, restrooms, and a picnic shelter are
16 located immediately to the north, on the Fischer Tract. None of the Ansin Tract would be used
17 by the proposed project.

18



19

20 **Photograph 1. Greenway trail along abandoned railroad right-of-way in Ansin Tract**

21 *5. Access and Usage*

22 The Ansin Tract can be accessed via trails leading from the parking area on the Fischer Tract
23 immediately to the north. Pedestrian access is provided in the form of trails connecting to the

1 Saint Sebastian River Greenway trail system. There is no vehicular access into the Ansin Tract.
2 The Ansin Tract is also accessible via the Saint Sebastian River and a canoe launch is located
3 immediately to the north, on the Fischer Tract. Access on foot or by bicycle is provided along
4 the abandoned railroad right-of-way bisecting the Ansin Tract as part of a rail-trail project that
5 would be part of the Trans-Florida Central Railroad Recreational Greenway. The approximate
6 number of users/visitors is not known.

7 *6. Relationship to other similarly used lands in the vicinity.*

8 Saint Sebastian River State Park is located approximately 1,000 feet northwest of the Ansin
9 Tract and provides a variety of recreational opportunities in a natural setting. North County
10 Regional Park is located south of Saint Sebastian River State Park and approximately 2,800 feet
11 west of the Ansin Tract. It contains a swimming pool and diving facilities, baseball fields,
12 concessions, and a playground. The Ansin Tract is one part of the larger Saint Sebastian River
13 Greenway, a network of nature preserves, parks, and private parcels providing recreational
14 opportunities along the Saint Sebastian River. The Fischer Tract is immediately north of the
15 Ansin Tract and contains a canoe launch on the Saint Sebastian River as well as parking and a
16 trail system connecting with trails on the Ansin Tract. The South Prong Preserve is
17 approximately two miles southeast of the Ansin Tract and provides similar recreational
18 opportunities to the Ansin Tract. The Ansin Tract, the Fischer Tract, and the South Prong
19 Preserve are all part of the Saint Sebastian River Greenway. An abandoned rail corridor of the
20 historic Trans-Florida Central Railroad bisects the Ansin Tract from east to west and is also
21 owned by Indian River County. That rail corridor is intended as a bicycle/pedestrian trail
22 connecting communities and county lands to the east with the Ansin Tract, the canoe launch on
23 the Fischer Tract, North County Regional Park, and Saint Sebastian River State Park. A
24 statement of significance from the official with jurisdiction is provided as **Appendix E** and the
25 management plan for the Ansin Tract is provided as **Appendix A**.

26 *7. Applicable clause affecting the ownership, such as lease, easement, covenants, restrictions, or*
27 *conditions, including forfeiture.*

28 The Ansin Tract was purchased using Florida Forever funds and was purchased by Indian River
29 County during a foreclosure in 2007. The Ansin Tract was originally divided into two sections by
30 an abandoned railroad right-of-way. That abandoned railroad right-of-way is now owned by
31 Indian River County and incorporated into the Ansin Tract for management and recreation
32 purposes. It contains a pedestrian/bike trail system available to the public for recreation. The
33 abandoned railroad right-of-way was included in the Management Plan for the Ansin Tract
34 (**Appendix A**) and incorporated into the analysis of potential impacts from the proposed
35 project.

36 *8. Unusual characteristics of the Section 4(f) property (flooding problems, terrain conditions, or*
37 *other features) that either reduce or enhance the value of all or part of the property or that*
38 *provide opportunities for enhancement or mitigation.*

1 The Ansin Tract contains approximately 700 feet of shoreline of the south prong of the Saint
2 Sebastian River and occasionally floods during periods of high water. The heavy tree cover and
3 proximity to the river enhance its value as a place to hike, explore, and enjoy nature. The Ansin
4 Tract is known to contain gopher tortoises, which are a state listed species and a candidate
5 species for Federal listing. The proposed project would not impact access to the property or
6 substantially impair any protected functions, such as watershed protection or recreational use.
7 Stormwater will be treated at levels 50 percent greater than on typical roadways because the
8 project drains into an Outstanding Florida Water and Best Management Practices will be
9 implemented to reduce impacts. Potential noise impacts will be modeled and noise abatement
10 structures will be considered where appropriate.

4.0 SOUTH PRONG PRESERVE DETERMINATION

1
2 *1. A detailed map or drawing of sufficient scale to identify the relationship of the alternatives to*
3 *the Section 4(f) property.*

4 A map showing the South Prong Preserve is provided in **Figure 2-3** and typical sections of
5 proposed alternatives are shown in relation to the South Prong Preserve in **Figure 2-4**. Those
6 typical sections represent permanent acquisitions, there would be no temporary occupation or
7 staging areas on South Prong Preserve property. The proposed build alternatives would replace
8 the culvert beneath C.R. 510 at the South Prong Preserve with a bridge. This would improve the
9 hydrologic connectivity and habitat value as well as visitor access by allowing pedestrians to
10 cross beneath C.R. 510. The build alternatives would also enhance pedestrian access by
11 installing sidewalks beside C.R. 510.

12 *2. Size (square meters followed by square feet in parentheses) and location (maps or other*
13 *exhibits such as photographs, sketches, etc.) of the affected Section 4(f) property.*

14 The South Prong Preserve is 37.26 acres (1,623,045.6 square feet, 150,785.9 square meters). No
15 land survey map was available. The South Prong Preserve is shown in **Figure 2-3** and additional
16 maps are included in the management plan provided as **Appendix B**. The South Prong Preserve
17 is composed of two parcels, the Ryall Parcel on the north side of C.R. 510 and the Shadowbrook
18 Tract on the south side of C.R. 510. Use of the South Prong Preserve is proposed under both
19 build alternatives. Approximately 0.44 acre of the South Prong Preserve would be directly
20 impacted and used for transportation under the Typical Section A North Alignment Alternative.
21 Approximately 1.1 acres of the South Prong Preserve would be directly impacted and used for
22 transportation under the Typical Section C Center Alignment Alternative. These impacts would
23 be permanent.

24 The south prong of the Saint Sebastian River currently flows through a culvert beneath C.R. 510
25 at the South Prong Preserve and both build alternatives would replace the culvert with a bridge.
26 This replacement would enhance the existing conditions by reducing the barrier to fish and
27 wildlife and potentially allowing for movement of visitors beneath C.R. 510, depending on the
28 water level. Both build alternatives would also install sidewalks along C.R. 510, enhancing
29 visitor access and safety.

30 *3. Ownership (City, County, State, etc.) and managing entity, as well as the official with*
31 *jurisdiction.*

32 The South Prong Preserve is owned and managed by Indian River County. The official with
33 jurisdiction is Roland Deblois, Chief, Environmental Planning and Code Enforcement Section,
34 Indian River County. A statement of significance letter signed by Mr. Deblois is provided as
35 **Appendix E** and states that the property plays an important role in meeting the environmental
36 and recreational objectives of the community and appears to meet the requirements of a
37 significant Section 4(f) resource.

1 4. Primary function of the property and description of available activities, features, and
2 attributes.

3 As stated in Section II.A of the management plan for the South Prong Preserve, under *Purposes*
4 *for Acquisition*, “the South Prong Preserve will protect native riverfront land and provide an
5 opportunity to restore abandoned citrus groves and disturbed agricultural land to native upland
6 vegetation. The property was purchased to provide a wildlife corridor along the south prong of
7 the Saint Sebastian River, as well as additional buffer for water quality enhancement. The
8 County acquisition supports the locally designated Saint Sebastian River Greenway, and is also
9 part of a long-term land acquisition project pursued jointly by Indian River County, the
10 Department of Environmental Protection, and the St. John’s River Water Management District.
11 The goal of these acquisition projects is to preserve substantial natural buffer along the St.
12 Sebastian River in an effort to improve surface and groundwater quality, and provide a
13 protected wildlife corridor for both terrestrial and aquatic species. A permanent recognition
14 sign shall be maintained facing C.R. 510 at the northeastern corner of the Stough Homestead.
15 The sign shall acknowledge that the project site is open to the public. In all advertising,
16 marketing, and interpretive media the [South Prong] Preserve will be operated as a
17 conservation and outdoor recreation area by Indian River County.”

18 The South Prong Preserve is used for outdoor activities such as hiking, birdwatching, and the
19 passive enjoyment of nature and access areas as shown in **Figure 2-3**. The South Prong Preserve
20 contains two former houses (the Ryall house and the Stough homestead). The Ryall house was
21 built in 1984 and is occupied by a caretaker/sheriff’s deputy. It is located approximately 180
22 feet north of C.R. 510. The Stough Homestead was established in 1920 and officials with Indian
23 River County indicated it may have deteriorated beyond repair. It is located adjacent to and
24 immediately south of C.R. 510, in the northeast corner of that parcel (**Photograph 2**). Additional
25 information on improvements and future plans for the South Prong Preserve, along with
26 photographs of several new signs, are provided in the **Appendix B**.

27 The South Prong Preserve also contains some unimproved roads, water wells, signage, and
28 some parking areas. There is an existing wooden bridge over the south prong of the Saint
29 Sebastian River near the southern property boundary. Proposed improvements are shown on
30 the Master Site Plan map in the Management Plan (**Appendix B**). They include improved trails,
31 fencing, a short boardwalk, a public sidewalk along C.R. 510, a picnic shelter, drinking fountain,
32 and informational kiosks. A parking area for six to eight cars is proposed on both the north and
33 south sides of C.R. 510 in front of the houses. Representatives from Indian River County
34 indicated that a pedestrian crossing over or under C.R. 510 has been considered and is desired
35 somewhere within the South Prong Preserve, though an exact location has not been selected.



1

2

Photograph 2. Stough Homestead in the South Prong Preserve

3

5. Access and usage

4 There are two areas that provide pedestrian and vehicle access from C.R. 510. One is north of
5 C.R. 510 and is located in the southwest corner of that parcel and the other is located south of
6 C.R. 510 in the northeast corner of that parcel. A third access area is located in the northwest
7 corner of the South Prong Preserve and users of the Sebastian River Greenway could access the
8 South Prong Preserve anywhere along its length. The approximate number of users/visitors is
9 not known.

10

6. Relationship to other similarly used lands in the vicinity.

11 The South Prong Preserve is one part of the larger Saint Sebastian River Greenway, a network of
12 nature preserves and parks following the south prong of the Saint Sebastian River. The Saint
13 Sebastian River Greenway contains hiking trails and provides outdoor recreational
14 opportunities in a natural setting. Other publicly owned properties that are part of the
15 Sebastian River Greenway are approximately two miles to the northwest and include the Ansin
16 Tract and the Fischer Tract. The Wabasso Scrub Conservation Area contains hiking trails and is
17 approximately two miles to the east of the South Prong Preserve but those two properties are
18 not connected by a trail system. A statement of significance from the official with jurisdiction is
19 included as **Appendix E** and the management plan in provided as **Appendix B**.

20

*7. Applicable clause affecting the ownership, such as lease, easement, covenants, restrictions, or
21 conditions, including forfeiture.*

1 The western perimeter of the property is adjacent to the Lateral C Canal of the Sebastian River
2 Water Control District and unrestricted access to the canal must be maintained. The South
3 Prong Preserve was purchased using Florida Forever funds, a funding source that typically
4 places restrictions on future land uses. The management plan for the South Prong Preserve
5 **(Appendix B)** describes the potential future widening of C.R. 510 but no documentation was
6 identified that explicitly addresses the situation of obtaining new right of way for expansion of
7 C.R. 510. The Florida Department of Environmental Protection has a linear use policy governing
8 lands purchased with Florida Forever funds that describes their awareness that some linear
9 features must cross such lands. Because the South Prong Preserve is owned by Indian River
10 County and C.R. 510 is a county road, coordination is being facilitated between Indian River
11 County and the Florida Department of Environmental Protection regarding Florida Forever
12 funds.

13 *8. Unusual characteristics of the Section 4(f) property (flooding problems, terrain conditions, or*
14 *other features) that either reduce or enhance the value of all or part of the property.*

15 The South Prong Preserve is connected to the south prong of the Saint Sebastian River and
16 occasionally floods during periods of high water. The heavy tree cover and proximity to the
17 river enhance its value as a place to hike, explore and enjoy nature. The South Prong Preserve is
18 also part of the Saint Sebastian River Greenway, a network of publicly and privately owned
19 parcels that provide recreational opportunities. In 2013 the Florida Department of
20 Environmental Protection issued a Site Rehabilitation Completion Order for limited soil and
21 groundwater contamination in the southern portion of the South Prong Preserve. A portion of
22 the South Prong Preserve immediately south of C.R. 510 was previously used for wetland
23 mitigation and wetland on the South Prong Preserve are Essential Fish Habitat for white shrimp.

5.0 WABASSO SCRUB CONSERVATION AREA DETERMINATION

1. *A detailed map or drawing of sufficient scale to identify the relationship of the alternatives to the Section 4(f) property.*

A map showing the Wabasso Scrub Conservation Area is provided in **Figure 2-5**. It is located at the project end point, in the northwest corner of the intersection of C.R. 510 and C.R. 512. No additional right of way is needed adjacent to the Wabasso Scrub Conservation Area and there would be no use of the Wabasso Scrub Conservation Area under the proposed project.

2. *Size (square meters followed by square feet in parentheses) and location (maps or other exhibits such as photographs, sketches, etc.) of the affected Section 4(f) property.*

The Wabasso Scrub Conservation Area is 111.13 acres (4,840,822.8 square feet, 449,727.1 square meters). No land survey map was available. None of the Wabasso Scrub Conservation Area would be used for proposed project. Additional maps and information is included in the management plan provided as **Appendix C**.

3. *Ownership (City, County, State, etc.) and managing entity, as well as the official with jurisdiction*

The Wabasso Scrub Conservation Area is owned and managed by Indian River County. The official with jurisdiction is Roland Deblois, Chief, Environmental Planning and Code Enforcement Section, Indian River County. A statement of significance letter signed by Mr. Deblois is provided as **Appendix E** and states that the property plays an important role in meeting the environmental and recreational objectives of the community and appears to meet the requirements of a significant Section 4(f) resource.

4. *Primary function of the property and description of available activities, features, and attributes.*

As stated in *Section II- Purpose* of the management plan for the Wabasso Scrub Conservation Area (**Appendix C**), "the primary purpose of this project is the protection and enhancement of native upland and wetland habitat... The second purpose for the County's acquisition and management of the Wabasso Scrub Conservation Area is to provide interpretation and environmental education facilities, opportunities for field studies and outdoor laboratory experiences as part of the public and private environmental education available to residents of the County and their guests... Passive recreational experiences with emphasis on environmental education will be provided at the Conservation area. County Parks Division and County Planning Division Environmental Section staff will work with staff of the Environmental Learning Center and the County School Board to program and develop facilities, field activities and events at the Conservation Area."

1 In addition to conservation of natural resources, the Wabasso Scrub Conservation Area is used
2 for outdoor activities such as hiking, birdwatching, and the passive enjoyment of nature. The
3 Pelican Island Audubon Society conducts education programs on the Wabasso Scrub
4 Conservation Area. The Wabasso Scrub Conservation Area contains firebreaks, perimeter
5 fencing, some signage and hiking trails. Parking, a shelter, and a bicycle rack are provided at an
6 adjoining park, West Wabasso Park, at the northwest corner of the Wabasso Scrub
7 Conservation Area. The Wabasso Scrub Conservation Area Management Plan (**Appendix C**)
8 describes proposed improvements including wetland overlooks, interpretive signage, hiking
9 trails, and a short access drive from C.R. 510 leading to ten parking spaces.

10 *5. Access and usage*

11 Pedestrian access within the property is provided in the form of trails and firebreaks that run
12 throughout the Wabasso Scrub Conservation Area, including along the southern fence line
13 adjacent to C.R. 510. Parking is provided at an adjoining park, West Wabasso Park, at the
14 northwest corner of the Wabasso Scrub Conservation Area. One gate into the Wabasso Scrub
15 Conservation Area is located in the northeast corner of the property and another gate exists on
16 the south-west boundary of the property. A third access gate is located along C.R. 510
17 (**Photograph 3**), however it appears to be seldom used. The approximate number of visitors to
18 this site is not known.

19



20

21

Photograph 3. Gate from C.R. 510 into Wabasso Scrub Conservation Area

22

1 *6. Relationship to other similarly used lands in the vicinity.*

2 The Wabasso Scrub Conservation Area is the second largest mitigation tract that is part of the
3 Sebastian Area-Wide Florida Scrub-Jay Habitat Conservation Plan (HCP). It and other preserves
4 within the HCP contain rare xeric scrub habitat; however, not all preserves within the HCP
5 provide recreational opportunities like the hiking trails found in the Wabasso Scrub
6 Conservation Area. Other nearby hiking trails are located within the Saint Sebastian River
7 Greenway, a network of nature preserves and parks following the Saint Sebastian River. The
8 nearest such property is the South Prong Preserve, located approximately 2 miles to the west.
9 West Wabasso Park, at the northwest corner of the Wabasso Scrub Conservation Area, contains
10 parking, a softball field, tennis court, and basketball courts.

11 *7. Applicable clause affecting the ownership, such as lease, easement, covenants, restrictions, or*
12 *conditions, including forfeiture.*

13 The Wabasso Scrub Conservation Area was purchased using Florida Forever funds, which
14 typically restricts future land uses. No documentation specifically addressing the potential for
15 new right of way from the Wabasso Scrub Conservation Area was identified and no change in
16 land use of the Wabasso Scrub Conservation Area is proposed under any project alternatives.
17 The uses and functions of the Wabasso Scrub Conservation Area would not be affected by
18 proposed project. Because the South Prong Preserve is owned by Indian River County and C.R.
19 510 is a county road, coordination is being facilitated between Indian River County and the
20 Florida Department of Environmental Protection regarding Florida Forever funds. A portion of it
21 was used as mitigation for impacts to federally listed Florida scrub-jays resulting from
22 improvements to C.R. 512 and the remainder is part of the HCP. It is documented habitat for
23 Florida scrub-jays as well as the state listed gopher tortoise and it is a recipient site for gopher
24 tortoise relocations.

25 *8. Unusual characteristics of the Section 4(f) property (flooding problems, terrain conditions, or*
26 *other features) that either reduce or enhance the value of all or part of the property.*

27 The Wabasso Scrub Conservation Area contains a relatively large patch of xeric scrub habitat.
28 This habitat type was once common throughout the region but is now extremely rare due to
29 development and prevention of wildfires. The rare habitat and presence of listed species
30 enhances the value of the Wabasso Scrub Conservation Area as a resource for people seeking
31 to birdwatch or hike through natural Florida landscapes. In order to maintain scrub habitat
32 periodic disturbance, such as burning or mechanical clearing, is necessary and these land
33 management practices are applied at the Wabasso Scrub Preserve.

34 The proposed project would not impact access to the property or substantially impair any
35 protected functions, such as wildlife habitat or recreational use. Impacts to wildlife are being
36 evaluated by U.S. Fish and Wildlife Service and minimization measures will be implemented to
37 avoid/reduce impacts. Standard Best Management Practices will be implemented to reduce
38 impacts from stormwater and construction. Potential noise impacts will be modeled and noise
39 abatement structures will be considered where appropriate.

6.0 SAINT SEBASTIAN GREENWAY DETERMINATION

1
2 *1. A detailed map or drawing of sufficient scale to identify the relationship of the alternatives to*
3 *the Section 4(f) property.*

4 A map showing the route of the Saint Sebastian River Greenway is provided in **Figures 2-1**
5 through **2-3**. The Saint Sebastian River Greenway is a linear corridor of open space that follows
6 the south prong of the Saint Sebastian River. It extends from south of C.R. 510, near the South
7 Prong Preserve, northward for approximately five miles and terminates at the mouth of the
8 Saint Sebastian River. The Saint Sebastian River Greenway crosses the project at the South
9 Prong Preserve. The other publicly owned parcel adjacent to the project that includes the Saint
10 Sebastian River Greenway is the Ansin Tract. The proposed project would directly use land from
11 the South Prong Preserve but would not use any land from the Ansin Tract.

12 *2. Size (square meters followed by square feet in parentheses) and location (maps or other*
13 *exhibits such as photographs, sketches, etc.) of the affected Section 4(f) property.*

14 The Saint Sebastian River Greenway is a conceptual collection of various private and publicly
15 owned parcels and does not have precise boundaries. The location along with a map and
16 description of resources is contained in the Saint Sebastian River Greenway Plan (**Appendix D**).
17 The two publicly owned parcels that include the Saint Sebastian River Greenway and have
18 potential to be used by the project are the Ansin Tract and the South Prong Preserve.

19 The Ansin Tract is 28.63 acres (1,247,122.8 square feet, 115,861.5 square meters) and is shown
20 in **Figure 2-2**. No land survey map was available. There is no parking or facilities besides hiking
21 trails on the Ansin Tract. None of the Ansin Tract is proposed for use under the project.
22 Additional maps and information area included in the management plan provided as **Appendix**
23 **A**.

24 The South Prong Preserve is 37.26 acres (1,623,045.6 square feet, 150,785.9 square meters). No
25 land survey map was available. The South Prong Preserve is shown in **Figure 2-3** and additional
26 maps are included in the management plan provided as **Appendix B**. The South Prong Preserve
27 is composed of two parcels, the Ryall Parcel on the north side of C.R. 510 and the Shadowbrook
28 Tract on the south side of C.R. 510. Use of the South Prong Preserve is proposed under both
29 build alternatives. Approximately 0.44 acre of the South Prong Preserve would be directly
30 impacted and used for transportation under the Typical Section A North Alignment Alternative.
31 Approximately 1.1 acres of the South Prong Preserve would be directly impacted and used for
32 transportation under the Typical Section C Center Alignment Alternative. These impacts would
33 be permanent.

34

35

1 *3. Ownership (City, County, State, etc.) and managing entity, as well as the official with*
2 *jurisdiction*

3 The Saint Sebastian River Greenway is a conceptual partnership of properties under various
4 ownership and does not have a single managing entity or official with jurisdiction. The two
5 publicly owned parcels that include the Saint Sebastian River Greenway and have potential to
6 be used by the project are the Ansin Tract and the South Prong Preserve. Ansin Tract and the
7 South Prong Preserve are owned and managed by Indian River County. The official with
8 jurisdiction is Roland Deblois, Chief, Environmental Planning and Code Enforcement Section,
9 Indian River County. A statement of significance letter signed by Mr. Deblois is provided as
10 **Appendix E** and states that the properties play an important role in meeting the environmental
11 and recreational objectives of the community and appear to meet the requirements of
12 significant Section 4(f) resources.

13 *4. Primary function of the property and description of available activities, features, and*
14 *attributes.*

15 According to the Saint Sebastian River Greenway Plan (**Appendix D**) the Saint Sebastian
16 Greenway has multiple functions, including protecting natural resources, providing access for
17 recreation, stimulating the local economy, preserving the natural flow way of the Saint
18 Sebastian River, linking several historic sites, and managing growth to protect and enhance
19 natural resources. Activities include recreation and ecotourism such as boating, birding, wildlife
20 viewing, and hiking. The features and attributes of the Saint Sebastian River Greenway in
21 general are the south prong of the Saint Sebastian River and associated habitats and open
22 space. Those habitats include aquatic areas, wetlands, and forests. The Saint Sebastian River
23 Greenway also includes historic roads like the General Hernandez Trail-Capron Trail, and
24 historic railroad corridors like the Trans-Florida Railroad. The historic Fellsmere-Brookside
25 Cemetery several historic sites are within the Saint Sebastian River Greenway. Specific features
26 and attributes on the Ansin Tract and South Prong Preserve are described in Sections 3.0 and
27 4.0, respectively.

28 *5. Access and Usage*

29 The Saint Sebastian River Greenway Plan notes that “there is virtually no public access or public
30 open space along the river south of the C.R. 512 bridge”, which is where the proposed project is
31 located. The only known public access point south of C.R. 512 is at the South Prong Preserve.
32 Access is also available through the Ansin Tract and parking and a canoe launch are available
33 immediately to the north, on the Fischer Tract. Access details specific to the Ansin Tract and
34 South Prong Preserve are described in Sections 3.0 and 4.0, respectively. It is not known how
35 many people use the Saint Sebastian River Greenway.

36 *6. Relationship to other similarly used lands in the vicinity.*

37 The Saint Sebastian River Greenway contains a mixture of public and private lands, including
38 the Ansin Tract, the South Prong preserve, two county parks (Donald MacDonald and Dale

1 Wim brow Parks), the canoe launch on the Fischer Tract, Saint Sebastian River Preserve State
2 Park, as well as lands held by the Sebastian River Water Control District and the St. Johns River
3 Water Management District. The Saint Sebastian River Greenway is a conceptual network of
4 these lands, which are under various ownership and uses.

5 *7. Applicable clause affecting the ownership, such as lease, easement, covenants, restrictions, or*
6 *conditions, including forfeiture.*

7 The Saint Sebastian River Greenway includes parcels under various private and public
8 ownership. The publicly owned portions with potential to be used by the project are the Ansin
9 Tract and the South Prong Preserve. Both of those properties were purchased using Florida
10 Forever Funds and protect natural resources as well as provide recreational opportunities.
11 Additional details specific to the Ansin Tract and the South Prong Preserve are provided in
12 Sections 3.0 and 4.0, respectively.

13 *8. Unusual characteristics of the Section 4(f) property (flooding problems, terrain conditions, or*
14 *other features) that either reduce or enhance the value of all or part of the property or that*
15 *provide opportunities for enhancement or mitigation.*

16 The Saint Sebastian River Greenway follows the south prong of the Saint Sebastian River and is
17 subject to flooding in multiple locations. The terrain is variable and contains wetlands, forests,
18 and other open space. The river, the natural landscape and the habitats enhance the value of
19 the Saint Sebastian River Greenway. Portions of the Saint Sebastian River Greenway, such as
20 the South Prong preserve, have previously been used for wetland mitigation and multiple
21 opportunities exist for environmental enhancement through protection and reestablishment of
22 native habitats. Unusual characteristics of the publicly owned portions of the Saint Sebastian
23 River Greenway that could be used by the project, the Ansin Tract and the South Prong
24 Preserve, are provided in Sections 3.0 and 4.0, respectively.

25

7.0 CONCLUSION

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Potential Section 4(f) resources were identified and evaluated and coordination with FHWA occurred through the ETDM process. Upon review, FDOT is being asked to determine the applicability of Section 4(f) to each resource as well as the level of evaluation that will be required if Section 4(f) applies to properties that may be used by this project. The Ansin Tract, South Prong Preserve, and Wabasso Scrub Conservation Area are all owned by Indian River County, are available to the public for outdoor recreation, and have recreational uses described in their management plans, so they are considered eligible Section 4(f) resources. The only portions of the Saint Sebastian River Greenway that are publicly owned and have potential for use by the project are the Ansin Tract and the South Prong Preserve.

The South Prong Preserve is the only potential Section 4(f) property where use by the project is proposed. A statement of significance was made by Roland M. DeBlois, Chief, Environmental Planning and Code Enforcement Section, Indian River County and is included in **Appendix E** and states that the Ansin Tract, the South Prong Preserve, and the Wabasso Scrub Conservation Area play an important role in meeting the environmental and recreational objectives of the community and appear to meet the requirements of significant Section 4(f) resources.

No direct or constructive use of the Ansin Tract or the Wabasso Scrub Conservation Area is proposed under any alternative. Approximately 0.44 acre of the South Prong Preserve would be directly impacted and used for transportation under the Typical Section A North Alignment Alternative. Approximately 1.1 acres of the South Prong Preserve would be directly impacted and used for transportation under the Typical Section C Center Alignment Alternative. The south prong of the Saint Sebastian River currently flows through a culvert beneath C.R. 510 at the South Prong Preserve and both build alternatives would replace the culvert with a bridge. This replacement would enhance the existing conditions by reducing the barrier to fish and wildlife and potentially allowing for movement of visitors beneath C.R. 510, depending on the water level. This greater connectivity would benefit recreational users of the South Prong Preserve and the southern portion of the Saint Sebastian River Greenway. Both build alternatives would also install sidewalks along C.R. 510, further enhancing visitor access and safety. FDOT is being asked if these impacts to the South Prong Preserve are anticipated to be considered *de minimis*.

APPENDIX A- Ansin Tract Information

Management Plan
for the
Ansin Riverfront Tract Conservation Area
Indian River County, Florida
FCT Project Number
04-025-FF4

Prepared by:
FloridaAffinity, Inc.

For:
Indian River County, Florida
Board of County Commissioners

February, 2006

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SECTION I – INTRODUCTION

Indian River County (the County) recognizes the importance of preservation of natural resource areas and cultural sites within its jurisdiction. Policy directions incorporated in the County Comprehensive Plan define the types of resources to be protected through a variety of means, one of which will be outright purchase by the County. To carry out these policies, the County has developed a land acquisition program, managed by the Department of Community Development and coordinated through an appointed Land Acquisition Advisory Committee of concerned citizens and County officials. With funding from the Indian River County Environmental Lands Bond program, funded by ad valorem taxes, the County is prepared to enter cost-sharing partnerships with the Florida Communities Trust (FCT) for land acquisitions under the State's Florida Forever land acquisition programs.

Grant funding from the Florida Communities Trust is requested for reimbursement for the County's acquisition costs for a portion of the Ansin Riverfront Tract Conservation Area project site. This plan was developed to meet the management plan requirements of the Florida Forever program and the Florida Communities Trust, to ensure that the property will be developed in accordance with the FCT Grant Award Agreement (Agreement #04-025-FF4) and in furtherance of the purposes of the grant application.

A. Location and Ownership

The Conservation Area is located north of the intersection of County Roads 512 and 510, between the towns of Sebastian and Fellsmere. The 28-acre parcel that is the subject of this management plan is part of a slightly larger tract of land purchased from Ronald Ansin by Indian River County in August, 2005. The remainder of the land purchase, approximately 4 acres, will provide right-of-way and stormwater management facilities for the County's road widening project for CR 512.

B. Background Information

The Indian River County Future Land Use Map and Land Development Regulations designate the project site for commercial uses at the intersection of the county roads, and residential development at 3 units per acre. Adjacent lands are zoned for residential uses to the north, northeast and northwest, and commercial uses along CR 512 to the west of the property.

The Conservation Area protects approximately 700 feet of shoreline on the South Prong of the St. Sebastian River, a part of the Indian River – Malabar to Vero Beach State Aquatic Preserve. A 2 acre County canoe/kayak launch facility and the southeastern corner of the St. Sebastian River Preserve State Park are contiguous to the Ansin tract at its northeast corner. The Conservation Area will connect these public lands to a larger potential land acquisition located south of CR 512 (the St. Sebastian River Greenway), if that purchase is successful in the future. (See Figure B.)

The abandoned rail corridor of the historic Trans-Florida Central Railroad bisects the Ansin Riverfront Tract Conservation Area from east to west. The corridor is owned by Indian River County and is being considered for development as a bicycle/pedestrian trail connecting communities and county lands to the east with the Conservation Area and the canoe launch park, the North County Regional Park and the State park entrance (about 1 mile to the west) and the Town of Fellsmere, further to the west.

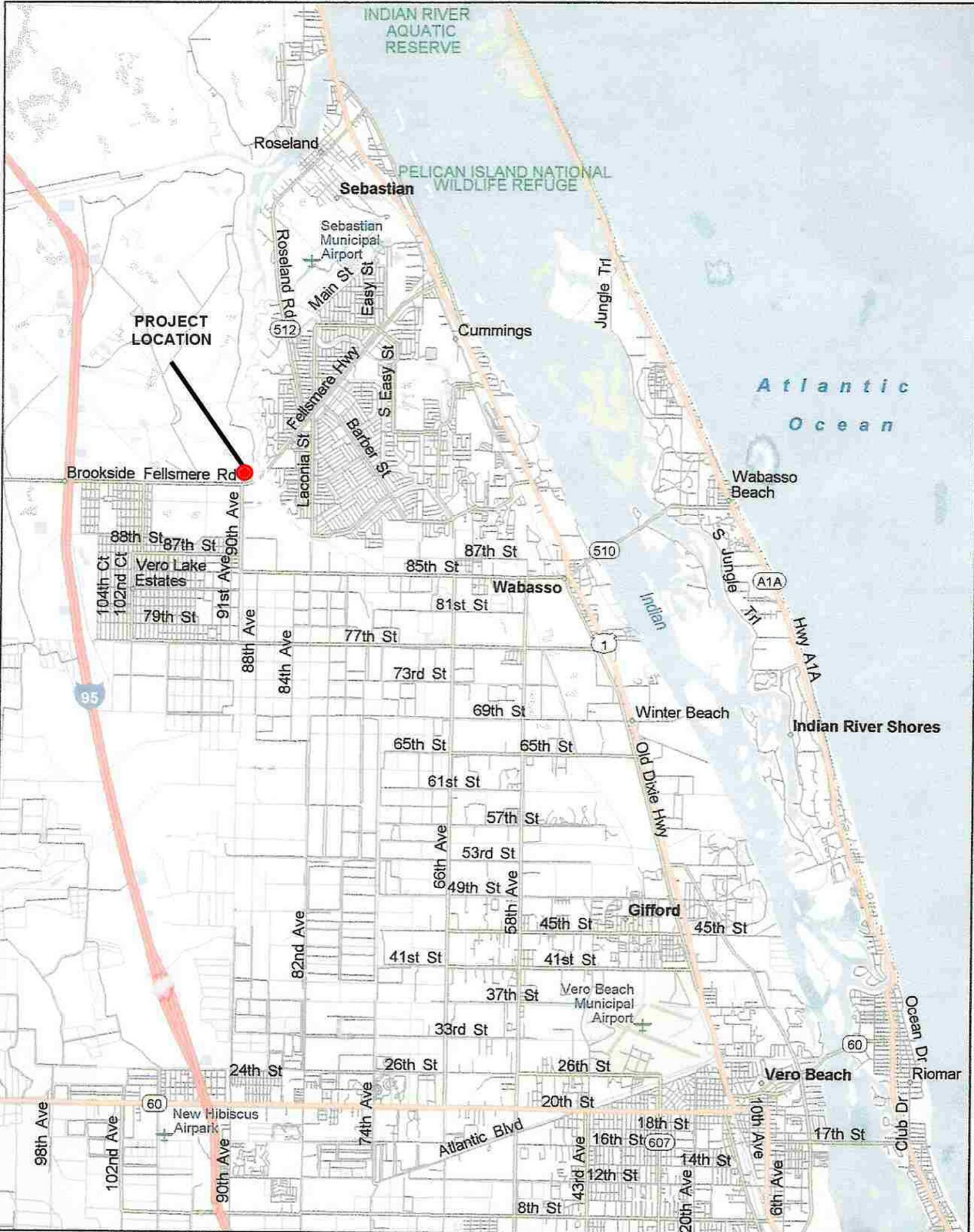
SECTION II – PURPOSE

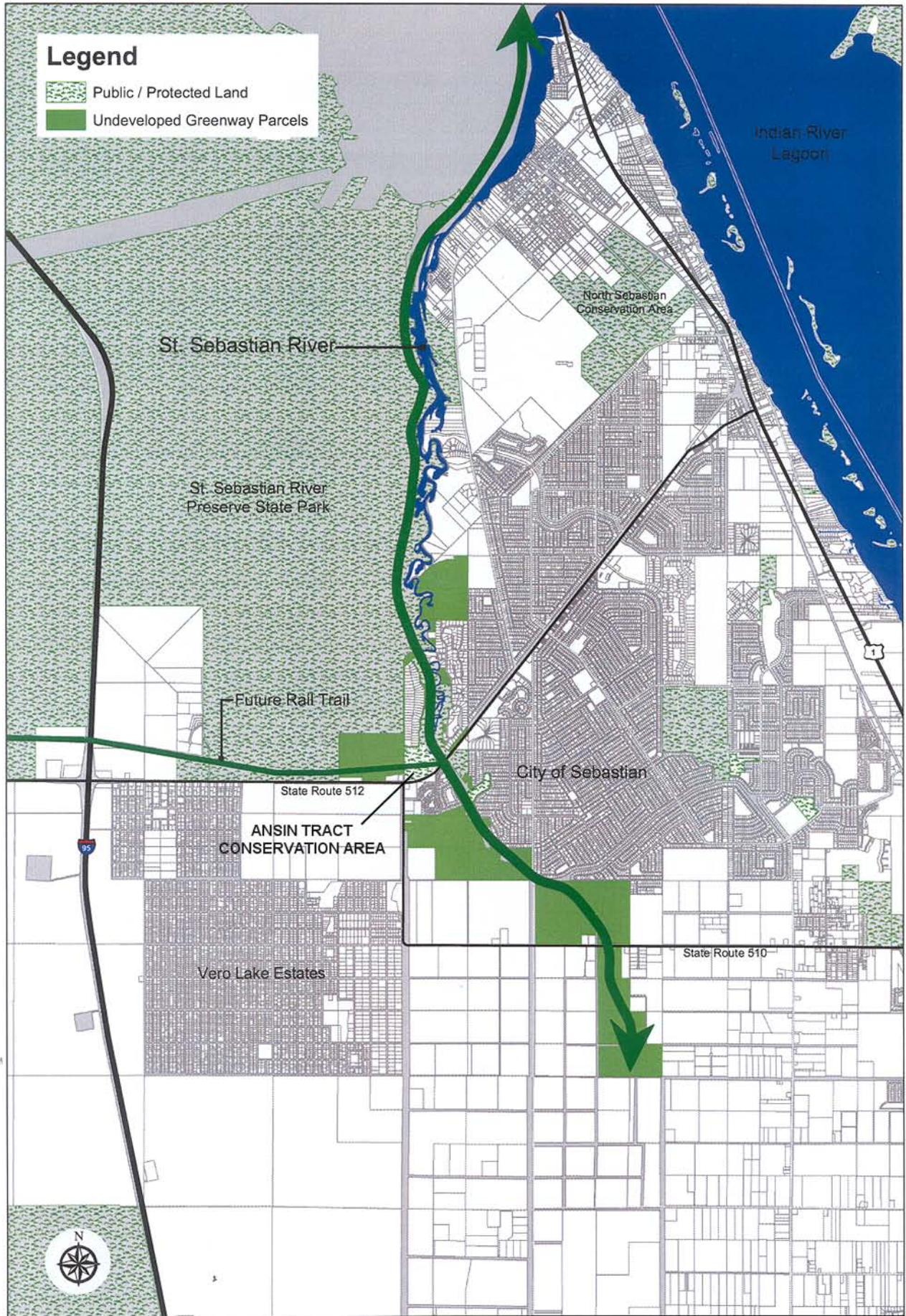
A. Purposes for Acquisition

The Ansin Riverfront Tract Conservation Area was purchased for three inter-related purposes. The primary purpose of acquisition is to provide additional buffer for water quality protection in the watershed of the St. Sebastian River and the State aquatic preserve. The County acquisition is one small part of a multiple-phase land acquisition project that has been pursued by Indian River County, the Department of Environmental Protection (DEP) and the St. Johns River Water Management District for many years. The goal of these acquisition projects is to provide a substantial undeveloped buffer on the St. Sebastian River and the aquatic preserve to eliminate the potential for surface and groundwater quality degradation resulting from development. The second purpose of the acquisition is to provide a connection between CR 512 and the Trans-Florida Central Railroad grade to the existing County canoe launch park and the 23,000 acre St. Sebastian River Preserve State park (the State park). The Conservation Area will function as a part of an extensive ecological and recreational greenway, especially if future land acquisition efforts on the St. Sebastian River Greenway project prove successful. Finally, the acquisition of the Ansin Tract by the County ended stalemate in the effort to widen CR 512 while providing a greater measure of protection from stormwater runoff impacts to the South Prong of the St. Sebastian River. As discussed above, approximately 3 acres of the Ansin tract have been excluded from this project: 1 acre north of the county road to expand the road right of way, and a 2-acre triangle of land south of the road for location of a stormwater retention pond.

A permanent recognition sign shall be maintained facing Watervliet Street at the northwestern corner of the project site. The sign shall acknowledge that the project site is open to the public and was purchased with funds from the Florida Communities Trust Florida Forever Program and Indian River County. The project site will be identified in all advertising and literature as acquired with funds for the Florida Communities Trust and the County will operate the site as a conservation or outdoor recreation area.

FIGURE A - VICINITY MAP





REGIONAL GREENWAYS AND BLUEWAYS MAP

B. Management Objectives

The following management objectives have been identified to guide the County's management of the Conservation area:

1. Compile thorough plant and animal species lists, identify locations of any listed plant and animal species and conduct a reconnaissance-level cultural resources survey of the property to guide decisions on future resource management and facilities development activities.
2. Work through existing water quality protection regulations to protect and improve the quality and regulate the quantity of surface water runoff entering the St. Sebastian River from adjacent developed and undeveloped land.
3. Develop and implement a prescribed fire management program to maintain the mesic flatwoods areas of the property in a variety of successional stages of growth.
4. Eradicate invasive exotic plant species and exotic or nuisance animals and maintain the site free of both exotic plants and animals in the future.
5. Collaborate with local citizens, State agencies and Non-Governmental Organizations to plan and develop recreational greenway and nature trail connections between the local communities, the Conservation Area, the County park and the State park.
6. Coordinate with federal, State and other County agencies who manage public land in the St. Sebastian River corridor to provide continuity in the management of natural and cultural resources and to connect recreational opportunities along the St. Sebastian River greenway corridor and along the future reconstructed county road.

C. Comprehensive Plan Conformance

The Indian River County Comprehensive Plan provides specific policy directives regarding preservation of environmentally sensitive lands and cultural resource sites within the County. The Ansin Riverfront Tract Conservation Area addresses the following specific policy goals and objectives of the County's Comprehensive Plan:

Recreation and Open Space Policy 1.1 - seeks to provide 4 acres of recreation area per 1,000 people in Indian River County.

Recreation and Open Space Objective 8 and Policy 8.1 – directs the County to increase public open space for passive recreation and historic sites.

Conservation Objective 6, Policies 6.1 and 6.14, mandating the preservation of upland native plant communities, directing the County to assist other agencies in establishment of regional preserves to function as ecological greenway corridors, and directing the protection of flatwoods and bottomlands that buffer the State aquatic preserve.

Conservation Policy 8.6 - directing that priority be given to acquiring lands that create new or enhanced ecological greenways and recreational trail opportunities.

Conservation Objective 12 and Policy 12.5 - establishing a conservation land management program and funding the restoration and enhancement of impacted wetland and upland areas and the eradication of nuisance exotic vegetation on acquired lands.

Coastal Management Objective 8 – directing an increase in the number of public access points to natural resources within the coastal zone, including the St. Sebastian River.

Coastal Management Objective 9, Policies 9.1 and 9.2 – directing protection of historic structures and archaeological sites.

Portions of the project area lie within the 100-year flood zone. The acquisition supports the County's hazard mitigation strategy by directing future residential development elsewhere, to prevent community growth in an inappropriate area and reducing potential future losses.

Indian River County will amend the Future Land Use Classification for the Conservation Area on the next Comprehensive Plan amendment cycle after the approval of this management plan. The classifications will be changed to Conservation land use, and rezoning of the area to the appropriate zoning designation will follow the amendment of the Comprehensive Plan. Monitoring of the development review process and enforcement of the provisions of the County's land use, zoning and land development regulations on adjacent undeveloped land will serve to adequately buffer the project site from adverse impacts of future adjacent land uses.

SECTION III – NATURAL RESOURCES

A. Natural Communities

The Conservation Area supports 3 natural communities: mesic flatwoods (85 percent), bottomland forest (19 percent) and blackwater stream grading into bottomland forest (16 percent). These vegetative communities are in good to excellent condition. Minor infestations of invasive exotic plants have been located on the Natural Communities Map. Following are brief inventories of the communities.

Mesic Flatwoods (approx. 18.1 acres)

Mesic flatwoods are characterized as an open canopy forest of widely spaced pine trees with little or no understory but a dense ground cover of herbs and shrubs. The variation of this community that occupies the Conservation Area is the slash pine - gallberry - saw palmetto association. Other typical plants include: St. Johns-wort, dwarf huckleberry, fetterbush, dwarf wax myrtle, stagger bush, blueberry, gopher apple, tar flower, bog buttons, blackroot, false foxglove, white-topped aster, yellow-eyed grass, and cutthroat grass. Typical animals of mesic flatwoods include: oak toad, little grass frog, narrowmouth toad, black racer, red rat snake, southeastern kestrel, brown-headed nuthatch, pine warbler, Bachman's



sparrow, cotton rat, cotton mouse, black bear, raccoon, gray fox, bobcat, and white-tailed deer.

Mesic Flatwoods occur on relatively flat, moderately to poorly drained terrain. The soils typically consist of 1-3 feet of acidic sands generally overlying an organic hardpan or clayey subsoil. The hardpan substantially reduces the percolation of water below and above its surface. During the rainy seasons, water frequently stands on the hardpan's surface and briefly inundates much of the flatwoods; while during the drier seasons, ground water is unobtainable for many plants whose roots fail to penetrate the hardpan. Thus, many plants are under the stress of water saturation during the wet seasons and under the stress of dehydration during the dry seasons.

Mesic flatwoods are the most widespread biological community in Florida, occupying an estimated 30 to 50% of the state's uplands. However, very few undisturbed areas of Mesic flatwoods exist because of habitat mismanagement and silvicultural, agricultural, or residential development. Mesic Flatwoods are often fairly resilient, and with proper management they can generally be restored.

Probably the most important physical factor in Mesic flatwoods is its dependence on fire, which probably occurred every 1 to 8 years during pre-Columbian times. Nearly all plants and animals inhabiting this community are adapted to periodic fires; several species depend on fire for their continued existence. Without relatively frequent fires, Mesic flatwoods succeed into hardwood-dominated forests whose closed canopy can essentially eliminate the ground cover herbs and shrubs. Additionally, the dense layer of litter that accumulates on unburned sites can eliminate the reproduction of pines which require a mineral soil substrate for proper germination. Thus, the integrity of the Mesic Flatwoods community is dependent on periodic fires.

As discussed below, the introduction of prescribed fire and the eradication of invasive exotic plants will be the primary resource management activity required to improve the condition of this community. The long term goal is to establish stands of pines at natural densities for this community type, and maintain the mesic flatwoods communities on the site in two or three successional stages, to enhance the diversity of plants and animals on the Conservation Area. In the short term, a survey for active Southern pine beetle infestations is needed. Selective harvest and removal of infested trees or pesticide application to infested trees should be used to address this ongoing threat. Photo points will be established within the flatwoods community for long-term monitoring of the progress of prescribed fire management and community improvement.

Bottomland Forest (approx. 5.3 acres)

Bottomland forest is characterized as a low-lying, closed-canopy forest of tall, straight trees with either a dense shrubby understory and little ground cover, or an open understory and ground cover of ferns, herbs, and grasses. Typical plants include water oak, live oak, red maple, sweetgum, loblolly pine, white cedar, cabbage palm, diamond-leaf oak, southern magnolia, loblolly bay, swamp tupelo,

spruce pine, American beech, dahoon holly, wax myrtle, swamp dogwood, Florida elm, stiffcornel dogwood, and American hornbeam. Typical animals include marbled salamander, mole salamander, three-lined salamander, slimy salamander, five-lined skink, ringneck snake, gray rat snake, eastern king snake, cottonmouth, wood duck, red-tailed hawk, turkey, yellow-billed cuckoo, screech-owl, great-horned owl, ruby-throated hummingbird, acadian flycatcher, pileated woodpecker, hermit thrush, cedar waxwing, yellow-throated warbler, opossum, gray squirrel, flying squirrel, raccoon, mink, gray fox, bobcat, and white-tailed deer.

Bottomland forest occurs on low-lying flatlands that usually border streams with distinct banks, such that water rarely overflows the stream channel to inundate the forest. They also occur in scattered low spots in basins and depressions that are rarely inundated, which allows typical upland species to survive. Soils are generally a mixture of clay and organic materials. The water table is high, but Bottomland Forests are inundated only during extreme floods or exceptionally heavy rains (i.e., not annually). Tree density and species diversity is relatively high.

The forest canopy is dense and closed, except during winter in areas where deciduous trees predominate. Thus, air movement and light penetration are generally low, making the humidity high and relatively constant. Because of these characteristics, Bottomland Forests rarely burn. Bottomland Forest is a very stable community that requires a hundred years or more to mature. Nearly all Bottomland Forests have suffered from timbering operations, which frequently leave long-lasting scars from soil disturbance.

At the Conservation Area, little disturbance to this community and the Blackwater Stream community that it is closely associated with. Management measures to protect and enhance surface water quality entering the property will be the primary management need for protection of the Bottomland Forest areas of the site.

Blackwater Stream/Bottomland forest (approx. 4.6 acres)

Blackwater streams are characterized as perennial or intermittent seasonal watercourses originating deep in sandy lowlands where extensive wetlands with organic soils function as reservoirs, collecting rainfall and discharging it slowly to the stream. The tea-colored waters of Blackwater Streams are laden with tannins, particulates, and dissolved organic matter and iron derived from drainage through swamps and marshes. They generally are acidic (pH = 4.0 - 6.0), but may become circumneutral or slightly alkaline during low-flow stages when influenced by alkaline groundwater. Water temperatures may fluctuate substantially and are generally correlated with seasonal fluctuations in air temperature. The dark-colored water reduces light penetration and, thus, inhibits photosynthesis and the growth of submerged aquatic plants. Emergent and floating aquatic vegetation may occur along shallower and slower moving sections, but their presence is often reduced because of typically steep banks and considerable seasonal fluctuations in water level. Typical plants include golden club, smartweed, sedges,

and grasses. Typical animals include river longnose gar, gizzard shad, threadfin shad, redbfin pickerel, chain pickerel, ironcolor shiner, Ohooppee shiner, weed shiner, blacktail shiner, chubsucker, channel catfish, banded topminnow, pygmy killifish mosquitofish, mud sunfish, flier, everglades pygmy sunfish, banded sunfish, redbreast sunfish, dollar sunfish, stumpknocker, spotted bass, black crappie, darters, Alabama waterdog, river frog, alligator, snapping turtle, alligator snapping turtle, river cooter, Florida cooter, peninsula cooter, stinkpot, spiny softshell, red-belly watersnake, brown watersnake, beaver, and river otter.

At the Ansin Riverfront Tract Conservation Area, the South Prong of the St. Sebastian River and a branch flowing through the property from the west are blackwater stream communities. The river and the branch are in good condition, at this time. The branch is fairly overgrown with trees and shrubs of the bottomland forest community along its narrow floodplain, and is somewhat inaccessible.

B. Invasive Exotic Plants

Approximately 1 acre of Australian pine trees, scattered infestations of Brazilian peppers and air potato vines have been noted at the Conservation Area (see Natural Communities Map). The affected areas are those disturbed by road or railroad construction, and appear to be located along the road right of ways at the south, west and north edges of the property. In total, approximately 3 acres of the Conservation Area are affected by infestation. During the first year of active management on the property, County staff will survey the entire property, map locations of exotic plants, and proceed with a program to eliminate them over the next several years. The Florida Pest Plant Council's List of Invasive Exotic Plants (Appendix B) will be used to guide this effort. Mechanical removal and/or herbicide treatment of plants will be followed with careful monitoring on an annual cycle (at minimum) and follow-up treatment, as needed.

C. Upland Restoration

Given the good overall condition of the natural communities on this site, only areas where exotic plants have been removed will require restoration measures. Tree and shrub species of the mesic flatwoods community may be introduced to the area now supporting Australian pines after their removal. Planted species should include slash pines, gallberries, wax myrtles and saw palmettos. Other shrub and groundcover species will move into the areas through natural seed dispersal. In the other areas now affected by exotic plants, natural succession of native plant species will be sufficient for restoration of the natural community.

D. Water Quality Protection

The greatest threat to the natural communities of the Conservation Area is degradation of the quality of water entering the system from adjacent uplands. Rapid development in this area of Indian River County poses considerable threat in this way, although modern land development regulations that require adequate treatment of stormwater will serve to mitigate these impacts. The fact that the St. Sebastian River is part of the larger State aquatic preserve serves to elevate the level of water quality protection required for new development. County staff will

work closely with all adjacent land developers on new projects and with owners of existing developments to assure that stormwater management regulations are followed. Staff will request that the State aquatic preserve or the St. John's River Water Management District extend the collection of water quality data to the St. Sebastian River adjacent to the Conservation Area, to assist in monitoring changes in the water entering the site over time. County staff will also assure that the culverts, road shoulders and stormwater management systems along CR 512, at the County canoe launch park and on Watervliet Street are maintained to the standards required by permits and current regulations. Water quality impacts from the public access facilities proposed in this plan are not anticipated, due to the small scale of development and the absence of on-site parking facilities.

E. Prescribed Fire Management

Management of the mesic flatwoods natural community will be the most important activity at the Conservation Area over time. County staff will work with the Florida Division of Forestry (DOF) to develop a prescribed fire management plan and install necessary firebreaks along the southern, western and northern perimeters of the property during the first year of active management. Mechanical reduction of fuel loads may be necessary to begin the fire management program. Burn intervals will be established to develop several successional stages of mesic flatwoods to allow a wider diversity of plant and animal species to occupy the site. Interpretive materials at the Conservation Area and at the canoe launch park will explain the need for regular fires in the flatwoods community. County staff will work to educate adjacent owners regarding this aspect of resource management at the Conservation Area. Given the rapid rate of development on surrounding land, smoke management will be one of the larger challenges faced by the County as they implement the prescribed fire management plan.

F. Feral Animal Program

There is little evidence of feral animal problems on the property at this time. Feral hogs may move into the Conservation Area along the river floodplain from the large area to the north. When noted, these destructive invaders will be removed by County animal control staff. Feral cats and dogs found on the site will be removed. Feral animal control efforts on the property will begin within six months after County staff begins active management of the property.

G. Listed Plant Species

Listed plants potentially found on the Conservation Area may include a variety of species common to mesic flatwoods and bottomland forests and documented in the adjacent state park. Potential flatwoods species include spoon-leaved sundew, blue butterwort, and yellow butterwort, celestial lily, Catesby's lily, also known as pine lily, garberia, Florida beargrass, butterfly orchid, terrestrial orchid species including grass pink and several species of ladies-tresses, and nodding clubmoss. Listed plants potentially occupying the bottomland forest on the site include hand fern, Royal fern and cinnamon fern.

A plant and animal survey will be conducted or contracted by the County during the first year of management will serve to identify and locate any listed plants on the property. Any listed species found on the property will be reported to the Florida Natural Areas Inventory (FNAI) using the prescribed form (see Appendix A).

County staff will monitor any listed plant populations and take appropriate actions to enhance the habitats the plants depend on. The management activities discussed in this plan for re-introducing natural fire regimes in the flatwoods and protecting water quality in the wetlands may be the extent of actions necessary to assure the health listed plant species at the conservation area.

H. Listed Animal Species

Gopher tortoises are the only listed animal species known to inhabit the property at this time. These animals will be protected from visitor disturbances, and will benefit greatly from the prescribed fire and feral animal management programs to be implemented by the County. The plant and animal survey will include an effort to locate and map all active tortoise burrows to provide baseline data and allow staff to monitor the population of the species, over time. Any other listed animals found on the site will be reported to the FNAI using the prescribed form (see Appendix A).

A comprehensive survey to inventory and monitor the distribution and abundance of fishes and selected invertebrates of the St. Sebastian River was conducted in 1999-2000 (Paperno and Brodie 2000). Three notable species (slashcheek goby (*Gobionellus pseudofasciatus*), opossum pipefish (*Oostethus brachyurus lineatus*), and bigmouth sleeper (*Gobiomorus dormitor*)) were found in the St. Sebastian River. They are among the few examples of euryhaline tropical freshwater species found in North America. The St. Sebastian River is thought to provide the only suitable habitat north of the Caribbean and Central America for these species because water temperatures are higher than in other freshwater tributaries of peninsular Florida. However, none of the above are protected species. The species of fish are likely found in the river and the blackwater branch that traverses the property, especially during flood periods. No special management actions are needed at this time.

I. Natural Communities Inventory and Monitoring

During the first year after approval of the management plan, a comprehensive plant and animal survey of the property will be conducted. Two monitoring periods will be scheduled to coincide with spring and fall flowering seasons for plant identification. Information gathered by the survey will inform further resource management planning and the process for determining trail locations.

Once the initial inventory has been completed, a monitoring program will be put in place to provide follow-up documentation of the conditions of the natural communities and the growth or decline of any listed plant or animal populations. Monitoring, again, will occur during spring and fall months. These inventory and

monitoring efforts under the County's management will insure maximum protection of native biota on the project site.

J. Greenway and Blueway Management

The Ansin Riverfront Tract Conservation Area is a small component of a much larger ecological greenway. Land managed by the St. Johns River Water Management District, the Florida Department of Environmental Protection and Brevard County contribute a much larger percentage of the area under protection in this area of Florida. County staff will provide all assistance possible to the other management agencies in coordinating large scale planning, resource management, inventorying and monitoring efforts. County staff will consult with experts from the other managing agencies in determining the best management practices that can be applied to the resources protected by the Conservation Area.

In addition to functioning as a link in a regional ecological greenway, the Conservation Area will provide a connection for a local shared-use recreational trail and will link that trail with approximately 60 miles of shared-use trails in the St. Sebastian River Preserve State Park. County staff and local citizens are working with the County's engineering department to plan the recreational greenway along CR 512 and parts of the Trans-Florida Central Railroad rail bed, connecting the towns of Sebastian and Fellsmere. Portions of the route of the historic railroad have been used for construction of CR 512, and some segments are in private ownership, but remaining portions in County ownership are suitable for the proposed use.

As discussed above, the St. Sebastian River is included in the Indian River Malabar to Vero Beach Aquatic Preserve. Recreational access to the waterways is provided by many public and private boating facilities, including public boat ramps on the east shoreline of the river's South Prong, and the County's canoe launch park located immediately north of the Conservation Area, on the west shoreline. The plans for the Conservation Area support the goals of the aquatic preserve by buffering the river from future development and by providing a site for interpretation of the aquatic preserve, it's relationship to upland ecology and the impacts of development. (See Figure B.) A proposed wildlife overlook deck is proposed on the Conservation Area to provide a passive recreational and interpretive access point to the river and its wetland floodplain.

SECTION IV – Cultural Resources

A. Archaeological and Historic Resources Inventory and Protection

There are no known prehistoric or historic cultural sites on the property included in the Ansin Riverfront Tract Conservation Area. The slightly-elevated rail bed of the abandoned Trans-Florida Central Railroad bisects the project site, but is owned by Indian River County through a previous land acquisition process separate from Ansin Tract purchase. The railroad operated between the towns of Sebastian and Fellsmere during the early 20th. Century, supporting the cattle, naval stores and farming industries of the region. The Florida Department of State, Division of Historical Resources (DHR) considers the remaining portions

of the railroad corridor to be potentially eligible for listing on the National Register of Historic Places. As noted above, the County and local citizens are working toward the use of the remaining portions of the railroad corridor to develop a shared-use bicycle and pedestrian recreational trail connecting the local communities to recreation and conservation lands.

A reconnaissance-level cultural resource survey will be conducted in the first year of active management of the Ansin property by the County. If recommended by the survey report, site-specific surveys by qualified archaeologists will be conducted for the proposed development sites during the design of the public access facilities discussed below. Reports containing the results of these surveys will be provided to the Department of State, Division of Historical Resources on completion of the studies.

The collection of artifacts or the disturbance of archaeological and historical sites at the site will be prohibited without authorization from the Department of State, Division of Historical Resources. Appropriate protective measures will be taken in the event cultural sites are discovered on the property in the future. Management of cultural resources will be coordinated with the Division of Historical Resources, and will comply with the provisions of Chapter 267 Florida Statutes, specifically sections 267.061 (2)(a) and (b).

SECTION V – Site Development and Improvement

A. Existing Physical Improvements

With the exception of an unimproved jeep trail located between CR 512 and the abandoned railroad right of way, there are no physical improvements on the Conservation Area property at this time

B. Proposed Physical Improvements

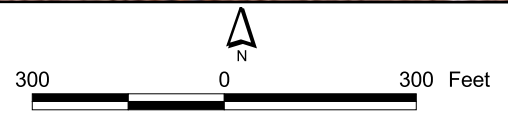
Improvements are proposed for the Conservation Area to provide a very low-impact, passive level of recreational and interpretive access to the property. A natural-surface, universally accessible loop trail is proposed to connect the County's canoe launch park with the railroad corridor. Two bridges across the blackwater stream will be needed to make this connection, as shown on the Master Site Plan (Figure D). Once the rail-trail conversion project is completed, this connection will allow visitors to arrive by bicycle or by walking from local communities along the Trans-Florida Central Railroad recreational greenway.

A wildlife observation and fishing platform, approximately 100 square feet in size, is proposed to be built on the St. Sebastian River just south of the canoe launch park. Interpretive signs will be located at the observation platform, on the



ANSIN RIVERFRONT TRACT
 CONSERVATION AREA
 FIGURE D PAGE 15
 MASTER SITE PLAN

INDIAN RIVER COUNTY
 BOARD OF COUNTY COMMISSIONERS
 FEBRUARY, 2006



railroad corridor, and at several other points along the trail to interpret the natural and cultural resources of the site, and to explain to visitors the County's resource management programs.

No parking facilities are needed to support public access, since twelve to 15 parking spaces and a picnic shelter are provided by the canoe launch park at the northern boundary of the Conservation Area. Bicycle racks will be provided adjacent to that parking area to encourage alternative means of access to the park and conservation area. Since clearing and stabilization or paving for on-site parking is not needed for this project, no stormwater management facilities and no planted landscape improvements will be required.

All developed facilities of the Conservation Area will be located, designed and managed to protect and enhance water quality in the St. Sebastian River and minimize impacts on the site's natural resources.

C. Acknowledgement Sign

A sign identifying the Conservation Area as a publicly-owned conservation area, open to the public, will be located near the intersection of Watervliet Street (the extension of CR 510) and the access road to the canoe launch park. This location is recommended to ensure the visibility of the sign. As noted above, the sign will note the acquisition of the property was made possible through funding by Indian River County and the Florida Communities Trust, Florida Forever Program.

D. Hazard Mitigation

Facilities at the Conservation Area will be located and constructed to minimize or eliminate the long term risk of storm damage or flooding. The minimal level of development proposed for this project will ensure few impacts to will result from storm or flood conditions.

E. Permits

Indian River County building permits will be required for all structures. St. Johns River Stormwater Management District environmental resource permits will be required for the observation platform and bridges. Except for emergency response activities to secure the property or protect its natural resources following storm, flood or other disturbance, written approval from the Florida Communities Trust will be requested before undertaking any site alterations or physical improvements that are not addressed in the approved management plan.

F. Easements, Concessions and Leases

Indian River County has no intention at this time to develop concessions, leases or other revenue-generating uses or agreements on the Ansin Riverfront Tract Conservation Area. If such arrangements are considered in the future, County staff will provide notice and information at least 60 days in advance and acquire FCT approval prior to the execution of any lease of any interest, the operation of any concession, the granting of any easement, any sale or option, or any management contracts for the site, or any use of the property by any person other than in such person's capacity as a member of the general public. Any revenue

generated at the project site will be placed in a separate account and go to the upkeep and maintenance of the project site in order to be within allowable limits set by the Internal Revenue Service.

Likewise, any revenues collected through the education programs at the conservation area will only be used for the upkeep and maintenance of the project site. County staff will update FCT in its annual report on the various educational activities, any revenues collected for such activities and will provide detailed accounts of how such revenues were expended.

SECTION VI – Interpretive Program

A. Interpretive Signs

As mentioned above, 4 to 6 interpretive signs will be provided to interpret the natural communities, the ecological greenways concepts, and the importance of prescribed fire management and water quality protection on the Conservation Area. A sign located on the railroad corridor will interpret the history of the railroad, agriculture and the historical patterns of settlement that were supported by the Trans-Florida Central Railroad and other rail lines along Florida's east coast.

SECTION VII- Management Needs

A. Management Coordination

County staff will coordinate with adjacent landowners and will ensure buffering requirements and other protective measures contained in existing land use regulations are enforced as adjacent lands are developed. Special efforts will be made to encourage owners to eliminate invasive exotic plants from their lands adjacent to the Conservation Area and replace them with a buffer of native plant species.

Development of this plan has been coordinated with the FWC Office of Environmental Services to ensure the preservation of native wildlife species on the Conservation Area. Management for listed plant and animal species using the site will continue be coordinated with the FWC. The Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation (DHR) will be an important source of information and guidance in the management of the cultural resources of the conservation area.

The closest management association on this project will be with the managers and staff of the St. Sebastian River Preserve State Park and the Indian River Malabar to Vero Beach State Aquatic Preserve, both administered by the Florida Department of Environmental Protection (DEP). The County's partnership with the DEP will provide valuable technical expertise and assistance in the management and enhancement of the natural resources of the property.

B. Maintenance

Regular facilities maintenance, patrol, and trash collection at the site will be the responsibility of the Indian River County Parks Division and the Conservation Lands Manager.

C. Security

The Indian River County Sheriff's Department will provide surveillance and law enforcement authority at the property as needed. The Conservation Area hours of operation will be from 8:00 AM to sunset.

D. Staffing

The County Parks Division is staffed by 35 field employees to manage all units in the park system. In January, 2000, the County hired a full-time Conservation Lands Manager, employed in the Parks Division. The Manager works closely with both the County Planning Division's Environmental Planning Section and the Parks Division to accomplish the goals and objectives for all County conservation lands.

Indian River County will coordinate staff support for management and interpretation of the Conservation Area with the managers of the St. Sebastian River Preserve State Park and the Indian River Malabar to Vero Beach State Aquatic preserve. Volunteer support to help provide public access, interpretive and educational activities, and resource management assistance will be encouraged and coordinated by the Conservation Lands Manager. Contract labor may be employed by the Parks Division, as needed.

Resource management activities will be the responsibility of the Conservation Lands Manager. County staff, contract labor and volunteer labor will be assigned to tasks such as exotic plant removal and restoration of native vegetation.

SECTION VIII – Cost Estimates and Funding Sources

The authors have attempted to provide the best estimate possible based on the information at hand, and the level of planning completed. Some adjustments in these estimates may be necessary as more detailed plans are developed. Over time, market conditions and prevailing rates of inflation in the general economy may act to increase or decrease actual costs for contract services and construction.

Five sources of funding have been identified for management and development of this project. Funding from the Indian River County Environmental Lands Acquisition bond program may be used to provide for property security and priority resource management improvements and activities. County mitigation accounts for upland and wetland enhancement projects may also be applied. The County Land Clearing and Tree Removal Violations account is a third source of funds for resource management activities. Operations, staffing and development funds will come from the County Parks Division budget. Additional funds may be acquired from grants and donations of cash, materials or labor by local businesses and citizens, and the Florida Recreational Development Assistance Program, administered by the DEP.

**TABLE 1
ANSIN RIVERFRONT TRACT CONSERVATION AREA
ESTIMATED MANAGEMENT AND DEVELOPMENT COSTS**

1.	Resource Management*	
	Plant/Animal Surveys and Mapping	7,000.00
	Archaeological Survey	5,000.00
	Prescribed fire preparation	5,000.00
	Exotic Plant Removal and Revegetation	8,000.00
	Exotic Plant Re-Treatment	<u>1,000.00</u>
	Subtotal	\$26,000.00
2.	Public Access Improvements**	
	Nature Trail (1320 ft.)	\$4,000.00
	Bridges	20,000.00
	Observation/fishing platform (100 s.f.)	10,000.00
	Interpretive signs (5)	1,250.00
	Bicycle rack	500.00
	Acknowledgement sign	<u>250.00</u>
	Subtotal	\$36,000.00
	Total Resource Management/Development Costs	\$62,000.00
3.	Annual Maintenance/Operations Costs**	
	Resource Management (Prescribed fire, exotic plant eradication, monitoring)	\$4,000.00
	Routine facilities maintenance	<u>500.00</u>
	Total Annual Operational Costs	\$4,500.00

* Funding Sources: Environmental Lands Acquisition Bond Program, County Mitigation Accounts, County Tree Removal Violations Accounts, County Parks Division Operations Budget, , Volunteers and Donations.

** Funding Sources: County and Parks Division Capital Improvements Budget, County Mitigation Accounts, County Tree Removal Violations Accounts, FRDAP and Grants and Donations of materials or labor from individuals or businesses in the local area

.SECTION IX – Priority Schedule

The following list summarizes the management activities set forth in this management plan, in priority order. Figure E represents the management activities in a graphic timeline format, starting with the projected beginning date for implementation of the management plan by Indian River County. The County's schedule of activities is subject to adjustment, as the schedule depends on the availability of funding, staffing and inter-governmental assistance for the management of the project site.

1. Inventory plant and animal species.
2. Contract reconnaissance level cultural resources survey.
3. Amend Comprehensive Plan and zoning designations.
4. Begin feral animal control efforts.
5. Develop prescribed fire management plan.
6. Implement prescribed fire management.
7. Develop exotic plant removal and revegetation plan.
8. Begin exotic plant removal.
9. Implement follow-up treatment program for exotic plants.
10. Design and permit trails, bridges and overlook.
11. Construct and begin maintenance of public facilities.
12. Monitor and analyze resource management programs.

**FIGURE E
ANSIN RIVERFRONT TRACT CONSERVATION AREA
PROJECTED MANAGEMENT ACTIVITIES TIMELINE**

MANAGEMENT ACTIVITY	2006			2007					2008					2009										
	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5
1. INVENTORY PLANTS & ANIMALS																								
2. CULTURAL RESOURCES SURVEY																								
3. AMEND COMP. PLAN AND ZONING																								
4. BEGIN FERAL ANIMAL CONTROL																								
5. DEVELOP FIRE MANAGEMENT PLAN																								
6. IMPLEMENT FIRE MANAGEMENT																								
7. DEVELOP EXOTIC PLANT PLAN																								
8. BEGIN EXOTIC PLANT REMOVAL																								
9. EXOTIC PLANT FOLLOW-UP																								
10. DESIGN AND PERMIT FACILITIES																								
11. CONSTRUCT/MAINTAIN FACILITIES*																								
12. MONITORING/MGMNT. ANALYSIS																								

MANAGEMENT ACTIVITY	2010					2011					2012													
	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5
4. FERAL ANIMAL CONTROL																								
6. PRESCRIBED FIRE MANAGEMENT																								
9. EXOTIC PLANT FOLLOW-UP																								
11. FACILITIES MAINTENANCE																								

* THE FACILITIES CONSTRUCTION PROJECT WILL INCLUDE THE NATURE TRAIL, BRIDGES, WILDLIFE OBSERVATION/FISHING OVERLOOK, INTERPRETIVE SIGNS, BIKE RACK (AT CANOE LAUNCH PARK) AND ACKNOWLEDGEMENT SIGN.

SECTION X – MONITORING AND REPORTING

A. Annual Stewardship Report

An Annual Stewardship Report, due on January 30th of every year, will be compiled by County staff and submitted to the FCT. The Annual Report will include a review of the provisions of this management plan and will serve to update the resource inventories for the property on file with the FCT. To provide an annual progress assessment, the Annual Report will provide numerical descriptions, where possible, of progress made in meeting the management objectives of this plan, such as acreage and percentage figures for exotic plant removal, native plant restoration, etc. County staff will forward listed species information to the Florida Natural Areas Inventory on appropriate forms, concurrently with filing the Annual Report. (See Appendix A.) The annual report will comply with the requirements of 9K-7.013 F.A.C.

Through the annual reports or by separate correspondence, the County will request written approval for revision of the management plan from the FCT. No site alterations or physical improvements that are not addressed in the approved management plan will be initiated without prior approval or plan revision.

Figure E is the current projected timeline for the activities recommended by this management plan. The priority goals set forth in the plan are the resource enhancement elements. After the initial inventories of plant and animal species utilizing the site have been completed, annual monitoring surveys of plant and animal species will be instituted to help evaluate progress toward the County's resource management goals.

Development of public facilities, although important, is dependent on the availability of funding through the County Parks budget, or through private donation. The progress of appropriations through the County budgetary process and fund-raising activities and results will be included in the Annual Report. Once development funding has been acquired, progress through the design, permitting and construction processes will be reported on a percent-complete basis. After facilities are developed, the Conservation Lands Manager will estimate annual visitation and include a narrative summary of use of the project site by organized groups in the Annual Report.

APPENDIX C

FCT GRANT AWARD AGREEMENT

FCT Contract Number 05-CT-08-04-FY-A1-025
FLORIDA COMMUNITIES TRUST
04-025-FF4
ST. SEBASTIAN RIVER BUFFER – ANSIN TRACT
CSFA # 52002

GRANT CONTRACT

THIS AGREEMENT is entered into by and between the FLORIDA COMMUNITIES TRUST (“FCT”), a non-regulatory agency within the State of Florida Department of Community Affairs, and INDIAN RIVER COUNTY, a local government of the State of Florida (“Recipient”).

THIS AGREEMENT IS ENTERED INTO BASED ON THE FOLLOWING FACTS:

WHEREAS, the intent of this Agreement is to impose terms and conditions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds (“Project Site”), that are necessary to ensure compliance with applicable Florida law and federal income tax law and to otherwise implement the provisions of Sections 259.105, 259.1051 and Chapter 380, Part III, Florida Statutes;

WHEREAS, Chapter 380, Part III, Fla. Stat., the Florida Communities Trust Act, creates a non-regulatory agency within the Department of Community Affairs (“Department”) which will assist local governments in bringing into compliance and implementing the conservation, recreation and open space, and coastal elements of their comprehensive plans or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments and nonprofit environmental organizations to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, FCT is funded through either Section 259.105(3)(c), Fla. Stat. of the Florida Forever Act, which provides for the distribution of twenty-two percent (22%), less certain reductions, of the net Florida Forever Revenue Bond proceeds to the Department, or any other revenue source designated by the Florida Legislature to provide land acquisition grants to local governments and nonprofit environmental organizations for the acquisition of community-based projects, urban open spaces, parks and greenways to implement local comprehensive plans;

WHEREAS, the Florida Forever Revenue Bonds are issued as tax-exempt bonds, meaning the interest on the bonds is excluded from the gross income of bondholders for federal income tax purposes;

WHEREAS, Rule Chapter 9K-7, Florida Administrative Code (“F.A.C.”) sets forth the procedures for the evaluation and selection of lands proposed for acquisition and Rule Chapter 9K-8, F.A.C. sets forth the acquisition procedures;

WHEREAS, on September 1, 2004 the FCT Governing Board scored, ranked and selected projects to receive approval for funding;

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WHEREAS, the Recipient's project, described in an application submitted for evaluation, was selected for funding in accordance with Rule Chapter 9K-7, F.A.C., and by executing this Agreement the Recipient reaffirms the representations made in its application;

WHEREAS, Rule 9K-7.009(1), F.A.C. authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding;

WHEREAS, Rule 9K-7.003(5) F.A.C., recognizes real property owned by the Recipient and included in the application as part of the Project Site as an eligible source of Match, provided that the real property is acquired by the Recipient within 18 months after the application deadline for which the application was made. The date of this application deadline was **MAY 5, 2004**;

WHEREAS, the Recipient will acquire fee simple title to the entire Project Site prior to **NOVEMBER 5, 2005** (Insert date[s]) from **RONALD M. ANSIN** (Insert name[s]);

WHEREAS, the Recipient will request disbursement of FCT Florida Forever Bond proceeds, subsequent to acquiring the Project Site, for the reimbursement of Project Costs expended by the Recipient for the acquisition of the Project Site; and

WHEREAS, the purpose of this Agreement is to set forth the conditions that must be satisfied by the Recipient prior to the disbursement of any FCT Florida Forever funds awarded, as well as the restrictions that are imposed on the Project Site subsequent to reimbursing the Recipient for Project Costs.

NOW THEREFORE, FCT and the Recipient mutually agree as follows:

I. PERIOD OF AGREEMENT

1. This Agreement shall begin upon the Recipient's project being selected for funding and shall end **JUNE 1, 2005** ("Expiration Date"), unless extended as set forth below or unless terminated earlier in accordance with the provisions of Article XIII of this Agreement.

2. FCT may extend this Agreement beyond the Expiration Date if the Recipient demonstrates that significant progress is being made toward Project Plan approval or that extenuating circumstances warrant an extension of time. A request for an extension shall fully explain the reason for the delay and why the extension is necessary and shall be provided to FCT in accordance with paragraph V.1. prior to the Expiration Date. If the Recipient does not request an extension, or if a requested extension is not granted by FCT, the Recipient's award shall be rescinded and this Agreement shall terminate.

II. MODIFICATION OF AGREEMENT

1. Either party may request modification of the provisions of this Agreement at any time. Changes which are mutually agreed upon shall be valid only when reduced to writing and duly signed by each of the parties hereto. Such amendments shall be incorporated into this Agreement.

III. DEADLINES

1. At least two original copies of this Agreement shall be executed by the Recipient and returned to the FCT office at 2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100, as soon as possible and before **DECEMBER 27, 2004**. If the Recipient requires more than one original document, the Recipient shall photocopy the number of additional copies needed and then execute each as an original document. Upon receipt of the signed Agreements, FCT shall execute the Agreements, retain one original copy and return all other copies that have been executed to the Recipient.

2. The Recipient and its representatives shall know of and adhere to all project deadlines and devise a method of monitoring the project. Deadlines stated in this Agreement, as well as deadlines associated with any FCT activity relating to the project, shall be strictly enforced. Failure to adhere to deadlines may result in delays in the project, allocation of time or resources to other recipients that respond timely or the termination of this Agreement by FCT.

3. The Recipient shall submit the documentation required by this Agreement to FCT as soon as possible so that the Project Costs may be reimbursed in an expeditious manner.

4. The Recipient shall provide a monthly status report to FCT of its progress towards reimbursement of the Project Costs.

5. The Recipient shall provide the appraisal(s) required by 9K-8.007, F.A.C. to FCT for review by a date not to exceed ninety (90) days after the Recipient's project is selected for funding. The appraisals shall be reviewed and, upon approval, the Maximum Approved Purchase Price ("MAPP"), as provided in Rule 9K-8.007(5) and (6), F.A.C., shall be determined.

IV. FUNDING PROVISIONS

1. The FCT Florida Forever award granted to the Recipient ("FCT Award") will in no event exceed the lesser of Fifty Percent (50%) of the final Project Costs, as defined in Rule 9K-7.002(29), F.A.C., or One Million Twenty Five Thousand Dollars And Zero Cents (\$1,025,000.00), unless FCT approves a different amount after determination of the MAPP, which shall be reflected in an addendum to this Agreement.

The FCT Award is based on the Recipient's estimate of final Project Costs in its application, as well as the Limitation of Award provided in Rule 9K-7.003(3), F.A.C. and advertised in the

Notice of Application. When disbursing the FCT Award, FCT shall recognize only those Project Costs consistent with the definition in Rule 9K-7.002(29), F.A.C. FCT shall participate in the land cost at either the actual purchase price or the MAPP, whichever is less, multiplied by the percent stated in the above paragraph.

2. The FCT Governing Board selected the Recipient's application for funding in order to acquire the entire Project Site identified in the application. FCT reserves the right to withdraw or adjust the FCT Award if the acreage that comprises the Project Site is reduced or the project design is changed so that the objectives of the acquisition cannot be achieved. FCT shall consider any request for Project Site boundary modification in accordance with the procedures set forth in Rule 9K-7.010, F.A.C.

If the Project Site is comprised of multiple parcels and multiple owners, an Acquisition Plan, as defined in 9K-7.002(2), F.A.C., was required in the application. FCT reserves the right to withdraw or adjust the FCT Award if the priority parcel(s) or a significant portion of the Project Site identified in the Acquisition Plan cannot be acquired.

3. The FCT Award shall be delivered either in the form of Project Costs prepaid by FCT to vendors or in the form of a State of Florida warrant to the Recipient. The FCT Award shall only be delivered after FCT approval of the Project Plan and Project Site acquisition terms. FCT shall prepare a grant reconciliation statement prior to the reimbursement that evidences the amount of Match provided by the Recipient, if any is required, and the amount of the FCT Award. Funds expended by FCT for Project Costs shall be recognized as part of the FCT Award on the grant reconciliation statement.

4. If a Match is required, it shall be delivered in an approved form as provided in Rule 9K-7.002(22), F.A.C. If the value of Pre-acquired land, as defined by Rule 9K-7.002(28), or donated land is the source of the Match, the MAPP shall determine the value of the Match. Funds expended by the Recipient for Project Costs shall be recognized as part of the Match on the grant reconciliation statement.

5. By executing this Agreement, the Recipient affirms that it is ready, willing and able to provide a Match, if any is required.

6. If the Recipient is the local government having jurisdiction over the Project Site, and an action by the Recipient subsequent to the FCT Governing Board selection meeting results in a governmentally derived higher Project Site land value due to an enhanced highest and best use, this Agreement shall be terminated unless the Recipient agrees that the appraisal(s) will be based on the highest and best use of the Project Site on or before the FCT Governing Board selection meeting.

7. FCT's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Florida Legislature, and is subject to any modification in accordance with Chapter 216, Fla. Stat. or the Florida Constitution.

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V. NOTICE AND CONTACT

1. All notices provided under or pursuant to this Agreement shall be in writing and delivered either by hand delivery or first class, certified mail, return receipt requested, to:

Florida Communities Trust
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

2. All contact and correspondence from FCT to the Recipient shall be through the key contact. Recipient hereby notifies FCT that the following administrator, officer or employee is the authorized key contact on behalf of the Recipient for purposes of coordinating project activities for the duration of the project:

Name: ROLAND M. DEBLAIS
Title: CHIEF OF ENVIRONMENTAL PLANNING
INDIAN RIVER COUNTY
Address: 1840 25TH STREET
VERO BEACH, FL 32960-3365
Phone: 772/226-1258 Fax: 772/978-1806
E-mail: rdeblais@ircgov.com

3. The Recipient authorizes the administrator, employee, officer or representative named in this paragraph to execute all documents in connection with this project on behalf of the Recipient, including, but not limited to, the Grant Contract or any addenda thereto, grant reconciliation statement, statements submitted as a part of the Project Plan and Declaration of Restrictive Covenants.

Name: JOSEPH A. BAIRD
Title: COUNTY ADMINISTRATOR
INDIAN RIVER COUNTY
Address: 1840 25TH STREET
VERO BEACH, FL 32960-3365
Phone: 772/236-1408 Fax: 772/770-5095
Email: jbaird@ircgov.com

4. In the event that different representatives or addresses are designated for either paragraph 2. or 3. above after execution of this Agreement, notice of the changes shall be rendered to FCT as provided in paragraph 1. above.

5. The Recipient hereby notifies FCT that the Recipient's Federal Employer Identification Number(s) is 59-6000674.

VI. PROJECT PLAN APPROVAL; PRE-CLOSING REQUIREMENTS

1. Prior to the final disbursement of the FCT Award, the Recipient shall submit to FCT and have approved a Project Plan that complies with Rule 9K-8.011, F.A.C. The Project Plan shall not be considered by FCT unless it is organized with a table of contents and includes all of the following documents to ensure that the interest of the State of Florida will be protected:

a. Closing documents associated with the parcel(s):

- (1) A copy of the Purchase Agreement(s) for sale and purchase of the parcel(s) between Recipient and RONALD M. ANSIN (Insert name[s] of Seller[s]).
- (2) A copy of closing statements from Buyer(s) and Seller(s) for the purchase of the parcel(s).
- (3) A copy of the recorded deed(s) evidencing conveyance of title to the parcel(s) to the Recipient.
- (4) Certified survey(s) of the parcel(s) that meets the requirements of Rule 9K-8.006, F.A.C., and is dated within ninety (90) days of the date of acquisition of the parcel(s) by Recipient.
- (5) A copy of the title insurance policy(s) evidencing marketable title in Recipient to the parcel(s) and effective the date of acquisition of the parcel(s) by the Recipient, including a statement from the title insurer as to the minimum promulgated rate if premium was paid by Recipient, and all documents referenced in the title policy(s).
- (6) Environmental site assessment(s) of the parcel(s) certified to the Recipient, which meets the standards and requirements of ASTM Practice E 1527, and with a date of certification within ninety (90) days of the date of acquisition of the parcel(s) by Recipient, together with the statement required by Rule 9K-8.012(4), F.A.C.

- b. A letter from FCT indicating approval of the Management Plan written in accordance with Rule 9K-7.011, F.A.C. and as described in Article VII below.
- c. A statement of the Project Costs.
- d. A statement of the amount of the award being requested from FCT.
- e. Supporting documentation that the conditions imposed as part of this Agreement have been satisfied.
- f. A signed statement by the Recipient that the Recipient is not aware of any pending criminal, civil or regulatory violations imposed on the Project Site by any governmental agency or body.
- g. A signed statement by the Recipient that all activities under this Agreement comply will all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the applicable adopted and approved comprehensive plan.
- h. Additional documentation as may be requested by FCT to provide Reasonable Assurance, as set forth in paragraph VII.4. below.

2. FCT shall approve the terms under which the interest in land is acquired pursuant to Section 380.510(3), Fla. Stat. Such approval is deemed given when FCT approves the Project Plan containing a copy of the document(s) vesting title to the Project Site in the Recipient.

3. **All real property shall be obtained through a Voluntarily-Negotiated Transaction, as defined in Rule 9K-7.002(41). The use of or threat of condemnation is not considered a Voluntarily-Negotiated Transaction.**

4. All invoices for Project Costs, with proof of payment, shall be submitted to FCT and be in a detail sufficient for a proper audit thereof.

5. The Recipient may, and is strongly encouraged to, request a courtesy review of its Project Plan prior to its submission for approval.

6. Reimbursement for Project Costs shall not occur until after FCT approval of the Project Plan.

VII. MANAGEMENT PLAN; ANNUAL STEWARDSHIP REPORT

1. Prior to approval of the Project Plan and final disbursement of the FCT Award, the Recipient shall submit to FCT and have approved a Management Plan that complies with Rule

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9K-7.011, F.A.C. and addresses the criteria and conditions set forth in Articles VII, VIII, IX, X, and XI herein.

2. The Management Plan explains how the Project Site will be managed to further the purposes of the project and meet the terms and conditions of this Agreement. The Management Plan shall include the following:

- a. An introduction containing the project name, location and other background information relevant to management.
- b. The stated purpose for acquiring the Project Site as proposed in the application and a prioritized list of management objectives.
- c. The identification of known natural resources including natural communities, listed plant and animal species, soil types, and surface and groundwater characteristics
- d. A detailed description of all proposed uses including existing and proposed physical improvements and the impact on natural resources.
- e. A detailed description of proposed restoration or enhancement activities, if any, including the objective of the effort and the techniques to be used.
- f. A scaled site plan drawing showing the project site boundary, existing and proposed physical improvements and any natural resource restoration or enhancement areas.
- g. The identification and protection of known cultural or historical resources and a commitment to conduct surveys prior to any ground disturbing activity, if applicable.
- h. A description of proposed educational displays and programs to be offered, if applicable.
- i. A description of how the management will be coordinated with other agencies and public lands, if applicable.
- j. A schedule for implementing the development and management activities of the Management Plan.
- k. Cost estimates and funding sources to implement the Management Plan.

3. If the Recipient is not the proposed managing entity, the Management Plan shall include a signed agreement between the Recipient and the managing entity stating the managing

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entity's willingness to manage the site, the manner in which the site will be managed to further the purpose(s) of the project and the identification of the source of funding for management.

In the event that the Recipient is a partnership, the Recipient shall also provide FCT with the interlocal agreement that sets forth the relationship among the partners and the fiscal and management responsibilities and obligations incurred by each partner for the Project Site as a part of its Project Plan.

4. To ensure that future management funds will be available for the management of the site in perpetuity pursuant to Section 259.105 and Chapter 380, Part III, Fla. Stat., the Recipient(s) shall be required to provide FCT with Reasonable Assurance, pursuant to Rule 9K-7.002(32), F.A.C., that it has the financial resources, background, qualifications and competence to manage the Project Site in perpetuity in a reasonable and professional manner. Where the Recipient does not include at least one Local Government, FCT may require the Recipient to do one, or more, of the following: post a performance or other bond in an amount sufficient to ensure that the Project Site shall be reasonably and professionally managed in perpetuity; establish an endowment or other fund in an amount sufficient to ensure performance; provide a guaranty or pledge by the Local Government, in whose jurisdiction the Project Site is located, which shall require the Local Government to take over the responsibility for management of the Project Site in the event the Recipient is unable to, and may require the Local Government to be a named co-signer on the Declaration of Restrictive Covenants; or provide such other assurances as the Governing Board may deem necessary to adequately protect the public interest.

5. The Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the Management Plan approved by FCT.

6. All buildings, structures, improvements and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. FCT's approval of the Recipient's Management Plan addressing the items mentioned herein shall be considered written approval from FCT.

7. As required by Rule 9K-7.013, F.A.C., each year after FCT reimbursement of Project Costs the Recipient shall prepare and submit to FCT an annual stewardship report that documents the progress made on implementing the Management Plan.

VIII. SPECIAL MANAGEMENT CONDITIONS

In addition to the Management Plan conditions already described in this Agreement, which apply to all sites acquired with FCT funds, the Management Plan shall address the following conditions that are particular to the Project Site and result from either commitments made in the application

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that received scoring points or observations made by FCT staff during the site visit described in Rule 9K-7.009(1), F.A.C.:

1. Two or more resource-based outdoor recreational facilities including a nature trail and wildlife observation platform shall be provided. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the project site without causing harm to those resources.

2. A permanent recognition sign, a minimum size of 4' x 6', shall be maintained in the entrance area of the project site. The sign shall acknowledge that the project site was purchased with funds from the Florida Communities Trust Florida Forever Program and the Recipient.

3. Interpretive signage shall be provided to educate visitors about the natural resources and unique history of the Project Site.

4. A survey of the natural communities and plant species on the project site shall be conducted prior to the development of the project site. The survey shall be used during development of the site to ensure the protection, restoration, and preservation of the natural communities on the project site

5. The natural communities that occur on the project site shall be preserved and appropriately managed to ensure the long-term viability of these communities.

6. The project site shall be managed in a manner that will protect and enhance the listed and non-listed native wildlife species and their habitat. The development of the management plan shall be coordinated with the Fish and Wildlife Conservation Commission's Office of Environmental Services to ensure the preservation and viability of listed and non-listed native wildlife species and their habitat. Periodic surveys shall be conducted of listed species using the project site.

7. A vegetation analysis of the project site shall be performed to determine which areas of the project site need a prescribed burning regime implemented to maintain natural fire-dependent vegetative communities. The development of the prescribed burn program shall be coordinated the Division of Forestry and the Florida Fish and Wildlife Conservation Commission.

8. The water quality and natural hydrology of St. Sebastian River shall be protected and enhanced through the implementation of appropriate watershed management techniques.

9. Any proposed stormwater facility for the project site shall be designed to provide recreation open space or wildlife habitat.

10. An ongoing monitoring and control program for invasive vegetation including

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exotic (non-native) and nuisance native plant species shall be implemented at the project site. The objective of the control program shall be the elimination of invasive exotic plant species and the maintenance of a diverse association of native vegetation. The management plan shall reference the Exotic Pest Plant Council's List of Florida's Most Invasive Species to assist in identifying invasive exotics on the project site.

11. A feral animal removal program shall be developed and implemented for the project site.

12. Management of the project site shall be coordinated with the land managers of the adjacent conservation lands.

13. Prior to the commencement of any proposed development activities, measures will be taken to determine the presence of any archaeological sites. All planned activities involving known archaeological sites or potential site areas shall be closely coordinated with the Department of State, Division of Historic Resources in order to prevent the disturbance of significant sites.

14. The location and design of the parking facility shall be designed to have minimal impacts on natural resources. The parking area shall incorporate pervious material wherever feasible.

15. Pedestrian and bicycle access to the project site shall be promoted through the provision of pedestrian oriented walkways and bicycle facilities that link the project site with adjacent residential neighborhoods.

16. The development and management of the project site shall be coordinated with the agencies managing conservation lands in the St. Sebastian River Corridor, to ensure the project site is protected and managed as part of a linked conservation lands and recreation opportunities.

17. Proposed site improvements shall be designed and located to minimize or eliminate the long-term risk of storm damage or flooding in conjunction with appropriate hazard mitigation agencies or experts.

18. The requirements imposed by other grant program funds that may be sought for activities associated with the project site shall not conflict with the terms and conditions of this award.

IX. DECLARATION OF RESTRICTIVE COVENANTS REQUIREMENTS IMPOSED BY CHAPTER 259 AND CHAPTER 380, PART III, FLA. STAT.

1. Each parcel in the Project Site to which the Recipient acquires title shall be subject to a Declaration of Restrictive Covenants describing the parcel and containing such

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covenants and restrictions as are, at a minimum, sufficient to ensure that the use of the Project Site at all times complies with Sections 375.051 and 380.510, Fla. Stat.; Section 11(e), Article VII of the Florida Constitution; the applicable bond indenture under which the Bonds were issued; and any provision of the Internal Revenue Code or the regulations promulgated thereunder that pertain to tax exempt bonds. The Declaration of Restrictive Covenants shall contain clauses providing for the conveyance of title to the Project Site to the Board of Trustees of the Internal Improvement Trust Fund ("Trustees"), or a nonprofit environmental organization or government entity, upon failure to comply with any of the covenants and restrictions, as further described in paragraph 3. below.

2. The Declaration of Restrictive Covenants shall also restate the conditions that were placed on the Project Site at the time of project selection and initial grant approval. The Declaration of Restrictive Covenants shall be executed by FCT and the Recipient at the time of reimbursement of Project Costs and shall be recorded by the Recipient in the county(s) in which the Project Site is located.

3. If any essential term or condition of the Declaration of Restrictive Covenants is violated by the Recipient or by some third party with the knowledge of the Recipient, the Recipient shall be notified of the violation by written notice given by personal delivery, registered mail or registered expedited service. The recipient shall diligently commence to cure the violation or complete curing activities within thirty (30) days after receipt of notice of the violation. If the curing activities can not be reasonably completed within the specified thirty (30) day time frame, the Recipient shall submit a timely written request to the FCT Program Manager that includes the status of the current activity, the reasons for the delay and a time frame for the completion of the curing activities. FCT shall submit a written response within thirty (30) days of receipt of the request and approval shall not be unreasonably withheld. It is FCT's position that all curing activities shall be completed within one hundred twenty (120) days of the Recipient's notification of the violation. However, if the Recipient can demonstrate extenuating circumstances exist to justify a greater extension of time to complete the activities, FCT shall give the request due consideration. If the Recipient fails to correct the violation within either (a) the initial thirty (30) day time frame or (b) the time frame approved by FCT pursuant to the Recipient's request, fee simple title to all interest in the Project Site shall be conveyed to the Trustees unless FCT negotiates an agreement with another local government, nonprofit environmental organization, the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection or a Water Management District, who agrees to accept title and manage the Project Site. FCT shall treat such property in accordance with Section 380.508(4)(e), Fla. Stat.

X. GENERAL OBLIGATIONS OF THE RECIPIENT AS A CONDITION OF PROJECT FUNDING

1. The interest acquired by the Recipient in the Project Site shall not serve as security for any debt of the Recipient.

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2. If the existence of the Recipient terminates for any reason, title to the Project Site shall be conveyed to the Trustees unless FCT negotiates an agreement with another local government, nonprofit environmental organization, the Florida Division of Forestry, the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection or a Water Management District who agrees to accept title and manage the Project Site.

3. Following the reimbursement of Project Costs, the Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation or outdoor recreation uses, as appropriate. If an amendment to the applicable comprehensive plan is required, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the Recipient subsequent to the reimbursement of Project Costs.

4. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the Recipient at the Project Site.

5. The Project Site shall permanently contain one sign, provided by FCT, recognizing FCT's role in the acquisition of the Project Site. The cost of shipping the sign shall be deducted from the FCT Award, as reflected on the grant reconciliation statement. For a Project Site where the FCT Award is divided into more than one closing, the cost of the sign shall be deducted from the grant reconciliation statement containing the first parcel to close. The sign shall be displayed at the Project Site within ninety (90) days of the final disbursement of the FCT award. A photograph of the sign installed at the Project Site shall be provided to FCT within the same ninety (90) day timeframe.

XI. OBLIGATIONS OF THE RECIPIENT RELATING TO THE USE OF BOND PROCEEDS

1. FCT is authorized by Section 380.510, Fla. Stat. to impose conditions for funding on the Recipient in order to ensure that the project complies with the requirements for the use of Florida Forever Bond proceeds including, without limitation, the provisions of the Internal Revenue Code and the regulations promulgated thereunder as the same pertain to tax exempt bonds.

2. The Recipient agrees and acknowledges that the below listed transactions, events, and circumstances, collectively referred to as the "disallowable activities," may be disallowed on the Project Site as they may have negative legal and tax consequences under Florida law and federal income tax law. The Recipient further agrees and acknowledges that these disallowable activities may be allowed up to a certain extent based on guidelines or tests outlined in the Federal Private Activity regulations of the Internal Revenue Service:

- a. any sale or lease of any interest in the Project Site to a non-governmental person or organization;

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- b. the operation of any concession on the Project Site by a non-governmental person or organization;
- c. any sales contract or option to buy or sell things attached to the Project Site to be severed from the Project Site with a non-governmental person or organization;
- d. any use of the Project Site by a non-governmental person other than in such person's capacity as a member of the general public;
- e. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of Bonds from which the disbursement is to be made;
- f. a management contract for the Project Site with a non-governmental person or organization; or
- g. such other activity or interest as may be specified from time to time in writing by FCT to the Recipient.

3. If the Project Site, after its acquisition by the Recipient and/or the Trustees, is to remain subject to any of the disallowable activities, the Recipient shall provide notice to FCT, as provided for in paragraph V.1., at least sixty (60) calendar days in advance of any such transactions, events or circumstances, and shall provide FCT such information as FCT reasonably requests in order to evaluate for approval the legal and tax consequences of such disallowable activities.

4. In the event that FCT determines at any time that the Recipient is engaging, or allowing others to engage, in disallowable activities on the Project Site, the Recipient shall immediately cease or cause the cessation of the disallowable activities upon receipt of written notice from FCT. In addition to all other rights and remedies at law or in equity, FCT shall have the right to seek temporary and permanent injunctions against the Recipient for any disallowable activities on the Project Site.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE RECIPIENT AND OTHER GOVERNMENTAL BODIES, NONPROFIT ENTITIES OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE RECIPIENT OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

XII. RECORDKEEPING; AUDIT REQUIREMENTS

1. The Recipient shall maintain financial procedures and support documents, in accordance with generally accepted accounting principles, to account for the receipt and expenditure of funds under this Agreement. These records shall be available at all reasonable times for inspection, review or audit by state personnel, FCT and other personnel duly authorized by FCT. "Reasonable" shall be construed according to the circumstances, but ordinarily shall mean the normal business hours of 8:00 a.m. to 5:00 p.m., local time, Monday through Friday.

2. If the Recipient expends a total amount of State financial assistance equal to or in excess of \$500,000 in any fiscal year of such Recipient, the Recipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, Fla. Stat., the applicable rules of the Executive Office of the Governor and the Comptroller and Chapter 10.550 (local government entities) or Chapter 10.650 (nonprofit organizations), Rules of the Auditor General. In determining the State financial assistance expended in its fiscal year, the Recipient shall consider all sources of State financial assistance, including State funds received from FCT, other state agencies and other non-state entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a non-state entity for Federal program matching requirements. The funding for this Agreement was received by FCT as a grant appropriation.

In connection with the audit requirements addressed above, the Recipient shall ensure that the audit complies with the requirements of Section 215.97(7), Fla. Stat. This includes submission of a reporting package as defined by Section 215.97(2)(d), Fla. Stat. and Chapters 10.550 (local government entities) or 10.650 (nonprofit organizations), Rules of the Auditor General.

3. If the Recipient expends less than \$500,000 in State financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Fla. Stat. is not required. If the Recipient elects to have an audit conducted in accordance with the provisions of Section 215.97, Fla. Stat., the cost of the audit must be paid from non-State funds (i.e., the cost of such an audit must be paid from Recipient funds not obtained from a State entity).

4. The annual financial audit report shall include all management letters, the Recipient's response to all findings, including corrective actions to be taken, and a schedule of financial assistance specifically identifying all Agreement and other revenue by sponsoring agency and agreement number. Copies of financial reporting packages required under this Article shall be submitted by or on behalf of the Recipient directly to each of the following:

Department of Community Affairs (at each of the following addresses):
Office of Audit Services
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

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and

Florida Communities Trust
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

State of Florida Auditor General at the following address:

Auditor General's Office
Room 401, Claude Pepper Building
111 West Madison Street
Tallahassee, Florida 32302-1450

5. If the audit shows that any portion of the funds disbursed hereunder were not spent in accordance with the conditions of this Agreement, the Recipient shall be held liable for reimbursement to FCT of all funds not spent in accordance with the applicable regulations and Agreement provisions within thirty (30) days after FCT has notified the Recipient of such non-compliance.

6. The Recipient shall retain all financial records, supporting documents, statistical records and any other documents pertinent to this Agreement for a period of five years after the date of submission of the final expenditures report. However, if litigation or an audit has been initiated prior to the expiration of the five-year period, the records shall be retained until the litigation or audit findings have been resolved.

7. The Recipient shall have all audits completed in accordance with Section 215.97, Fla.Stat. performed by an independent certified public accountant ("IPA") who shall either be a certified public accountant or a public accountant licensed under Chapter 473, Fla. Stat. The IPA shall state that the audit complied with the applicable provisions noted above.

XIII. DEFAULT; REMEDIES; TERMINATION

1. If the necessary funds are not available to fund this Agreement as a result of action by the Florida Legislature or the Office of the Comptroller, or if any of the events below occur ("Events of Default"), all obligations on the part of FCT to make any further payment of funds hereunder shall, if FCT so elects, terminate and FCT may, at its option, exercise any of its remedies set forth herein, but FCT may make any payments or parts of payments after the happening of any Events of Default without thereby waiving the right to exercise such remedies, and without becoming liable to make any further payment. The following constitute Events of Default:

- a. If any warrant or representation made by the Recipient in this Agreement, any previous agreement with FCT or in any document provided to FCT shall at any time be false or misleading in any respect, or if the Recipient

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shall fail to keep, observe or perform any of the terms or covenants contained in this Agreement or any previous agreement with FCT and has not cured such in timely fashion, or is unable or unwilling to meet its obligations thereunder;

- b. If any material adverse change shall occur in the financial condition of the Recipient at any time during the term of this Agreement from the financial condition revealed in any reports filed or to be filed with FCT, and the Recipient fails to cure said material adverse change within thirty (30) days from the date written notice is sent to the Recipient by FCT;
- c. If any reports or documents required by this Agreement have not been timely submitted to FCT or have been submitted with incorrect, incomplete or insufficient information.
- d. If the Recipient fails to perform and complete in timely fashion any of its obligations under this Agreement.

2. Upon the happening of an Event of Default, FCT may, at its option, upon thirty (30) calendar days from the date written notice is sent to the Recipient by FCT and upon the Recipient's failure to timely cure, exercise any one or more of the following remedies, either concurrently or consecutively, and the pursuit of any one of the following remedies shall not preclude FCT from pursuing any other remedies contained herein or otherwise provided at law or in equity:

- a. Terminate this Agreement, provided the Recipient is given at least thirty (30) days prior written notice of such termination. The notice shall be effective when placed in the United States mail, first class mail, postage prepaid, by registered or certified mail-return receipt requested, to the address set forth in paragraph V.2. herein;
- b. Commence an appropriate legal or equitable action to enforce performance of this Agreement;
- c. Withhold or suspend payment of all or any part of the FCT Award;
- d. Exercise any corrective or remedial actions, including, but not limited to, requesting additional information from the Recipient to determine the reasons for or the extent of non-compliance or lack of performance or issuing a written warning to advise that more serious measures may be taken if the situation is not corrected; or
- e. Exercise any other rights or remedies which may be otherwise available under law, including, but not limited to, those described in paragraph IX.3.

3. FCT may terminate this Agreement for cause upon written notice to the Recipient. Cause shall include, but is not limited to: fraud; lack of compliance with applicable rules, laws and regulations; failure to perform in a timely manner; failure to make significant progress toward Project Plan and Management Plan approval; and refusal by the Recipient to permit public access to any document, paper, letter, or other material subject to disclosure under Chapter 119, Fla.Stat., as amended. Appraisals, and any other reports relating to value, offers and counteroffers are not available for public disclosure or inspection and are exempt from the provisions of Section 119.07(1), Fla. Stat. until a Purchase Agreement is executed by the Owner(s) and Recipient and conditionally accepted by the Trust, or if no Purchase Agreement is executed, then as provided for in Sections 125.355(1)(a) and 166.045(1)(a), Fla. Stat.

4. FCT may terminate this Agreement when it determines, in its sole discretion, that the continuation of the Agreement would not produce beneficial results commensurate with the further expenditure of funds by providing the Recipient with thirty (30) calendar days prior written notice.

5. The Recipient may request termination of this Agreement before its Expiration Date by a written request fully describing the circumstances that compel the Recipient to terminate the project. A request for termination shall be provided to FCT in a manner described in paragraph V.1.

XIV. LEGAL AUTHORIZATION

1. The Recipient certifies with respect to this Agreement that it possesses the legal authority to receive funds to be provided under this Agreement and that, if applicable, its governing body has authorized, by resolution or otherwise, the execution and acceptance of this Agreement with all covenants and assurances contained herein. The Recipient also certifies that the undersigned possesses the authority to legally execute and bind the Recipient to the terms of this Agreement.

XV. STANDARD CONDITIONS

1. This Agreement shall be construed under the laws of the State of Florida, and venue for any actions arising out of this Agreement shall lie in Leon County. If any provision hereof is in conflict with any applicable statute or rule, or is otherwise unenforceable, then such provision shall be deemed null and void to the extent of such conflict and shall be severable, but shall not invalidate any other provision of this Agreement.

2. No waiver by FCT of any right or remedy granted hereunder or failure to insist on strict performance by the Recipient shall affect or extend or act as a waiver of any other right or remedy of FCT hereunder, or affect the subsequent exercise of the same right or remedy by FCT for any further or subsequent default by the Recipient. Any power of approval or disapproval

granted to FCT under the terms of this Agreement shall survive the terms and life of this Agreement as a whole.

3. The Recipient agrees to comply with the Americans With Disabilities Act (Public Law 101-336, 42 U.S.C. Section 12101 et seq.), if applicable, which prohibits discrimination by public and private entities on the basis of disability in the areas of employment, public accommodations, transportation, State and local government services, and in telecommunications.

4. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime or on the discriminatory vendor list may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit lease bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of Category Two for a period of 36 months from the date of being placed on the convicted vendor list or on the discriminatory vendor list.

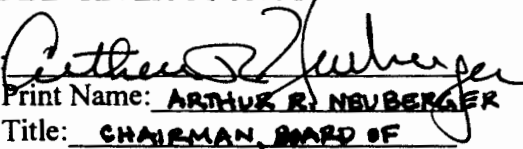
5. No funds or other resources received from FCT in connection with this Agreement may be used directly or indirectly to influence legislation or any other official action by the Florida Legislature or any state agency.

This Agreement embodies the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

INDIAN RIVER COUNTY

By:


Print Name: ARTHUR R. NEUBERGER

Title: CHAIRMAN, BOARD OF
COUNTY COMMISSIONERS

Date: December 14, 2004

FLORIDA COMMUNITIES TRUST

By:



Janice Browning

Division Director of Housing &
Community Development

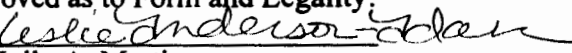
Date: 11/18/05

Approved as to Form and Legality:

By:


Print Name: WILLIAM G. COLLINS II

Approved as to Form and Legality:

By: 
For Kelly A. Martinson
Trust Counsel

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APPENDIX B- South Prong Preserve Information

MANAGEMENT PLAN
for the
SOUTH PRONG PRESERVE
Indian River County, Florida

FCT Project Number
07-039-FF7

Prepared by
David Cox Consulting, LLC

For
Indian River County, Florida
Board of County Commissioners
&
The Indian River Land Trust

June 12, 2008

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SECTION I. INTRODUCTION

Indian River County (the County) is creating the South Prong Preserve to advance a number of County policies and objectives. The primary purpose and objective of the South Prong Preserve (SPP) project is to conserve native riverfront land, and restore citrus grove to native plant communities adjacent to the South Prong of the St. Sebastian River. This land is within the "St. Sebastian River Greenway," as formally designated by Indian River County.

The South Prong of the St. Sebastian River is a scenic, black water river that is a major tributary of the Indian River Lagoon (an Estuary of National Significance). Public acquisition of the South Prong Preserve parcels contributes to the protection of a corridor of open space along the St. Sebastian River Greenway, and serves County policies and objectives with respect to protection of environmentally endangered ecosystems and threatened or rare species, ground and surface water quality protection, restoration of disturbed habitat, protection of historic and cultural resources, and provision of passive recreation opportunities to the public.

To implement Comprehensive Plan policies and objectives with respect to protection of environmentally significant lands, the County has developed an Environmental Lands Program, which is managed jointly by the Department of Community Development and the Parks Division of the Public Works Department. Acquisition of environmental lands is coordinated through an appointed Land Acquisition Advisory Committee of concerned citizens and County officials, while management of those lands is coordinated through the Conservation Lands Advisory Committee, comprised of concerned citizens and professionals appointed by County Commissioners.

In November 1992, and again in 2004, Indian River County voters approved an Environmental Lands Bond Referendum, to be funded by ad valorem taxes. With funding from these bonds Indian River County is prepared to enter cost-sharing partnerships with the Florida Communities Trust (FCT) for land acquisitions under the State's Florida Forever land acquisition program.

The South Prong Preserve parcels were pre-acquired through the County's Environmental Lands Program. An initial option agreement and later assistance was provided by the Indian River Land Trust, which will serve as a management partner to the County on this project. Grant funding from the Florida Communities Trust is now requested to join with the County's match. This plan was developed to meet the management plan requirements of the Florida Forever program and the Florida Communities Trust, to ensure that the property will be developed in accordance with the FCT Grant Award Agreement (Agreement #07-039-FF7), and in furtherance of the purposes of the grant application.

A. Location and Ownership

The South Prong Preserve parcels straddle County Road 510 (85th Street), west of 66th Avenue, just south of the City of Sebastian (see Exhibit A, SPP Vicinity Map, which shows the location and public lands within a 3 mile radius of the site). The South Prong of the St. Sebastian River flows under 85th Street at about the 7700 “block.” The SPP is comprised of two separate parcels that are roughly across the street from one another with the “Ryall Homestead” on the north side of C.R. 510 and the “Stough Homestead” on the south side. Both parcels have direct access via driveways to C.R. 510.

Indian River County purchased the Ryall Homestead in November of 2006 from Margaret A. (“Gussie”) Ryall. The Stough Homestead was acquired by the County in January 2007 from Shadowbrook Estates, Inc.

B. Background Information

Both parcels within the South Prong Preserve had been previously zoned A-1 (Agricultural, 1 unit per 5 acres) on the Indian River County Future Land Use Map, and both were outside the County’s Urban Service Area. Previous land use of the SPP parcels were single-family residential and agricultural (citrus). Adjacent lands to the east and north are zoned for residential uses, while those to the immediate west and south retain agricultural zoning.

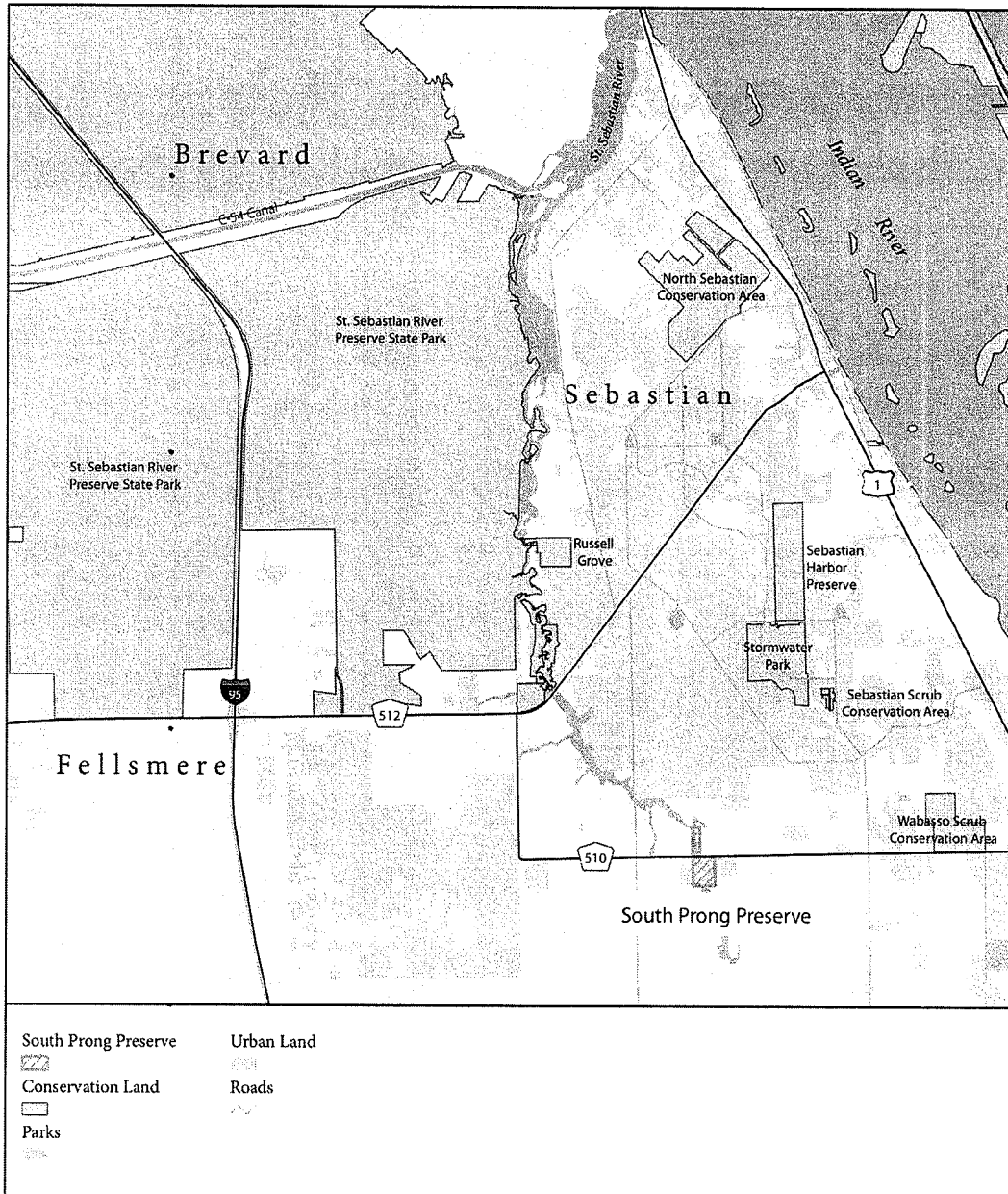
The +37.5 acre SPP parcels include approximately 8 acres of bottomland forest and black water stream associated with the St. Sebastian River. The remainder of the property consists of citrus grove and ruderal land. The SPP protects approximately 2,800 linear feet of the South Prong of the St. Sebastian River, a part of the Indian River – Malabar to Vero Beach State Aquatic Preserve. The property is adjacent to developing residential areas in both the County and the City of Sebastian. The Stough Homestead (the southern parcel of the SPP) contains an historic “Cracker” residence built circa 1920.

Section II. Purpose

A. Purposes for Acquisition

The South Prong Preserve will protect native riverfront land and provide an opportunity to restore abandoned citrus groves and disturbed agricultural land to native upland vegetation. The property was purchased to provide a wildlife corridor along the South Prong of the St. Sebastian River, as well as additional buffer for water quality enhancement in the watershed of this major tributary of the Indian River Lagoon. Protection of the upper reaches of the South Prong will provide spawning and feeding habitat for several species of “tropical peripheral” fish species, including the critically imperiled river goby and slash-cheek goby.

South Prong Preserve Vicinity Map



- | | |
|----------------------|------------|
| South Prong Preserve | Urban Land |
| Conservation Land | Roads |
| Parks | |

Map Prepared by:
 Civa

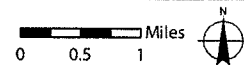


Exhibit A & B. South Prong Preserve Location and Public Lands Map.

The County acquisition supports the locally designated “St. Sebastian River Greenway,” and is also part of a long-term land acquisition project pursued jointly by Indian River County, the Department of Environmental Protection (DEP), and the St. Johns River Water Management District (SJRWMD). The goal of these acquisition projects is to preserve substantial natural buffer along the St. Sebastian River in an effort to improve surface and groundwater quality, and provide a protected wildlife corridor for both terrestrial and aquatic species.

A permanent recognition sign shall be maintained facing C.R. 510 at the northeastern corner of the Stough Homestead. The sign shall acknowledge that the project site is open to the public, and that it was purchased with funds from both the Florida Communities Trust Florida Forever Program and Indian River County. In all advertising, marketing, and interpretive media, the Preserve will be identified as having been acquired with funds from the Florida Communities Trust, and operated as a conservation and outdoor recreation area by Indian River County, in partnership with the Indian River Land Trust.

B. Management Objectives

The South Prong Preserve contains \pm 25 acres of old citrus grove that are now overgrown with Brazilian pepper. Future management of the SPP will include eradication of all invasive exotic plants, as well as feral animals from the property. The blackwater stream and floodplain forest communities will be restored to conditions as close to pristine as possible. Water quality impacts to the river from adjacent developed areas will be reduced by providing this buffer of restored native vegetation. The original upland vegetation of the SPP site was a mosaic of hammocks and flatwoods, almost all of which has been converted to citrus and associated agricultural and residential land uses. This mosaic of hammocks and flatwoods will be restored, to the extent feasible, given current limitations of scientific understanding of the management actions needed to successfully achieve this objective.

The natural and cultural resources of the South Prong Preserve will be protected and interpreted for the visiting public. A “Comprehensive Interpretive Plan” for this property, funded by the Indian River Land Trust (IRLT), has been completed and will help guide development of visitor access improvements and resource interpretation. Visitors will have access to the floodplain forest by way of light improvements to existing trails. In the upland portion of the property existing grove roads will be incorporated into the planned trail system. It is envisioned that the historic Stough house (on the southern parcel) will become a visitor center manned by IRLT staff or volunteers, and will offer regular visitation and interpretive programming for the public.

The following management objectives will guide the County and its partners:

1. Compile thorough plant and animal species lists, identify locations of any listed plant and animal species, and conduct a reconnaissance-level cultural resources survey of the property to guide decisions on future resource management and facilities development activities;
2. Communicate information about the South Prong Preserve to nearby property owners, so that they understand what is planned in their neighborhood and can influence decisions related to project planning;
3. Coordinate with St. Johns River Water Management District and the Sebastian River Water Control District to protect and improve the quality and regulate the quantity of surface water runoff entering the St. Sebastian River from adjacent developed land;
4. Eradicate invasive exotic plant species, as well as feral or nuisance animals, and maintain the site free of such exotic species in the future;
5. Restore the floodplain forest along the St. Sebastian River to its native condition, or as close to that as is feasible;
6. Restore citrus groves to native upland hammocks, to the extent feasible;
7. Provide wildlife observation and hiking access to the St. Sebastian River, and offer low-impact public amenities and nature trails, along with a visitors center and interpretation of the natural and cultural resources of the property and of nearby publicly-owned lands;
8. Coordinate with federal, state, and other county agencies who manage public land in the St. Sebastian River corridor to ensure continuity in management of natural and cultural resources, gain assistance with upland restoration efforts, and connect recreational opportunities along the St. Sebastian River Greenway.

A. Comprehensive Plan Conformance

The Indian River County Comprehensive Plan provides specific policy directives regarding protection and preservation of environmentally sensitive lands and cultural resource sites within the County. The South Prong Preserve addresses the following specific policy goals and objectives of the County's Comprehensive Plan:

Recreation and Open Space Policy 1.1 - seeks to provide 4 acres of recreation area per 1,000 residents in Indian River County.

Recreation and Open Space Policy 6.4 - designates the St. Sebastian River as a greenway and waterway trail system.

Conservation Objective 6 - mandates the acquisition of upland native plant communities and Policy 6.1 assists agencies in establishing regional preserves as wildlife corridors.

Conservation Policy 8.6 - directs priority be given to acquiring lands that create new or enhanced ecological greenways and recreational trail opportunities.

Conservation Objective 12 and Policy 12.5 - establishes a conservation land management program and funding for restoration and enhancement of disturbed wetland and upland areas, and for eradication of nuisance exotic vegetation on acquired lands.

Coastal Management Objective 8 - directs an increase in the number of public access points to natural resources within the coastal zone, including the St. Sebastian River.

Coastal Management Objective 9 and Policies 9.1 and 9.2 - directs protection of historic structures and archaeological sites.

Future Land Use Objective 16 and Policy 16.3 – sets the objective of achieving a Class II water quality rating in the Indian River Lagoon, and supports land acquisition in coastal conservation areas.

Stormwater Management Objective 7 – adopts water quality level of service standards based on SJRWMD goals.

Portions of the project lie within the 100-year floodplain. The acquisition supports the County's hazard mitigation strategy by directing future residential development away from flood-prone areas, thus preventing community growth in an inappropriate area and reducing potential future losses:

Indian River County will amend the Future Land Use Classification for the South Prong Preserve on the next Comprehensive Plan amendment cycle, after the approval of this management plan. The land use designation will be changed to Conservation land use, and rezoning of the parcels to conservation (C-1) will follow amendment of the Comprehensive Plan. Monitoring of the development review process and enforcement of the provisions of the County's land use, zoning, and land development regulations on adjacent undeveloped land will serve to adequately buffer the project site from adverse impacts of future adjacent land uses.

Section III. Natural Resources

A. Natural Communities

The South Prong Slough supports three natural communities: blackwater stream, bottomland forest, and remnant upland forest (see Exhibit C, Natural Communities Map). The majority of the landscape (\pm 26 acres) is abandoned citrus grove and associated cleared land.

Blackwater Stream (\pm 1.5 acres)

Blackwater Streams are characterized as perennial or intermittent seasonal watercourses originating deep in sandy lowlands where extensive wetlands with organic soils function as reservoirs, collecting rainfall and discharging it slowly to the stream. The tea-colored waters of Blackwater Streams are laden with tannins, particulates, and dissolved organic matter and iron derived from drainage through swamps and marshes. They generally are acidic (pH = 4.0 - 6.0), but may become circum-neutral or slightly alkaline during low-flow stages when influenced by alkaline groundwater. Water temperatures may fluctuate substantially and are generally correlated with seasonal fluctuations in air temperature. The dark-colored water reduces light penetration and, thus, inhibits photosynthesis and the growth of submerged aquatic plants. Emergent and floating aquatic vegetation may occur along shallower and slower moving sections, but their presence is often reduced because of typically steep banks and considerable seasonal fluctuations in water level. Typical plants include golden club, smartweed, sedges, and grasses. Typical animals include river longnose gar, gizzard shad, threadfin shad, redbfin pickerel, chain pickerel, ironcolor shiner, Ohooppee shiner, weed shiner, blacktail shiner, chubsucker, channel catfish, banded topminnow, pygmy killifish mosquitofish, mud sunfish, flier, everglades pygmy sunfish, banded sunfish, redbreast sunfish, dollar sunfish, stumpknocker, spotted bass, black crappie, darters, Alabama waterdog, river frog, alligator, snapping turtle, alligator snapping turtle, river cooter, Florida cooter, peninsula cooter, stinkpot, spiny softshell, red-belly watersnake, brown watersnake, beaver, and river otter (Florida Natural Areas Inventory (FNAI), Guide to the Natural Communities of Florida, 1990).

The South Prong of the St. Sebastian River is a blackwater stream community. The faunal assemblage of this aquatic ecosystem differs somewhat from the generalized scheme presented by the FNAI Guide, however. Because the St. Sebastian River is in a subtropical region where temperate and tropical waters – and species – converge, and is also a tributary of the Indian River Lagoon with its high biodiversity, the aquatic fauna of this river is unique.

During the last thirty years, researchers working on the St. Sebastian River have discovered six or seven fish species completely new to science. Of these, four species have been proposed for protective federal and state listing: the

opossum pipefish (*Microphis brachyurus lineatus*), the river goby (*Awaous tajasica*), the slashcheek goby (*Gobionellus pseudofasciatus*), and the bigmouth sleeper (*Gobiomorus dormitor*). In the St. Sebastian River these fish are members of an unusual biota called "tropical peripheral species," because they are Caribbean species known nowhere else in the United States. This species assemblage has a range in Florida limited to a series of small freshwater tributaries of the lower Indian River Lagoon, including the St. Sebastian River, the St. Lucie River, the Loxahatchee River, and in relief canals associated with these streams.

Survival of these threatened fish species depends on specific freshwater microhabitats for successful reproduction. Their critical habitats include bankside areas with emergent herbaceous vegetation. Bankside smartweed, *Polygonum spp.*, panic grass, *Panicum spp.*, and taro, *Colocassia sp.*, are particularly important for the reproduction and spawning of these fishes. These bankside plants are often specifically targeted for recurrent herbicide treatment by all regional water management districts. The plants are also extirpated by shading and site displacement by exotic supralittoral vegetation such as Brazilian peppers, *Schinus terebinthifolius*.

These small populations of threatened fish species are surrounded by the most rapidly growing human populations on the east-central coast of Florida. The coastal streams that harbor these fish, and so much precious aquatic life, have experienced major declines in water quality, native vegetation cover, and natural freshwater hydrodynamics with the increase in regional human populations. One of the objectives of resource management on the SPP property, therefore, will be to protect and enhance the aquatic habitat upon which these fishes depend.

In the area of the South Prong Preserve the river appears to be in generally good condition, though no water quality testing has been conducted in the SPP project area. At this time no water quality management activities are planned for this project. Protection of water quality entering the stream and protection of the shoreline from anthropogenic disturbances are the primary management considerations for this community.

Currently, the St. Sebastian River is squeezed into an 8' diameter metal pipe culvert where it crosses C.R. 510 at the north end of the Stough parcel. A major goal of aquatic restoration at the SPP is to reconnect the existing river flow-way at the C.R. 510 crossing, and thus restore unrestricted movement of aquatic organisms along a more natural river bottom.

To meet this goal, and as part of the C.R. 510 road-widening project, the county will construct an arched culvert over the river. It is expected that this will allow for enhancement of the flow-way, and for restoration of a natural river bottom and banks under the right-of-way and adjacent to it.

These streambed improvements, and the resulting hydrologic reconnection of this stretch of the St. Sebastian River to the downstream portion of the river, are expected to bring numerous benefits to this aquatic ecosystem. The assemblage of rare fish species that spawn in the upper reaches of this unique river will be among the most important direct beneficiaries of these changes. The arched culvert with associated streambed and bank restoration will also allow enhanced movement of wildlife along the river corridor.

Floodplain Swamp (\pm 8.5 acres)

Floodplain Swamps occur on flooded soils along stream channels and in low spots and oxbows within river floodplains. Dominant trees are usually buttressed hydrophytic trees such as cypress and tupelo; the understory and ground cover are generally very sparse. Other typical plants include ogeechee tupelo, water tupelo, swamp titi, wax myrtle, dahoon holly, myrtle-leaved holly, large gallberry, possumhaw, hurrah-bush, white alder, lizard's tail, leather fern, royal fern, marsh fern, soft rush, laurel greenbrier, hazel alder, hawthorn, and swamp privet.

Floodplain Swamps harbor a diverse array of animals including both temporary and permanent residents. Typical animals include marbled salamander, mole salamander, amphiuma, Alabama waterdog, Southern dusky salamander, two-lined salamander, three-lined salamander, dwarf salamander, slimy salamander, rusty mud salamander, southern toad, cricket frog, bird-voiced treefrog, gray treefrog, bullfrog, river frog, Southern leopard frog, alligator, river cooter, stinkpot, Southeastern five-lined skink, broadhead skink, mud snake, rainbow snake, redbelly water snake, brown water snake, glossy crayfish snake, black swamp snake, cottonmouth, yellow-crowned night-heron, wood duck, swallowtail kite, Mississippi kite, red-shouldered hawk, woodcock, barred owl, chimney swift, hairy woodpecker, pileated woodpecker, Acadian flycatcher, Carolina wren, veery, white-eyed vireo, red-eyed vireo, parula warbler, prothonotary warbler, hooded warbler, Swainson's warbler, cardinal, towhee, opossum, southeastern shrew, short-tailed shrew, beaver, wood rat, rice rat, cotton mouse, golden mouse, bear, raccoon, and bobcat.

Soils of Floodplain Swamps are highly variable mixtures of sand, organic, and alluvial materials, although some sites, especially within sloughs or on smaller streams, may have considerable peat accumulation. Floodplain Swamps are flooded for most of the year, with sites along channels inundated by aerobic flowing water while those of sloughs and backswamps are flooded with anaerobic water for extensive periods of time. Soils and hydroperiods determine species composition and community structure. Seasonal and often prolonged inundations restrict the growth of most shrubs and herbs, leaving

most of the ground surface open or thinly mantled with leaf litter. Floods redistribute detrital accumulations to other portions of the floodplain or into the main river channel. This rich organic debris is essential to the functional integrity of downriver ecosystems such as estuaries. These swamps are usually too wet to support fire.

Floodplain Swamps are often associated with and grade into Floodplain Forest or Hydric hammock, and occasionally Baygall. The species composition of Floodplain Swamps is frequently similar to the Slough, Strand Swamp, Dome Swamp, and Basin Swamp communities.

Alteration of the hydroperiod by impoundments or river diversions and the disruption of floodplain communities by forestry or agriculture have devastating consequences to entire river and bay systems. Many plant and animal species, both on-site and down river, depend upon the presence and natural fluctuations of these swamps for survival and reproduction (Florida Natural Areas Inventory (FNAI), Guide to the Natural Communities of Florida, 1990).

The Floodplain Swamp at the South Prong Preserve property is a closed canopy with the following dominant trees: bald cypress (*Taxodium distichum*), water oak (*Quercus nigra*), water hickory (*Carya aquatica*), red maple (*Acer rubrum*), and swamp laurel oak (*Quercus laurifolia*). Understory trees and shrubs found in this strand include Dahoon holly (*Ilex cassine*), wild coffees (*Psychotria nervosa* and *Psychotria sulzneri*), American beautyberry (*Callicarpa americana*), red mulberry (*Morus rubra*), Walter's viburnum (*Viburnum obovatum*), wax myrtle (*Myrica cerifera*), elderberry (*Sambucus canadensis*), myrsine (*Myrsine guianensis*), and others not identified in this preliminary survey.

Several species of ferns are abundant and form a visually striking component of the groundcover of this swamp. Leather fern (*Acrostichum spp.*) and swamp fern (*Blechnum serrulatum*) are found as dense patches along streamside. Netted chain fern (*Woodwardia areolata*) colonies form dense, monospecific patches over extensive portions of the forest floor. In other areas, the netted chain fern associates with cinnamon fern (*Osmunda cinnamomea*) in a more diverse ground-layer that includes forbs, vines, and some grasses. Poison ivy (*Toxicodendron radicans*), Virginia creeper (*Parthenocissus quinquefolia*), and catbrier (*Smilax auriculata*) are common throughout this wetland.

While this forested wetland might well be called "natural," "native," and "intact," it is not pristine. First, it has been logged, though no records have been discovered that document the early land use history of this specific site. So, the present swamp is second growth cypress, although there are a few ancient trees remaining. Second, the hydrology has been altered by nearby

canals, as well as agricultural ditching. Next, adjacent natural communities were converted to groves and home sites. Fire suppression followed. And invasive plants have gained a foothold, with Brazilian pepper present, though not common, even well within the swamp.

Animals observed during site reconnaissance include eastern gray squirrel (*Sciurus carolinensis*), Florida Redbelly turtles (*Pseudemys nelsoni*), Broadheaded skinks (*Eumeces laticeps*), Cuban anoles (*Anolis*) were likewise observed. Great Blue Heron (*Ardea herodias*), Wood Stork (*Mycteria americana*), Black Vulture (*Coragyps atratus*), Swallow-tailed Kite (*Elanoides forficatus*), Osprey (*Pandion haliaetus*), Red-shouldered Hawk (*Buteo lineatus*), Sharp-Shinned Hawk (*Accipiter striatus*), Red-Shouldered Hawk (*Buteo lineatus*), American Kestrel (*Falco sparverius*), Belted Kingfisher (*Ceryle alcyon*), Red-bellied Woodpecker (*Melanerpes carolinus*), Northern Flicker (*Colaptes auratus*), White-eyed Vireo (*Vireo griseus*), American Crow (*Corvus brachyrhynchos*), American Robin (*Turdus migratorius*), Northern Mockingbird (*Mimus polyglottos*), and European Starlings (*Sturnus vulgaris*).

In addition to visual sightings, animal sign positively detected during reconnaissance included rabbit, raccoon (*Procyon lotor*), and hog (*Sus scrofa*) scat, bobcat (*Lynx rufus*) scratchings and marking sites, hog wallowing areas, and owl pellets. River otter (*Lutra canadensis*) tracks were also seen along the river bank of the Ryall parcel. Crayfish burrows were identified; and butterflies, dragonflies, and aquatic invertebrates were likewise observed on site.

A wide diversity of animals not yet detected during ongoing site reconnaissance can reasonably be expected to occur in the SPP. Additional surveys will be necessary to more fully assess the biodiversity of the subject property. It should be noted that no suitable, existing gopher tortoise or Scrub Jay habitat was found on-site, nor were tortoises or jays heard or seen during many site visits.

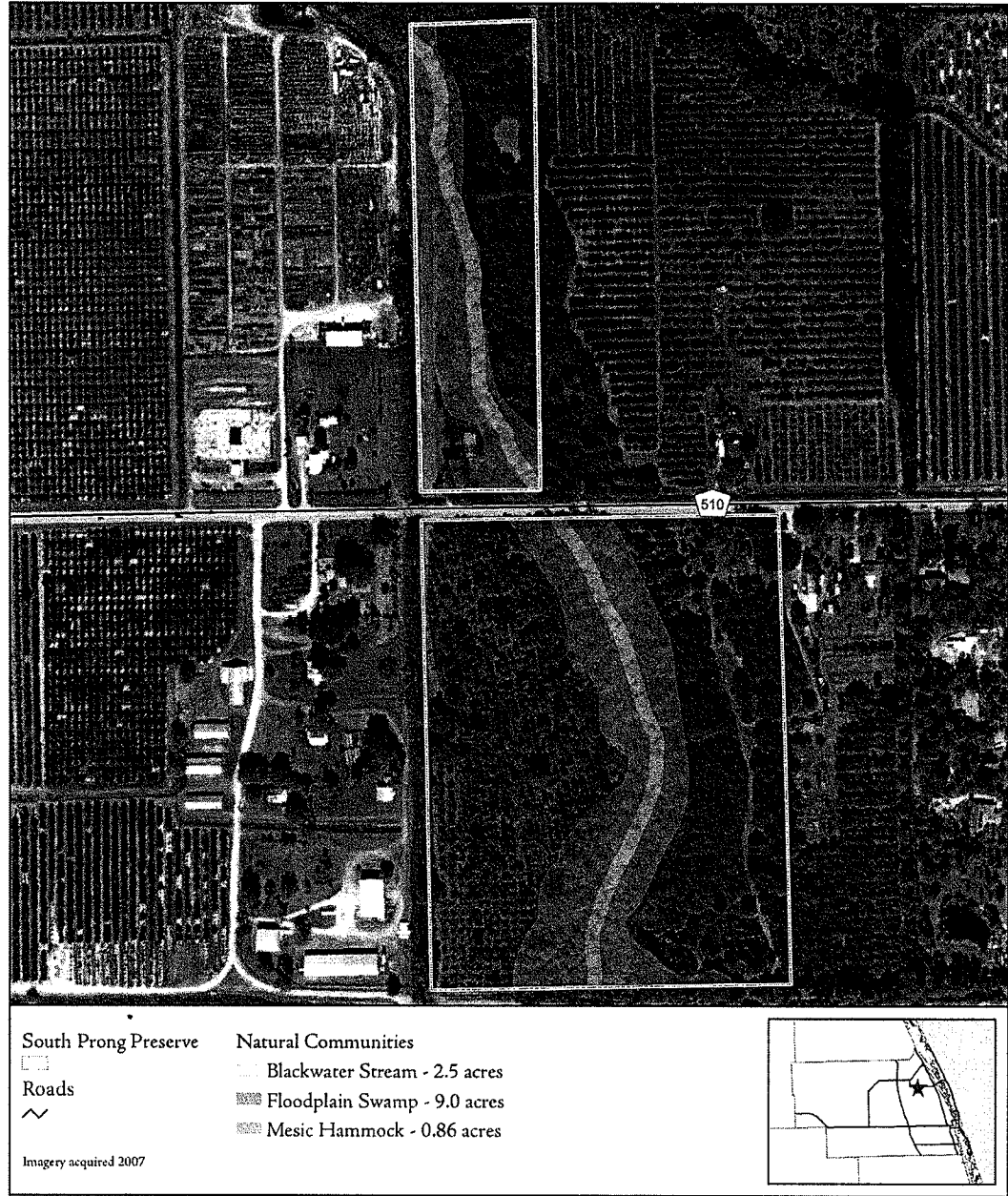
Mesic Hammock (± 2.5 acres)

Mesic Hammock is a hardwood forest community of open or closed canopy dominated by live oak (*Quercus virginiana*), with cabbage palm (*Sabal palmetto*) often present in the canopy and subcanopy. Epiphytes (ferns, orchids and bromeliads) are often found and may become abundant in undisturbed stands. Shrubby understory may be dense or open, tall or short and is composed of saw palmetto (*Serenoa repens*), beautyberry (*Callicarpa americana*), and wax myrtle (*Myrica cerifera*), with the addition of tropical shrubs, such as nakedwood (*Myrcianthes fragrans*) and wild coffee

(*Psychotria nervosa*), in the south. The herb layer is often sparse or patchy and consists of various grasses, including low panic grasses (*Dichanthelium* spp.) and basket grass (*Oplismenus hirtellus*), and sedges. Mesic hammock usually occurs as fringes or small patches on the borders of, or in higher parts of, rivers, swamps, marshes, and large lakes, and ranges from central and south Florida (Polk to Dade and Collier counties) northward along the Atlantic and Gulf coasts to North Carolina and Texas. Soils are sand mixed with organic matter and are normally dry underfoot. It is distinguished from prairie hammock by its situation bordering wetlands in an upland landscape, rather than on rises in a marshy, wetland landscape; it differs from hydric hammock in the absence of wetland trees such as sweetbay (*Magnolia virginiana*) and black gum (*Nyssa biflora*), and from xeric hammock in the absence of sand live oak (*Quercus geminata*), myrtle oak (*Quercus myrtifolia*) and other scrub species. It is distinguished from maritime hammock by its inland occurrence on non-dune substrates and from upland hardwood and upland mixed forests to the north by its low species diversity and lack of many characteristic deciduous broad-leaved trees in the canopy and subcanopy, such as *Quercus michauxii*, *Carpinus caroliniana*, and *Cornus florida*, as well as by its occurrence on sandy soils in contrast to the loamy or clay-based soils on which upland forests occur. It is found primarily in Florida where its area may be between 100,00 and 500,000 acres, although this is difficult to estimate since it occurs as scattered small stands or fringing borders in a matrix of dry prairie, mesic flatwoods, floodplain marshes, or hydric hammock. Examples may be found around large lakes in Osceola and Polk counties, and along the St Johns River marshes.

At the SPP remnants of the natural upland plant communities survive along the south and west perimeter of the Stough (southern) property, as well as along the more elevated edges of the riverine forest on both the Ryall (northern) and Stough properties. These remnants consist principally of scattered slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus hemispherica*), live oak (*Quercus virginiana*), waxmyrtle (*Myrica cerifera*), and saw palmetto (*Serenoa repens*) with associated panic grasses (*Panicum spp.*), blue maidencane (*Amphicarpum muhlenbergianum*), longleaf threeawn (*Aristida affinus*), broom grasses (*Andropogon virginicus*, *Andropogon glomeratus*), carpet grasses (*Axonopus affinus*, *Axonopus furcatus*), South Florida bluestem (*Schizachyrium scoparium*), and numerous additional forbs and grasses.

South Prong Preserve - Natural Communities Map



Map Prepared by:

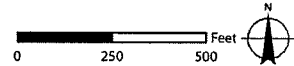
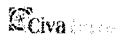


Exhibit C. Natural Communities Map.

B. Invasive Exotic Plants

As abandoned agricultural land, the South Prong Preserve supports an array of exotic plants, from bahia grass and other introduced grasses and groundcovers, to Brazilian pepper and wild taro. Immediate steps will be taken to stop the spread of exotic plants within the former citrus grove, as well as within the natural communities on-site. The initial effort will include mechanical removal in areas where Brazilian pepper grows as a monoculture, and selective hand cutting with herbicide treatment in areas with native vegetation. A regular mowing program will be established for agricultural roads and fields. Over time, restoration of natural communities will help control the invasive plant problem. However, a long-term commitment for a continuous maintenance program to identify and remove invasive plant species as they occur will be required.

During the first year of active management on the property, County staff and project partners will survey the entire property, identify the plant species involved, and proceed with a program to eradicate them over the long term. The Florida Pest Plant Council's List of Invasive Exotic Plants (Exhibit I, presented in the Appendix) will provide a guide for exotic plant management on the property. A combination of mechanical removal and herbicide treatment will be used, followed with careful monitoring on an annual cycle, at minimum, and follow-up treatment, as necessary.

C. Upland Restoration

The biggest management challenge on the South Prong Preserve property will be the effort to re-establish more natural upland vegetation to the portion of the land now cleared or supporting abandoned citrus grove. Approximately 30 acres of the property (about 80 percent), originally supporting a mosaic of mesic hammock and wet flatwoods, was cleared for agriculture. The grove was in place by 1943, the time of the earliest aerial photographs of Indian River County available.

Disruption of the natural plant communities on the SPP site was the result of a complex disturbance regime including agricultural land clearing and ditching, habitat fragmentation, altered site hydrology (nearby canals, ditches and ponds), fire suppression, and nearby development with its associated direct and indirect land use impacts. Collectively these disturbances make native plant communities more vulnerable to invasion to exotics and weedy native species that grow aggressively.

Interim management measures for the property's upland areas will focus on control and eradication of invasive exotic plants. The existing abandoned citrus grove near the Stough family house may be retained and/or replanted to serve as a "living history" resource for the envisioned visitors' center. Mowing between the citrus trees will be considered as a method to hold the exotic plant populations in check during the replanting process.

In the areas where the citrus grove was cleared, and in the abandoned grove that is farther from the Stough residence, more aggressive exotic plant eradication measures will be pursued, including some mechanical removal with regarding, and extensive hand cutting with herbicide treatment. In the southwest portion of the Stough parcel, where there is still abandoned citrus, the citrus trees should be kept in place to provide shade for the young plants and seedlings that will be planted in future phases of the restoration effort (unless citrus canker or greening is identified in the grove).

In addition to the citrus grove, the Stough parcel of the SPP contains an abandoned Chinese fan palm plantation. The trees are mature (8 – 10 feet of clear trunk) and healthy, though surrounded closely by Brazilian pepper. After hand removal of the Brazilian pepper, these trees should provide value in trades for desirable native trees for the upland restoration effort (especially cabbage palms and oaks).

Restoration of mesic hammock is a long-term process that is not well understood. During the initial year of management by the County and its partners, a restoration plan will be developed with the assistance of the U.S. Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission (FWC), and universities to provide long-term guidance and a funding strategy for this effort. The South Prong Preserve may serve as excellent research site to help expand hammock restoration efforts in this region of Florida, and to advance understanding of successful strategies for restoring old citrus groves. In addition to mitigation monies, the site may have the potential to acquire funding or staff support from state, federal or sponsored research sources. It is clear that restoration of upland hammock on this property will be a long process, with a 10 – 15 year timeframe for completion, and one requiring a substantial investment of staff and financial resources.

Also during the first year of management by the County and its partners, a photo-monitoring program of selected natural communities on the SPP site will be initiated. Locations for long-term monitoring will be established using GPS, and each will be annually photo-documented with the results compiled and submitted to the DCA as part of the County's required annual report on the project.

Plant species to be used in the effort to restore the upland hammocks will be those most common to the mesic hammock – wet flatwoods areas that once covered the uplands of this property. These plants include: live oak, laurel oak, sabal palm, saw palmetto, wax myrtle, beautyberry, wild coffee, and gallberry.

Finding commercial sources for these plants is no longer as difficult as it once was, though it will still require a commitment of staff time. County staff will work directly with the managers of nearby USFWS, DEP, SJRWMD and Brevard County lands to seek a supply of plants and source of seeds for the ongoing effort.

C. Water Quality Protection

A major threat to the St. Sebastian River is degradation of the quality of water entering the system from adjacent uplands. The St. Sebastian River is part of the Indian River Lagoon Malabar to Vero Beach Aquatic Preserve, a fact that elevates the level of water quality protection required for new development. County staff will work closely with all adjacent land developers on new projects, and with owners of existing developments to assure that stormwater management regulations are followed. County staff will request that the State Aquatic Preserve or the St. Johns River Water Management District extend the collection of water quality data to the St. Sebastian River within the South Prong Preserve, to assist in monitoring changes in the water entering the site over time.

A sub-lateral canal is located at the south boundary of the Stough parcel, and the Lateral C Canal of the Sebastian River Water Control District lies along the west boundary of both parcels that comprise the SPP. Runoff from the SPP property does not drain into either of these canals. Agricultural lands in the vicinity of the SPP do drain into these canals, but there is little opportunity for the SPP project to connect to these canals, provide stormwater treatment, and thus improve water quality.

However, the entire south end of the Stough property is subject to flooding, and a shallow, depressional wetland of about one-half acre in size is now planned for the southeast corner of this parcel. This constructed wetland would have some open water, and would be planted with native wetland littoral zone species to serve as enhanced habitat for wildlife. The actual size and configuration of the wetland will be determined through a comprehensive drainage study and design process, and may differ from the shape and size depicted in this plan.

Water quality impacts from public access facilities proposed in this plan are not anticipated, due to the small scale of development. Stormwater runoff

from the small areas proposed for road and parking areas will be treated using shallow swales.

D. Feral Animal Program

The SPP property has a continual feral hog problem. These destructive animals have been trapped on this property in the past, and when noted, County animal control staff will continue a program of removal in the future. Likewise, feral cats and dogs will be removed from the property. County staff will work to inform adjacent property owners of the damage stray cats and dogs can do to native wildlife populations, and will encourage compliance with existing animal control ordinances. The property will be fenced and feral animal control efforts will begin within six months after County staff begins active management of the property.

E. Listed Plant Species

Listed plants potentially found on the SPP may include a variety of species common to floodplain swamp, some of which have been documented in the nearby state park (St. Sebastian River Preserve State Park). Listed plants potentially occurring in the floodplain swamp on the SPP site include the endangered Cardinal airplant (*Tillandsia fasciculata*), the endangered Giant airplant (*Tillandsia utriculata*), the threatened Large flowered false rosemary (*Conradina grandiflora*), Royal fern (*Osmunda regalis*) a species of special concern, hand fern (*Ophioglossum palmatum*), and Cinnamon fern (*Osmunda cinnamomea*).

A plant and animal survey will be conducted or contracted by the County during the first year of management, and will serve to identify and locate any listed plants on the property. Any listed species found on the property will be reported to the Florida Natural Areas Inventory (FNAI) using their standard form (see Exhibit J, presented in the Appendix).

County staff will monitor populations of any listed plant species, and take appropriate actions to enhance their habitats and survival probabilities. This plan describes management activities for eradicating invasive exotic plants and animals and improving water quality, and these actions will also serve to enhance the habitat for all native species, included listed species.

F. Listed Animal Species

No listed animal species are known to inhabit the upland portions of the SPP property at this time. Should individuals of any listed species be encountered during the plant and animal surveying, or while conducting management activities, these animals will be protected from any construction or management work, and from visitor disturbances. Any listed animals found on-site will be located, mapped, and monitored over time. Any listed animals found on the uplands will be reported to the FNAI using their standard form (see Exhibit J, in the Appendix).

During the last thirty years, researchers working on the St. Sebastian River have discovered six or seven fish species completely new to science. Of these, four species have been proposed for protective federal and state listing: the opossum pipefish (*Microphis brachyurus lineatus*), the river goby (*Awaous tajasica*), the slashcheek goby (*Gobionellus pseudofasciatus*), and the bigmouth sleeper (*Gobiomorus dormitor*). Recently, a comprehensive survey to inventory and monitor the distribution and abundance of fishes and selected invertebrates of the St. Sebastian River was conducted (Paperno and Brodie, 2000). These investigators documented the occurrence of three of these rare fishes: the slashcheek goby, opossum pipefish, and bigmouth sleeper.

In the St. Sebastian River these fish are members of an unusual biota called "tropical peripheral species," because they are euryhaline Caribbean species known nowhere else in the United States. This species assemblage has a range in Florida limited to a series of small freshwater tributaries of the lower Indian River Lagoon, including the St. Sebastian River, the St. Lucie River, the Loxahatchee River, and in relief canals associated with these streams (Gilmore, personal communication, 2008). None of these are currently protected species, however. No special management actions for these fishes are needed at this time.

West Indian Manatees use the St. Sebastian River and the Indian River Lagoon, and manatees are frequently seen downstream from the SPP site in the area around and to the north of C.R. 512. The South Prong of the St. Sebastian River near the SPP is too small and shallow for manatee, or boat, access. Improvements in water quality that result from the SPP project can be expected to benefit downstream manatees, and indeed all aquatic organisms in the lower St. Sebastian River.

G. Natural Communities Inventory and Monitoring

During the first year after management plan approval, a comprehensive plant and animal survey of the property will be conducted. Two monitoring periods

will be scheduled to coincide with spring and fall flowering seasons for plant identification. Information collected by the surveys will inform subsequent resource management planning and the process for finalizing trail locations.

Once the initial inventory has been completed, a monitoring program will be put in place to provide ongoing documentation of the status of natural communities and the increase or decrease in populations of any listed plant or animal species. These inventory and monitoring efforts under the County's management will assure maximum protection of native biota on the SPP site.

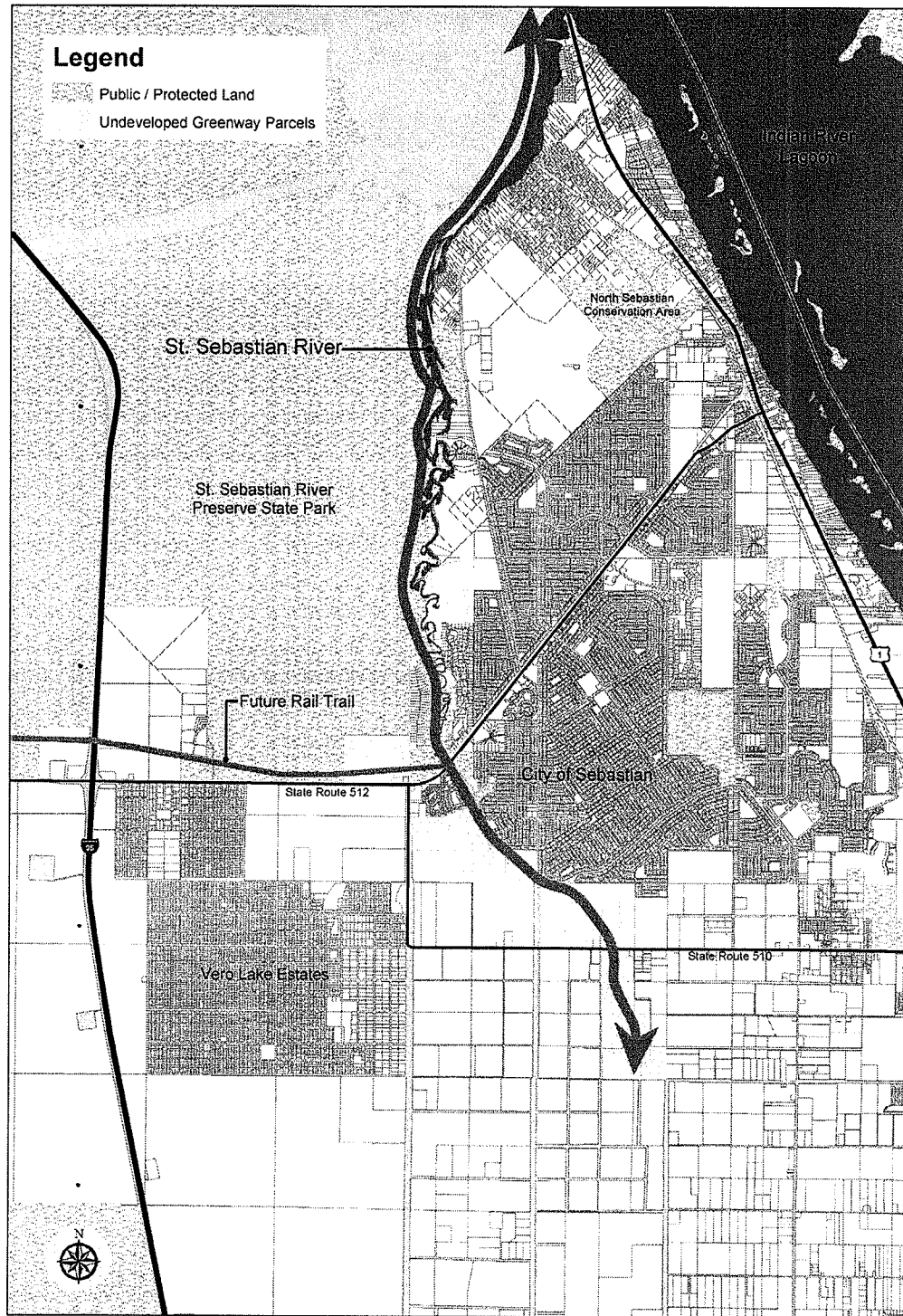
H. Greenway Management

The South Prong Preserve is part of a recognized ecological corridor, the St. Sebastian River Greenway (see Exhibit D). The SPP project site will be integrated into the planning and implementation of management activities for this emerging recreational trail system and greenway network. The County will coordinate exotic plant and animal control, resource enhancement and other aspects of greenway resource management with local, state, and federal agencies, municipalities, and nonprofit organizations having jurisdiction or stakeholders' interest within this greenway (especially: City of Sebastian, Sebastian River Water Control District, Indian River Mosquito Control District, St. Johns River Water Management District, Florida Fish and Wildlife Conservation Commission, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, Marine Resources Council, and the Indian River Land Trust).

At a somewhat larger spatial scale, the St. Sebastian River Greenway (SSRG) is itself part of the planned North Indian River County Greenways Network (see Exhibit E for a draft map showing the location of the project site). The SSRG is a key component in this developing network, and the County is committed to creating and implementing a coordinated management strategy for protecting and managing the separate parcels, including the SPP site, in the trail and greenway network.

Lands managed by the St. Johns River Water Management District, the Florida Department of Environmental Protection and Brevard County contributes a large percentage of the area under protection in this region of Florida. County staff will provide all assistance possible to the other management agencies in coordinating large scale planning, resource management, inventory and monitoring efforts. County staff will consult with experts from the other managing agencies, as well as other professional scientists, in determining the best management practices that can be applied to the resources protected by the SPP.

As mentioned above, the St. Sebastian River is included within the Indian River Malabar to Vero Beach Aquatic Preserve. Recreational access to waterways is provided by many public and private boating facilities, including public boat ramps on the east shoreline of the river's South Prong, and the County's canoe launch park located north of the SPP, on the west shoreline. The plans for the SPP support the goals of the aquatic preserve by buffering the river from future development, allowing a small amount of access to the shores of the very upper reaches of the South Prong, and by providing a site for interpretation of the aquatic preserve, its relationship to upland ecology and the impacts of adjacent development. Hiking trails, information kiosks, and a visitors' center are proposed at the South Prong Preserve to provide passive recreational and interpretive access to the upper reaches of the river.



St. Sebastian River Greenway - Concept Map
Exhibit D. The St. Sebastian River Greenway Concept Map

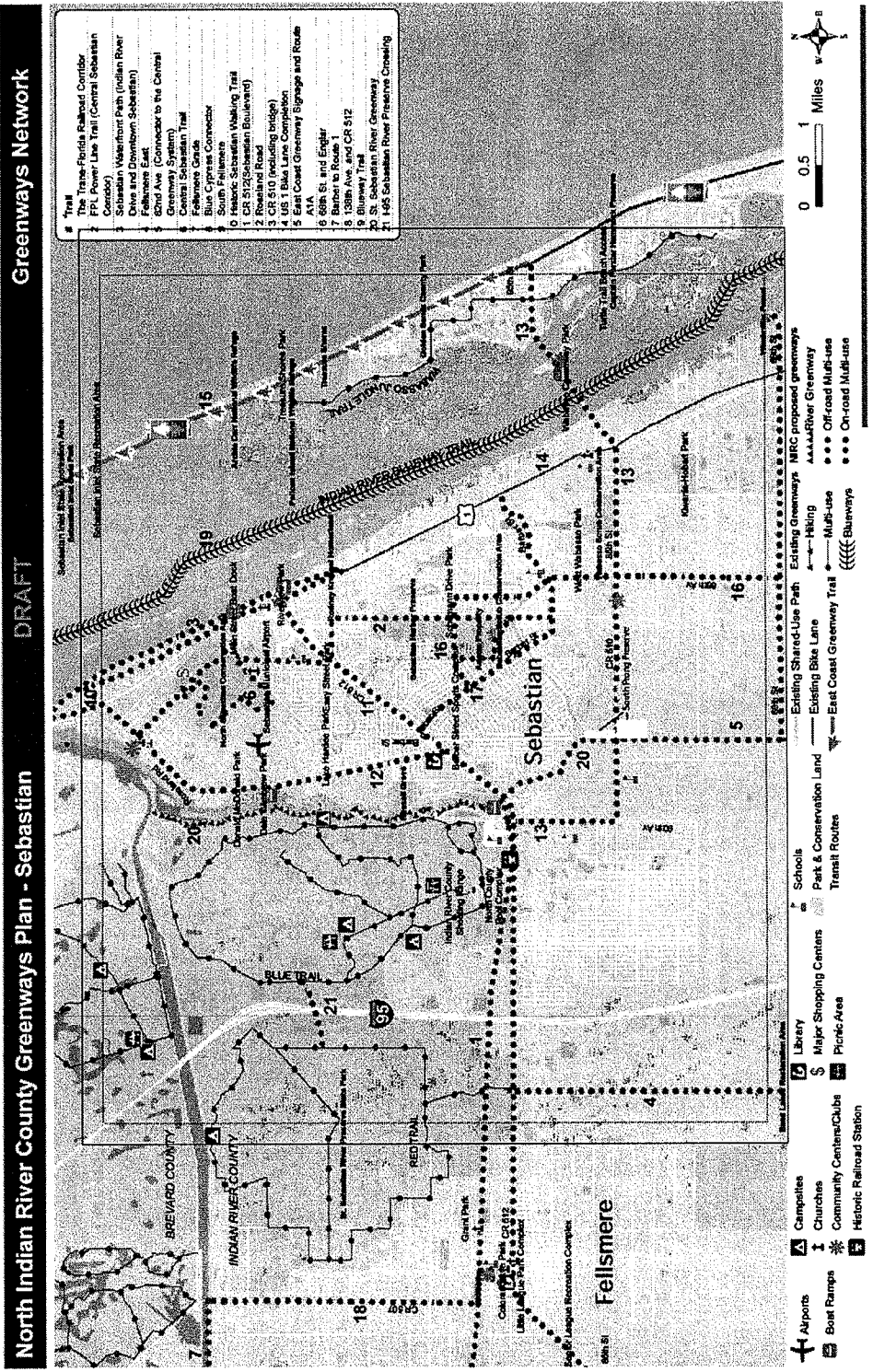


Exhibit E. North Indian River County Greenways Network. The South Prong Preserve is shown in yellow.

Section IV. Cultural Resources

A. Archaeological and Historical Resources Inventory and Protection

There are no known prehistoric sites on the property included in the South Prong Preserve. There are two possible historic cultural sites in the SPP, however. First, there is a possibility that the historic 19th century Hernandez-Capron Trail crossed the site. And second, the 1920's, Cracker-style Stough Homestead (with "heritage" groves) may be eligible for inclusion in the National Register of Historic Places.

A reconnaissance-level cultural resource survey will be conducted in the first year of active management of the property by the County. If recommended by the survey report, site-specific surveys by qualified archaeologists will be conducted for proposed development sites during the design of the public access improvements discussed below. Reports containing the results of these surveys will be provided to the Department of State, Division of Historical Resources upon completion of the studies.

The Stough homestead will be assessed by a qualified professional to determine if restoration of the residence is viable. If restoration is deemed viable, the historic building shall be restored according to the standards established by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The collection of artifacts or the disturbance of archaeological and historical sites on the SPP property will be prohibited without authorization from the Department of State, Division of Historical Resources. Appropriate protective measures will be taken in the event cultural sites are discovered on the property in the future. Management of cultural and historical resources, including the possible restoration of the 1920's Cracker-style Stough Homestead, will be coordinated with the Division of Historical Resources, and will comply with the provisions of Chapter 267 Florida Statutes, specifically sections 267.061 (2)(a), (b), (c) and (d).

Section V. Site Development and Improvement

A. Existing Physical Improvements

Physical improvements existing on the property at this time include 2 houses (the Ryall and Stough Homesteads), unimproved grove roads or tracks, water

wells, and some parking areas. There is an existing wooden bridge over the South Prong near the south property boundary of the Stough parcel.

The Stough homestead is a two-story “Cracker” style house of approximately 1676 square feet in area that was built around 1920. Preliminary plans envision this structure serving as a visitors’ center with exhibit and classroom space, as well as restrooms. The current Ryall home was built in 1984, and is approximately 1288 square feet in area. This structure is being considered for housing security staff, like a sheriff’s deputy or other personnel working on-site at the SPP.

B. Proposed Physical Improvements

Improvements are proposed for the SPP to provide a primarily passive level of recreational and interpretive access to the property, and to lay the foundation for the St. Sebastian River Greenway. These proposed improvements are shown in the Master Site Plan, Exhibit F.

Existing trails and grove roads will be minimally improved and stabilized to enhance access. One trail extending from the Stough Homestead to the edge of the Floodplain Swamp will be brought up to universal access standards. This trail will connect to a short “Cypress Loop” boardwalk, depending upon regulatory permitting. A public sidewalk will be constructed along the south side of the CR 510 right-of-way. This sidewalk will be part of the County’s planned widening of CR 510, and will serve to connect neighborhoods along the highway from Vero Lake Estates and Liberty Magnet School to the west of the project site, to the 66th Avenue corridor.

Fencing will be installed around the perimeter on all but the west side of the property. The west perimeter of the property is adjacent to the Lateral C Canal of the Sebastian River Water Control District, and they must retain unrestricted access to the canal for ongoing maintenance.

A small picnic shelter (approximately 20’ x 20’ in size) with benches and trash cans, a drinking fountain, and an informational kiosk are proposed to allow a minimal level of visitor amenities. Indoor restroom facilities will be available following restoration/renovation of the Stough Homestead as a visitors’ center. A pervious surfaced parking area for approximately 6 – 8 cars and a bicycle rack will be provided on each parcel of the SPP. Cars will be contained within the parking areas by either fencing or wheel stops, depending on the final landscape plan. Parking areas will be in front of both the Ryall and the Stough Homesteads. On the Stough parcel, the parking area will be close to the informational kiosk and the picnic shelter. From this point a universally accessible trail will run westward to the Floodplain Forest surrounding the river. The proposed walkway is approximately 640 feet in

length, and it is recommended that this improved trail connect to an elevated boardwalk that is approximately 500 feet in length providing access to the edge of the St. Sebastian River, and to the Floodplain Forest. An Observation Platform and benches for seating overlooking the river in two locations are also recommended. An additional natural surface nature trail approximately 1,600 feet long (part of the "Oak Loop Trail") is proposed to explore the upland area of the Stough parcel on the east side of the river. This trail follows the course of an existing, unimproved grove road that leads to a rough, wood bridge over the river. The area near this bridge crossing is proposed as another location for bench seating overlooking the river.

On the Ryall property, it is proposed that a short loop trail ("Slough Loop Trail") run from the northeast corner of the existing yard to an elevated boardwalk of approximately 150 feet in length providing access to the edge of the St. Sebastian River. Benches for overlooking the river are recommended for a single location.

Landscaping in the northeastern corner of the Stough parcel, near the old farmhouse, is proposed to enhance the public parking area (see Conceptual Landscape Plan, Exhibit G). Landscaping is also proposed for the Ryall Homestead parking and house area, although currently we have no conceptual plan for this amenity. Tree and shrub species native to Florida mesic hammock will be used around these parking and homestead areas, and these will include live oak, laurel oak, sabal palm, saw palmetto, wax myrtle, Walter's viburnum, Florida privet, wild coffees, beautyberry, and a variety of native grasses.

This plan recognizes the old citrus grove near the Stough homestead as a heritage or cultural landscape. As such the grove is a tangible remnant of the history of this place, and it is therefore worthy of protection as a unique cultural resource of this site. Restoration and maintenance of this heritage grove is recommended, and it is anticipated that it will provide a "living history exhibit" that will be an important addition to the planned visitors' center.

South Prong Preserve Master Site Plan

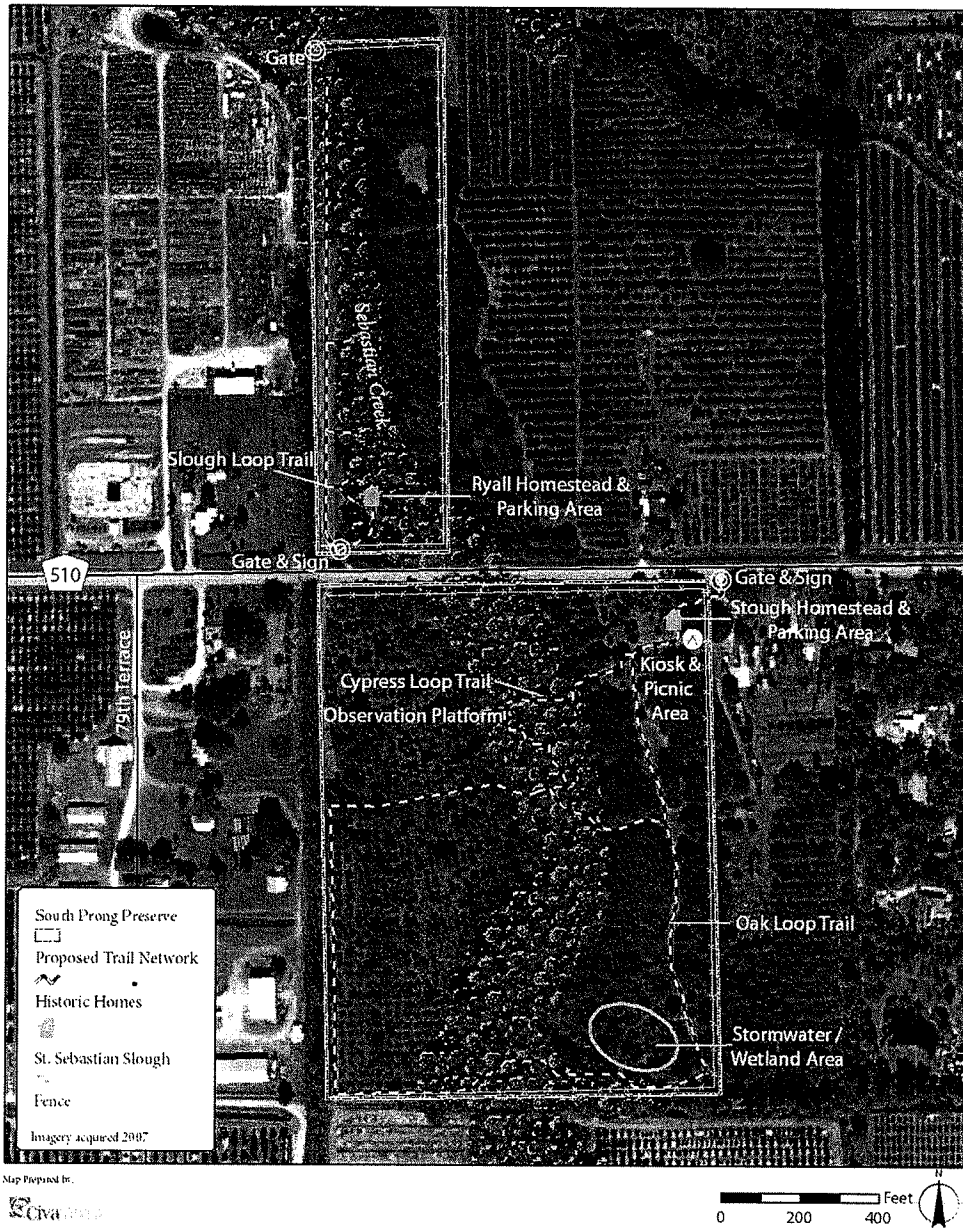
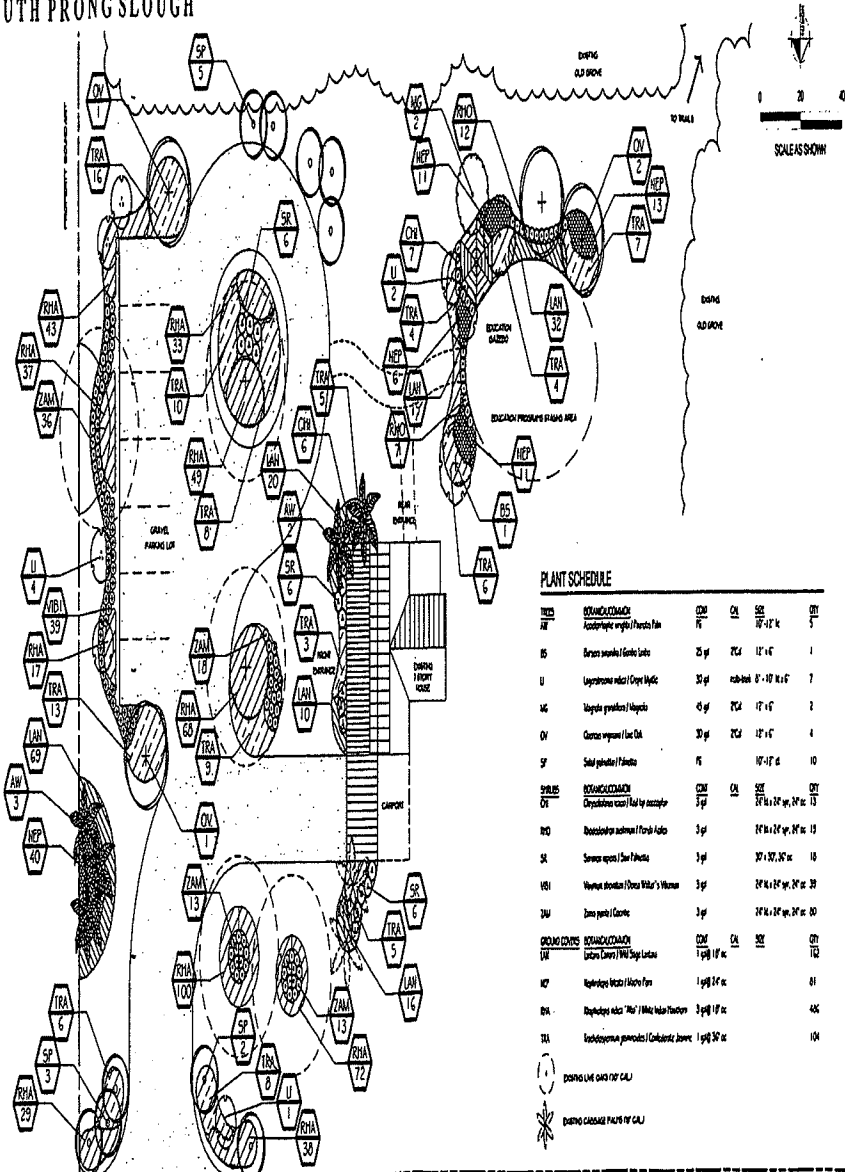




Exhibit F. South Prong Preserve Master Site Plan.

CONCEPTUAL SITE/NATIVE LANDSCAPE PLAN SOUTH PRONG SLOUGH



PLANT SCHEDULE

TREE	SYMBOL/COMMON	CANOPY	OR.	DBH	HT
RH	<i>Asplenium platyneuron</i> / Parasitic Fern	1'	0"	10' - 12' h	5'
BS	Bursera microbotrysis / Golden Yucca	25' pl	20"	12' x 4"	1
U	<i>Leurostemon virescens</i> / Great Myrtle	35' pl	sub-trunk	8' - 10' h x 16"	7
MG	<i>Melicope grandiflora</i> / Melicope	45' pl	PCA	12' x 4"	2
CV	<i>Curatella myrsina</i> / Leaf Oak	30' pl	PCA	12' x 4"	4
SP	<i>Santalum album</i> / Sandalwood	15'		10' - 12' d	10
SPERMATOPHYTES	SYMBOL/COMMON	CANOPY	OR.	DBH	HT
CH	<i>Chorizanthe maculata</i> / Fan by macrophyte	3' pl	CH	24" x 12" sp, 30" x 12"	13
HO	<i>Hordeum jubatum</i> / Torpedine Rush	3' pl		24" x 12" sp, 30" x 12"	13
SL	<i>Sarcocornia quinqueflora</i> / Sea Purslane	3' pl		20" x 20" sp, 30" x 12"	18
WH	<i>Wedelia thurberiana</i> / Great White's Mimosa	3' pl		24" x 12" sp, 30" x 12"	20
ZAM	<i>Zinnia mexicana</i> / Cassia	3' pl		24" x 12" sp, 30" x 12"	20
ORCHIDS	SYMBOL/COMMON	CANOPY	OR.	DBH	HT
LSH	<i>Ludwigia linearis</i> / Tule Sugar Cane	1' pl	18" x 18"	30"	180
NP	<i>Nepermodon</i> / Hoop Pine	1' pl	18" x 18"		81
BN	<i>Banksia lanata</i> / Woolly Paperbark Tree	3' pl	18" x 18"		426
SL	<i>Sarcocornia quinqueflora</i> / Sea Purslane	1' pl	30"		154

 DURING LIVE SLOUGH CALI
 DURING CASABAY FRACTION CALI

AGENCY: BISHOP
BY PROPERTY
PROPERTY LOC: COUNTY ROAD 510



May 03, 2006

Exhibit G. Conceptual Landscape Plan (Stough Parcel of the SPP).

Infrastructure for the SPP and its proposed visitors' center will include the existing well and septic tank to serve the restrooms and drinking fountain. The existing well for irrigation will also be used for maintaining the citrus grove. The location of the septic drainfield is at a great enough distance from the river to assure that no impacts to water quality will result from its use. Stabilization of existing grove roads with limerock may be needed in places, and construction of the proposed parking areas with pervious systems such as geoweb or turf pavers will reduce the need for treatment of stormwater. Should stormwater management be necessary around parking areas, it will be accomplished by construction of shallow retention swales at appropriate locations. These areas will not require fencing to protect public safety. A shallow stormwater-wetland feature will be constructed in the southeast area of the Stough parcel, and this will provide habitat and water for neotropical migratory birds, as well as resident wildlife. All developed facilities at the South Prong Preserve will be located, designed and managed to protect and enhance water quality in the St. Sebastian River, and to avoid or minimize any impacts to the site's other natural and cultural resources.

C. Acknowledgement Signs

Two signs identifying the South Prong Preserve as a publicly-owned conservation area that is open to the public will be located near the intersection of the driveways on both the Stough and Ryall parcels (see Exhibit F, SPP Master Site Plan). These signs will inform the public that the acquisition of the property was made possible through funding by Indian River County and the Florida Communities Trust, Florida Forever Program, and the signs will conform in all respects to FCT guidelines. These signs will also acknowledge the ongoing management partnership with the Indian River Land Trust.

D. Educational Signage, Educational Programs and Visitors' Center

The County's approved FCT grant application to FCT included a commitment to provide on-site educational signage at the SPP. This commitment was set forth in greater detail in the Comprehensive Interpretive Plan (CIP) for the Sebastian Creek Conservation Area (final version previously submitted to FCT). Note that the Sebastian Creek Conservation Area has been renamed South Prong Preserve (SPP). Interpretive panels in several locations along trails in both parcels of the SPP are anticipated, and details for these will be developed during a planning process that will take place in the initial year management of the site.

The FCT grant application also committed the County to provide 12 regularly scheduled and ongoing educational programs at the SPP project site to promote resource protection. To meet this obligation, regularly scheduled monthly tours of the SPP will begin during the first year of site management by the County. Small group tours will be organized and conducted by volunteers from the Indian River Land Trust. During the first year, these tours will be led by Dr. David Cox. In addition, the nearby Environmental Learning Center (ELC) has agreed to schedule group tours and programs at the SPP, and these will be guided by ELC education staff. All tours and programs at the SPP will be promoted by suitable announcements in the local newspapers, organization newsletters, and by radio and TV spots when possible.

During the first year of management by the County, plans to restore the historic Stough homestead as a year-round visitors' center will be developed by a group that includes the "Interpretation Planning Team" (see the Comprehensive Interpretive Plan for the Sebastian Creek Conservation Area, now the SPP). Preliminary plans envision the first floor housing a visitor reception area, exhibit and classroom space, and restrooms. The upstairs would provide space for an office and small conference/meeting room. The Indian River Land Trust will coordinate volunteer staff for the visitors' center, which will be open year-round. Hours of operation for the center remain to be determined.

E. Hazard Mitigation

Facilities at the SPP will be located and constructed to minimize or eliminate the long term risk of storm damage or flooding. The FEMA Flood Insurance Rate Map (FIRM, see Exhibit H) indicates that the SPP includes land in Flood Zone AE (adjacent to the St. Sebastian River), though most of the project area is in Zone X. The minimal level of development proposed for this project will ensure that few impacts will result from storms or floods.

F. Permits

Indian River County building permits will be required for restoration or major repairs for all structures on the SPP site. St. Johns River Water Management District Environmental Resource Permits will be required for the elevated boardwalks. Except for emergency response activities to secure the property or protect its natural and cultural resources following storm, flood or other major disturbance, written approval from the Florida Communities Trust will be requested before undertaking any site alterations or physical improvements that are not included in the approved management plan.

G. Easements, Concessions and Leases

Power line easements exist on both parcels of the SPP, and they serve the existing residential structures on the site. The Sebastian River Water Control District owns land to the immediate west of the SPP property, which it uses for maintenance of the Lateral C Canal. Indian River County has no intention at this time to grant any additional easements or to develop concessions, leases or other revenue-generating uses or agreements on the South Prong Preserve. If such arrangements are considered in the future, County staff will provide notice and information at least 60 days in advance and obtain FCT approval prior to the execution of any lease of any interest, the operation of any concession, the granting of any easement, any sale or option, or any management contracts for the site, or any use of the property by any person other than in such person's capacity as a member of the general public. Any revenue generated at the project site will be placed in a separate account and go to the upkeep and maintenance of the project site in order to be within allowable limits set by the Internal Revenue Service.

Likewise, any revenues collected through the education programs at the SPP will only be used for the upkeep and maintenance of the project site. County staff will update FCT in its annual report on the various educational activities, any revenues collected for such activities, and will provide detailed accounting of how such revenues were expended.

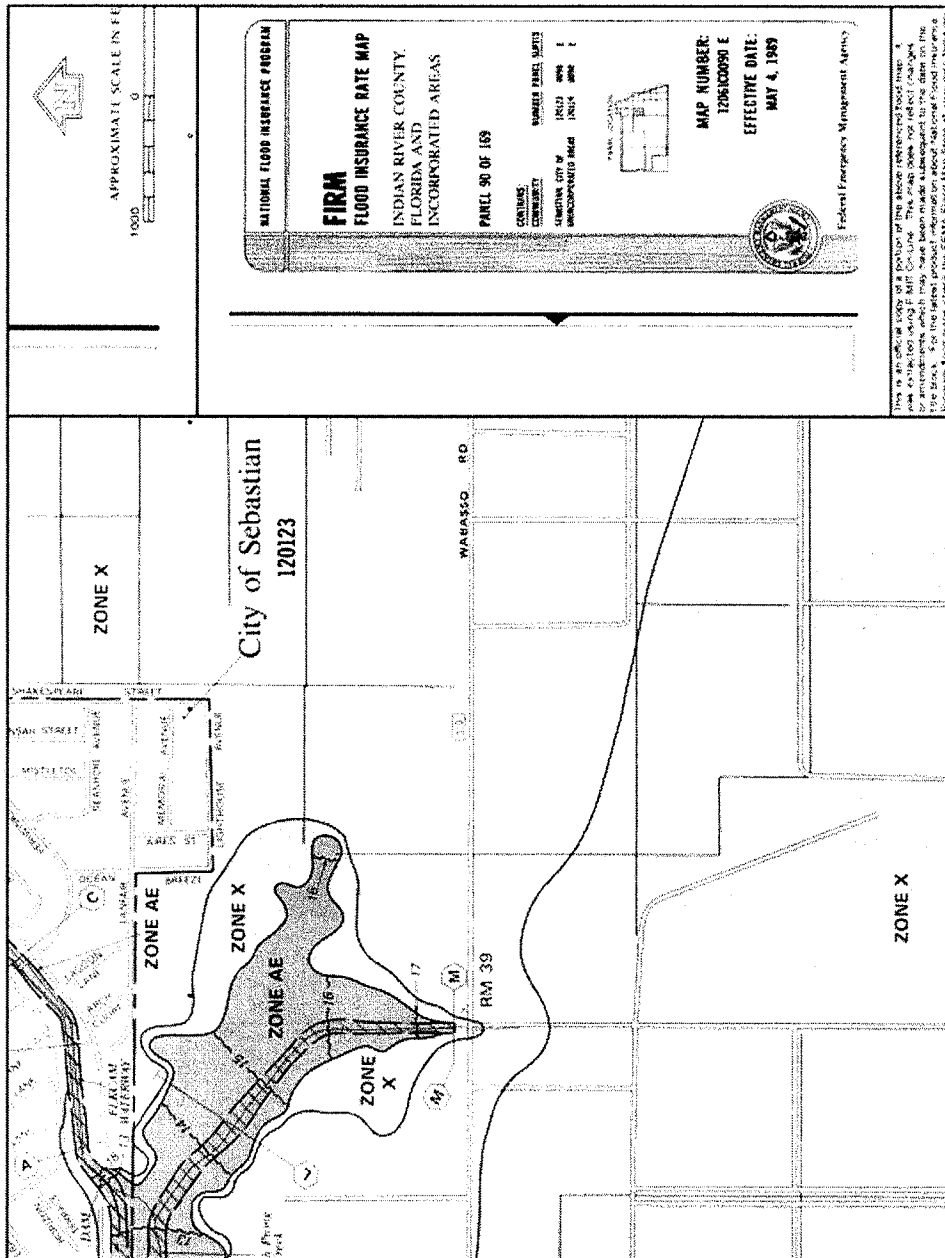


Exhibit H. FEMA Flood Insurance Rate Map including SPP Project Area.

Section VI. Interpretive Program

Interpretive signage will be developed and provided on-site as required by FCT, and as recommended in the Comprehensive Interpretive Plan (CIP) for the Sebastian Creek Conservation Area (final version submitted to FCT as an accompanying PDF file). The Sebastian Creek Conservation Area has been renamed South Prong Preserve (SPP). A detailed survey of the parcels comprising the SPP was conducted to create an inventory of interpretive resources: those special, tangible features of the site that can be used to create stories and messages for visitors so that they may find intangible meanings that will connect them to the site. Interpretive panels in several locations along trails in both parcels of the SPP are anticipated.

Interpretive themes are set forth in detail in the CIP, and include a main interpretive theme as well as related themes. The main interpretive theme for the SPP is described in the CIP as follows:

The natural and human history of this site shows that we are part of nature, utterly dependent upon our interrelations within the community of life to help shape us and give us a sense of place in the world. The main interpretive theme may be simply stated as follows.

People are part of nature: we shape, and are shaped by, our relations with nature.

This deep connection with nature and place was as true for the early settlers in the South Prong Preserve as it is for us today. This theme expresses a universal idea that can be linked to tangible site resources. Indeed, many of the tangible natural and cultural features of the site can serve to reveal these deep interconnections, and thus illustrate this main interpretive theme.

Several related themes that focus on specific tangible resources can be used to support the broader meaning stated in the main interpretive theme. It is hoped that these themes will be used to create signage, exhibits, publications, and other forms of media related to the site. Although sub-themes may be developed, these interpretive themes represent key elements to communicating the SPP story.

The themes are not listed in order of importance, and additional details for each may be found in the Comprehensive Interpretive Plan for the SPP: Geology & Hydrology, Ecological Crossroads, River of Life, A Fragile Place, Culture and Settlement, Wild River Recreation, Conservation, Ecological Restoration: Terrestrial, and Ecological Restoration: Aquatic.

The interpretive plan calls for delivery of the themes and stories related to the SPP site by means of a mix of interpretive media. Interpretive panels in several locations along trails in both parcels of the SPP are anticipated. Exhibits in the planned visitors' center are also envisioned, and these will work together with outdoor signage, print media (brochures, booklets, school curricular materials, etc.), and other forms of communication (e.g., website, audio and video media), to deliver the SPP themes and stories.

Section VII. Management Needs

A. Management Coordination

County staff will coordinate with adjacent landowners and will ensure buffering requirements and other protective measures contained in existing land development regulations are enforced as the site and adjacent lands are developed. Special efforts will be made to encourage landowners to eliminate invasive exotic plants from lands near the SPP, and to replace them with a native plant buffer.

Development of this plan has been coordinated with the FWC Office of Environmental Services to ensure preservation of native wildlife species on the SPP property. Management for listed plant and animal species using the site will be coordinated with the FWC. The Florida Department of State, Division of Historical Resources (DHR), Bureau of Historic Preservation, will be an important source of information and guidance in the management of the cultural landscape of the SPP.

The closest management association on this project will be with managers and staff of the Sebastian River Water Control District, the City of Sebastian, the St. Sebastian River Preserve State Park, and the Indian River – Malabar to Vero Beach State Aquatic Preserve, the latter two administered by the Florida Department of Environmental Protection. The County's ongoing partnership with the DEP will provide valuable technical expertise and assistance in management and enhancement of the natural resources of the property.

B. Maintenance

Regular facilities maintenance, patrol, and trash collection at the SPP site will be the responsibility of the Indian River County Parks Division and the Conservation Lands Manager.

C. Security

The Indian River County Sheriff's Department will provide surveillance and law enforcement authority at the property as needed. Hours of operation at the SPP will be from 8:00 a.m. to sunset.

D. Staffing

The County Parks Division is staffed by 35 field employees, who manage all units in the park system. In January, 2000, the County hired a full-time Conservation Lands Manager, employed in the Parks Division. The Manager works closely with both the County Planning Division's Environmental Planning Section and the Parks Division to accomplish the goals and objectives for all County conservation lands.

Indian River County will coordinate staff support for management and interpretation of the South Prong Preserve with the managers of the St. Sebastian River Preserve State Park and the Indian River – Malabar to Vero Beach State Aquatic Preserve. The County will also coordinate with the Indian River Land Trust, which will assist with some management activities and implementation of the Comprehensive Interpretive Plan for the SPP site. Volunteer support to help provide public access, interpretive and educational activities, and resource management assistance will be encouraged and coordinated by the Conservation Lands Manager. Contract labor may be employed by the Parks Division, as needed.

Resource management activities will be the responsibility of the Conservation Lands Manager. County staff, nonprofit partners, contract labor and volunteers will be coordinated by the Conservation Lands Manager, and will be assigned to tasks such as exotic plant removal, restoration of native vegetation, restoration of historic structures, and interpretation of SPP resources.

Section VIII. Cost Estimates and Funding Sources

The author has attempted to provide the best cost estimates possible based on the information at hand, and the level of planning completed (see Table 1). Some adjustments in these estimates may be necessary as more detailed plans are developed. Over time, market conditions and prevailing rates of inflation in the general economy may act to modify actual costs for contract services and construction.

Five sources of funding have been identified for management and facilities development for this project. Funding from the Indian River County Environmental Lands Acquisition bond program may be used to provide property security and priority resource management improvements and activities. County mitigation accounts for upland and wetland mitigation projects may also be applied to the project. The County Land Clearing and Tree Removal Violations account is a third source of funds for resource management activities that may be particularly applicable to the upland restoration needs at South Prong Preserve. Operations, staffing and development funds will come from the County Parks Division budget. Additional funds may be acquired from grants and donations of cash, materials or labor by the Indian River Land Trust, local businesses and citizens, and by the Florida Recreational Development Assistance Program, administered by the DEP.

**TABLE 1
SOUTH PRONG PRESERVE
ESTIMATED MANAGEMENT & DEVELOPMENT COSTS**

1. Resource Management*		
Plant/Animal Surveys and Mapping		\$3,000.00
Archaeological Survey		1,500.00
Exotic Plant Removal and Revegetation		4,000.00
Exotic Plant Retreatment		500.00
Upland Restoration		<u>Unknown</u>
	Subtotal	\$9,000.00
2. Public Access Improvements**		
Accessible Trail (640 ft.)		\$11,000.00
Nature Trail (1,600 ft.)		4,800.00
Boardwalk (500 ft.)		113,750.00
Picnic Shelter (400 ft. ²)		40,000.00
Interpretive Panels (8)		8,000.00
Benches (3)		900.00
Parking (12 cars in 2 lots)		10,000.00
Bicycle Racks (2)		1,000.00
Fencing (Boundary)		17,500.00
Gates (4)		600.00
Acknowledgement Signs (2)		<u>800.00</u>
	Subtotal	\$208,350.00
	Total Resource Management/Development Costs	\$217,350.00
2. Annual		
Maintenance/Operations Costs**		
Resource Management (Exotic plant eradication, monitoring)		\$3,400.00
Routine facilities maintenance		<u>500.00</u>
	Total Annual Operational Costs	\$3,900.00

* Funding Sources: Environmental Lands Acquisition Bond Program, County Mitigation Accounts, County Tree Removal Violations Accounts, County Parks Division Operations Budget, Volunteers and Donations.

** Funding Sources: County and Parks Division Capital Improvements Budget, County Mitigation Accounts, County Tree Removal Violations Accounts, FRDAP and Grants and Donations of materials and/or labor from nonprofits, businesses and individuals in the local area.

Section IX. Priority Schedule

The following list summarizes the management activities presented in this management plan, in priority order. Table 2 shows the management activities as a timeline, which begins with the projected start date for implementing the management plan by Indian River County. The County's schedule of activities is subject to adjustment contingent upon funding, staffing and inter-governmental assistance for managing the project site.

1. Install fencing and gates.
2. Begin feral animal control efforts.
3. Inventory plant and animal species.
4. Contract reconnaissance level cultural resources survey.
5. Amend Comprehensive Plan and zoning designations.
6. Develop exotic plant removal and revegetation plan.
7. Begin exotic plant removal.
8. Develop upland vegetation restoration plan.
9. Begin upland restoration process.
10. Implement follow-up treatment program for exotic plants.
11. Design and permit public use facilities.
12. Construct and begin maintenance of public use facilities.
13. Monitor and analyze resource management programs, and adapt to enhance performance, as necessary.

**TABLE 2
SOUTH PRONG PRESERVE
PROJECTED MANAGEMENT ACTIVITIES TIMELINE**

MANAGEMENT ACTIVITY	2008												2009												2010												
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	
FENCING & GATES																																					
FERAL ANIMAL CONTROL																																					
INVENTORY ANIMALS & PLANTS																																					
CULTURAL RESOURCES SURVEY																																					
AMEND COMP PLAN & ZONING																																					
EXOTIC PLANT PLAN																																					
EXOTIC PLANT REMOVAL																																					
UPLAND RESTORATION PLAN																																					
BEGIN UPLAND RESTORATION																																					
IMPLEMENT FOLLOW-UP																																					
DESIGN & PERMIT FACILITIES																																					
CONSTRUCT/ MAINTAIN FACILITIES																																					
PARKING, PICNIC SHELTER, BENCHES																																					
TRAIL & BDWALK CONSTRUCTION																																					
ENTRANCE SIGNS & KIOSK																																					
LANDSCAPING																																					
MONITOR/MGMT. ANALYSIS																																					

MANAGEMENT ACTIVITY	2011												2012												2013												
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MONITOR/MGMT. ANALYSIS																																					

APPENDIX C- Wabasso Scrub Conservation Area

MANAGEMENT PLAN
FOR THE
WABASSO SCRUB
CONSERVATION AREA

INDIAN RIVER COUNTY, FLORIDA

Prepared by:
FloridaAffinity, Inc.
Hanson Taylor Bellomo Herbert
Ecotech Consultants, Inc.

For:
Indian River County, Florida
Board of County Commissioners

SEPTEMBER 27, 1995

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SECTION I - INTRODUCTION

Indian River County recognizes the importance of preservation of natural resource lands and cultural sites within its jurisdiction. Policy directions incorporated in the County's Comprehensive Plan define the types of resources to be protected through a variety of means, one of which will be outright purchase by the County. To implement these policies, the County has developed an ambitious land acquisition program, managed by the Department of Community Development and coordinated through an appointed Land Acquisition Advisory Committee of concerned citizens and County officials. In November, 1992, County voters approved an Environmental Lands Bond Referendum, funded by ad valorem taxes. With funding from the bonds, the County is prepared to enter into cost-sharing partnerships with the Florida Communities Trust for land acquisitions under the State's Preservation 2000 program.

The Wabasso Scrub site, of which about 52.5 acres is sand pine scrub and scrubby flatwoods communities, is a priority acquisition to preserve native vegetation areas serving as habitat for rare species, as directed by the Comprehensive Plan. This project is one of a coordinated, multi-county and state acquisition effort to preserve core areas of scrub habitat for preservation of the endangered Scrub jay along Florida's Atlantic Coastal Ridge.

This management plan has been developed to provide guidelines for the County's officials and staff for natural resource management and development of public access facilities at Wabasso Scrub Conservation Area. The plan meets management plan requirements of the Preservation 2000 program, and satisfies the special conditions contained in the County's Conceptual Approval Agreement with the Florida Communities Trust. This plan was reviewed by the Land Acquisition Advisory Committee on June 22, 1995, and approved by the Indian River County Commission on June 27, 1995 and the Florida Communities Trust Governing Body on July 28, 1995.

A. Location and Ownership

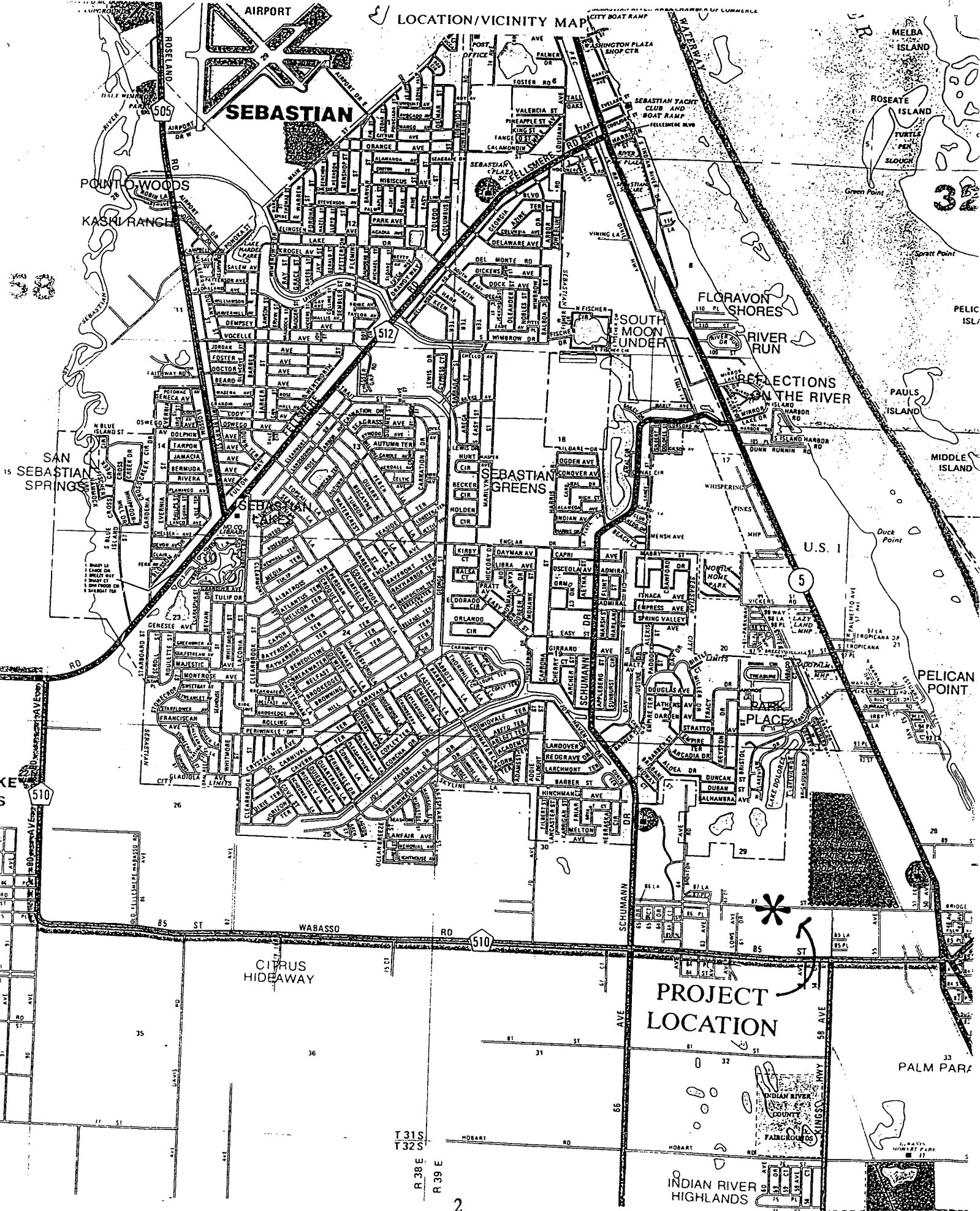
The Wabasso Scrub Conservation Area is located in north central Indian River County, immediately south of the city of Sebastian (see Figure A). The 111 acre property is shaped like a "Z", with the northern boundary contiguous with the southern city limits of Sebastian. The southern boundary of the conservation area fronts on Wabasso Road (County Road 510), and the southwestern boundary lies along 58th. Avenue, and unimproved extension of County Road 505.

The property is currently owned by Ms. Jane E. Collin and Ms. Helen E. Bahl.

B. Land Use and Zoning

The Indian River County Comprehensive Plan Future Land Use Map designations for the Wabasso Scrub Conservation Area and adjacent land is L-2, low density residential, allowing up to 6 dwelling units per acre. The current zoning classifications for the property and adjacent lands to the east and west is RM-6, multi-family residential, also allowing up to 6 units per acre. The area located directly north of the property, within the Sebastian City Limits is zoned for planned unit development - mobile home. Currently, the portion of that property contiguous with the conservation area is undeveloped sand pine scrub.

FIGURE A



T 31 S
T 32 S

R 38 E
R 39 E

Wabasso Park, a county-operated park facility zoned A-1, is located at the northwest corner of the conservation area. The county park offers active recreation facilities and picnicking, with a ball field, basketball and tennis courts and a restroom. Current improvements of the park facilities are underway, including lighting to allow nighttime activities.

The John's Island Club West Golf Course shares the eastern and northern property boundaries at the inside of the "Z". The remaining surrounding land uses are medium to low density single-family housing along the east and west boundaries, and commercial/residential mixed use south of Wabasso Road.

The land uses occurring adjacent to the conservation area do not have significant environmental impacts on the property at this time. Development of the scrub land immediately north of the property, or conversion of the golf course to residential uses would constitute reduction or additional fragmentation of the scrub jay and gopher tortoise habitats which figure prominently in the purpose for acquisition of the conservation area. However, protection of these species under Federal and State environmental protection regulations and County land use regulations, and development economics should serve to avoid that possibility in the future.

Indian River County has received conceptual approval for joint funding of the Sebastian Highlands Lots acquisition project, located in the City of Sebastian, under the Preservation 2000 program. County staff will continue to work with the City of Sebastian to develop and implement measures to protect the Conservation Area and other critical habitat areas in the City from impacts of adjacent development.

The existing residential areas east and west of the park may provide management challenges through resident opposition to the ecological burning program necessary to restore the natural communities of the conservation area, through continued introduction of exotic plants and feral animals, and through the introduction of wildfire from adjacent areas. Public education and workshop activities in the local community will be important tools for the County's land managers to address potential problems in these areas.

Wabasso Road at the southern boundary of the Conservation Area is a two-lane county maintained road. The current right of way is 80 feet. The county's 20-year transportation plan schedules the road to be widened to four lanes in 2002. If the widening project requires additional right of way and clearing for clear recovery distance, some impact to the pine flatwoods community of the Conservation Area may result. The resources of the Conservation Area will be protected to the extent feasible during the design and implementation of the road project. The inclusion of bicycle facilities in that project will be considered to improve non-vehicular access opportunities to the Conservation Area.

C. Vegetative Assessment

Coastal scrub communities in central Florida are recognized as a diminishing resource primarily due to activities including residential, commercial, and agricultural development. Historically, the Atlantic Coastal Ridge included large, contiguous tracts of xeric communities which over time have been fragmented by these development activities. Indian River County has recognized

the importance of preserving and managing ecologically significant lands, and as part of this process has recognized the Wabasso Scrub Conservation Area as a site which merits conservation.

The Wabasso Scrub Conservation Area is approximately 111 acres, including 52.56 acres of sand pine/scrub oak and scrubby flatwoods communities, 15.54 acres of wet prairies, 40.93 acres of pine flatwoods, and the remaining 2.35 acres composed of disturbed lands (Figure B). A brief description of these communities, based on the classifications provided within the Guide to The Natural Communities of Florida, 1990, has been provided below. Complete inventories of plant and animal species utilizing the Conservation Area will be management activities accomplished by the County over time. The County may be assisted in this work by staff of the appropriate state and federal resource management agencies, qualified volunteers such as members of the Florida Native Plant Society and Audubon Society, and by students and staff of the Environmental Learning Center. Data collected by the surveys will be used to inform future management decisions and development of the site-specific burn management, exotic species removal and facilities development plans.

Sand Pine Scrub

Scrub communities are classified as G2 and S2 by the Florida Natural Areas Inventory (FNAI). This classification is defined as imperiled globally and statewide because of rarity, or because of factor(s) making it very vulnerable to extinction throughout its range. Natural fire is a key element in the ecology of this community because burning maintains the open canopy and reduces the density of understory vegetation. On the Wabasso Scrub Conservation Area, areas classified as sand pine scrub are located throughout the northern and central portions of the site.

These areas contain scattered sand pine (Pinus clausa) with understory vegetation including scrub oaks (Quercus geminata, Q. myrtifolia, Q. chapmanii), gopher apple (Licania michauxii), shiny blueberry (Vaccinium myrsinites), dwarf wax myrtle (Myrica pusila), and prickly pear (Opuntia stricta). Site reviews indicate that the wildfire which burned throughout the majority of these areas in the mid 1980's was effective in reducing the density and height of understory vegetation. The initial maintenance activities in the portions of the site recently burned will be confined to limited exotic species control along the perimeter. The initial monitoring efforts on the site will include vegetative sampling to determine the management requirements for non-burned sand pine scrub areas within the southern portion of the site. These areas have a increased density and cover of both canopy and understory species.

The sand pine scrub community is recognized for providing habitat for the Florida scrub jay (Aphelocoma coerulescens), a federally listed species, and for the Florida gopher tortoise (Gopherus polyphemus), a State listed Species of Special Concern. It is likely that detailed field surveys conducted on the site will locate other listed species in these areas.

Scrubby Flatwoods

This community type is classified by FNAI as G3 and S3 which are described as very rare and local throughout its range or found locally in a restricted range, or because of other factors making it vulnerable to extinction. Scrubby flatwoods often are found as the

transitional community between flatwoods and prairies, and scrub or sandhill areas. This community may be differentiated from scrub or mesic flatwood communities because it contains elements of both, typically a sparse canopy of slash pine (Pinus elliottii) or long leaf pine (Pinus palustris) and understory vegetation including both scrub and mesic species. Natural fire also is a key element in the maintenance of this community, and the suppression of fire eventually will result in a closed canopy community with diminished habitat potential.

On the Wabasso Scrub Conservation Area, this classification has been applied to the sand pine and slash pine (Pinus elliottii) dominated areas along the northern and eastern boundaries of the property. The small area in the northern portion of the site appears to have been disturbed somewhat by the construction of trails and the excavation of small pits. The canopy is less dense in the northern portion in comparison with the eastern areas of scrubby flatwoods. The eastern scrubby flatwoods have been classified as such based on the anticipated site conditions following the initiation of the site management. Currently, the suppression of fire has resulted in a dense canopy of slash pine and sand pine which is not consistent with the FNAI description of this community.

It is anticipated that initiation of fire management in these communities will improve the overall habitat potential and provide additional areas on site for use by scrub jays and gopher tortoises.

Wet Prairie

Wet prairies are classified by FNAI as S4, indicating that their persistence in the State is apparently secure, although they may be rare in some parts of their State range. Wet prairies are characterized as shallow depressions with a much shorter hydroperiod than other herbaceous wetlands. These communities usually are inundated or saturated only during the wet season months of late summer/early fall. Fire also is a component of the ecology of these systems and serves to reduce the invasion of shrub and tree species.

The wet prairie communities on the Wabasso Scrub Conservation Area are dominated by species including cordgrass (Spartina bakeri), blue maidencane (Amphicarpum muhlenbergianum), broom sedges (Andropogon sp.), red root (Lachnanthes caroliniana), maidencane (Panicum hemitomon), rushes (Rhynchospora spp.), yellow-eyed grasses (Xyris sp.), meadow beauty (Rhexia sp.), and sedges (Cyperus spp.). Shrub species including buttonbush (Cephalanthis occidentalis), salt myrtle (Baccharis halimifolia), Carolina willow (Salix caroliniana), and wax myrtle (Myrica cerifera) are scattered throughout. There was little evidence that the wet prairie communities on this site have been significantly disturbed. Management will be directed at eliminating the nuisance species along the perimeter of the site (where several wet prairies are found), and maintaining a burn cycle to reduce the invasion by wax myrtle, salt myrtle and slash pine.

Pine Flatwoods

This community also is classified by FNAI as a S4. These areas are characterized by an open canopy of slash and/or longleaf pine, with dense groundcover vegetation dominated by shrubs and herbaceous species. This community also is a fire adapted system, and the suppression of fire in most cases results in a hardwood dominated closed canopy forest.

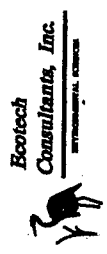


**WABASSO SCRUB
CONSERVATION
AREA**

FIGURE B

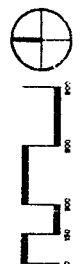
**NATURAL
COMMUNITIES
MAP**

PAGE 6








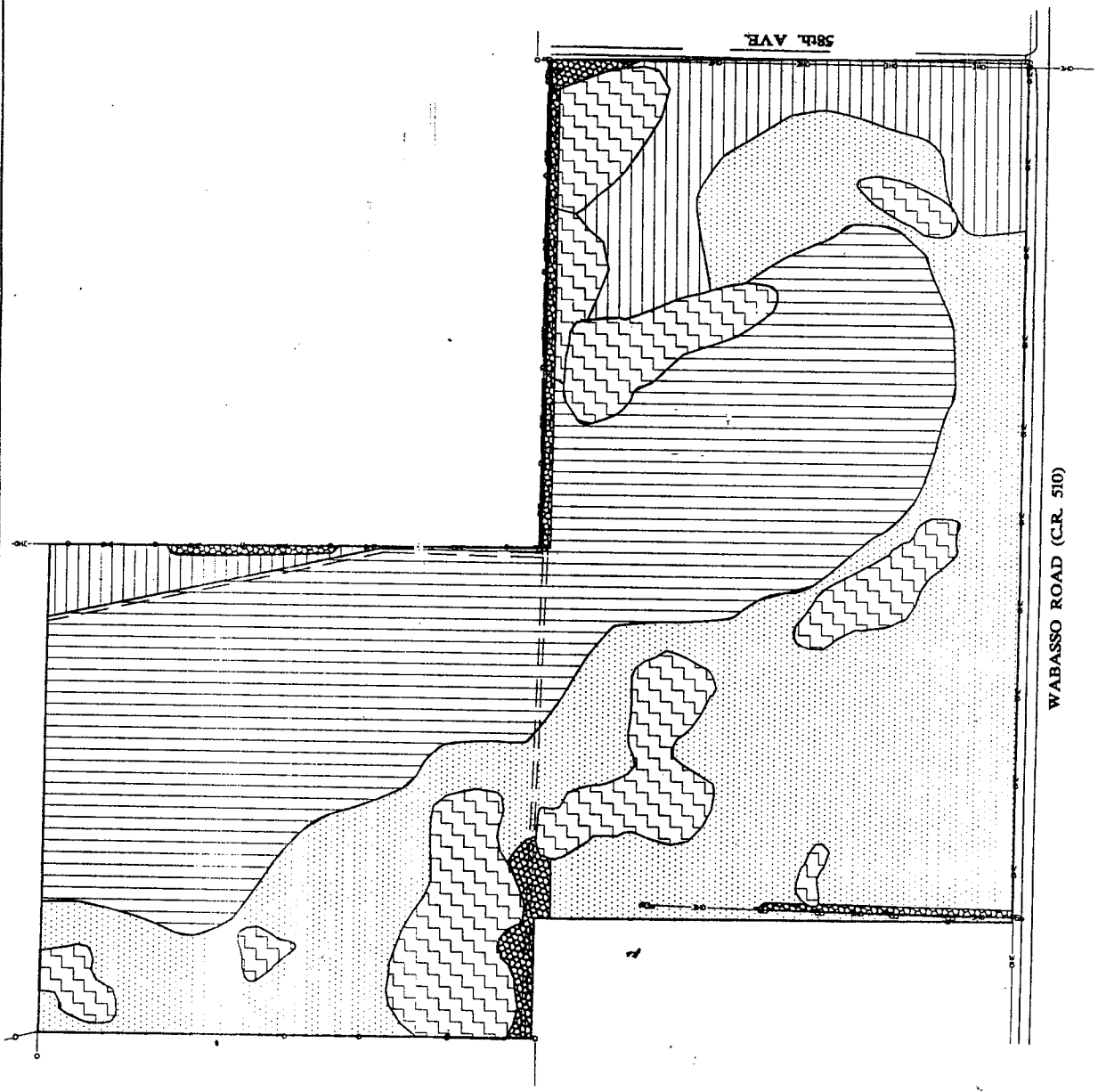
DATE: JUNE, 1995
PROJECT NO. 15-148.000

INDIAN RIVER COUNTY
BOARD OF COUNTY
COMMISSIONERS
1840 25TH STREET
VERO BEACH, FLORIDA



LEGEND

-  WEST PRAIRIE
1554 ACRES
-  SAND PINE SCRUB
4191 ACRES
-  DISTURBED UPLAND
235 ACRES
-  PINE FLATWOODS
4093 ACRES
-  SCRUBBY FLATWOODS
1065 ACRES



The pine flatwood communities on the Wabasso Scrub Conservation Area are located for the most part within the southern portion of the site. In addition to the pine canopy, other dominant vegetation includes saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), and fetterbush (*Lyonia lucida*). The pine flatwoods on this site have not been burned on a frequent basis, as is evidenced by the density and cover of the groundcover vegetation. Nuisance vines have become overgrown in the portion of the flatwoods adjacent to S.R. 510. The majority of these vines will be removed in conjunction with the clearing of fire breaks and trails, however, some additional maintenance may be necessary to ensure that they do not densely revegetate the margins of the cleared areas.

Disturbed Lands

Because these areas are not natural vegetative associations, and the vegetation present typically is due to anthropogenic factors, there is no FNAI classification for these areas. Dominant vegetation includes Brazilian pepper (*Schinus terebinthifolius*), wax myrtle (*Myrica cerifera*), salt myrtle (*Baccharis halimifolia*) and blackberry (*Rubus* sp.). The northeastern boundaries of the site, as well as the existing woods road in this portion of the site, are the primary locations of this type of vegetative community.

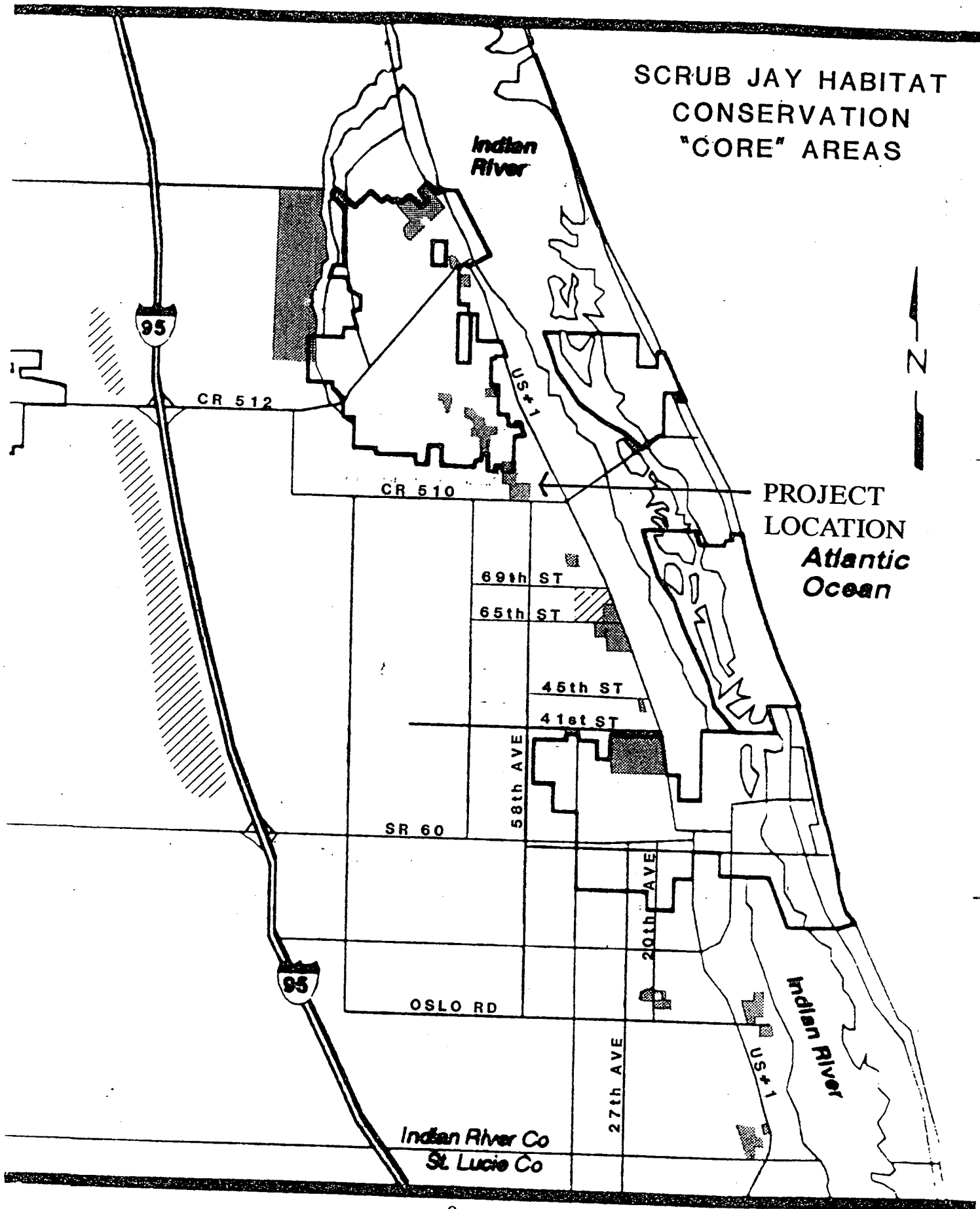
SECTION II - PURPOSE

A. Natural Resource Conservation and Enhancement

The primary purpose of this project is the protection and enhancement of native upland and wetland habitat. Each of the four natural communities within the Conservation Area have been identified at the local and state level as threatened or significantly impacted by historic development along the Atlantic Coastal Ridge. The sand pine scrub community, comprising approximately 40 percent of the conservation area, is classified as imperiled both globally and statewide by the Florida Natural Areas Inventory and the Florida Department of Environmental Protection. Populations of Florida scrub jays and Gopher tortoises, both listed species, are known to inhabit the scrub and scrubby flatwoods communities of the site. An extensive population of Scrub jays is known to range through undeveloped scrub in the City of Sebastian and on the golf course adjacent to the Conservation Area. It is expected that a variety of other listed species will be identified on the Conservation Area as additional plant and animal inventories are conducted.

In the larger context, the Wabasso Scrub Conservation Area will serve as one component in an effort by state and other local governments and environmental groups to preserve intact islands of natural scrub and associated habitat within the urban development along the Coastal Ridge of east Central Florida (Figure C). In the future, preservation of these areas may be critical to the continuation of the Scrub jay and other species dependent on these communities for survival. At the local scale, it is hoped that County stewardship of the Conservation Area will serve as an example and guidance for future development decisions and management of viable habitat in private ownership in this area of the county.

FIGURE C



B. Environmental Interpretation, Education and Research

The slow degradation of the natural environment is often cited as an urgent concern by Florida residents. This issue affects not only the physical needs of the State's citizens and visitors, such as clean air and water, but also those intangible qualities of life often taken for granted until they begin to disappear. Florida has become an urbanized society set in a landscape unique to this temperate to sub-tropical peninsula, and that urbanization has, in many places, altered our environment to the extent that no "sense of place" remains.

The most effective response to the environmental impact society will have on Florida in the 21st. Century is education. Environmental education programs in Florida's public schools have received considerable attention through efforts at the State and local levels. Non-profit environmental education centers have been established all over Florida to meet the growing demand for information and educational opportunities. In Indian River County, the Environmental Learning Center was established in 1989, opening an excellent facility approximately two miles from the Wabasso Scrub Conservation Area in 1992.

The second purpose for the County's acquisition and management of the Wabasso Scrub Conservation Area is to provide interpretation and environmental education facilities, opportunities for field studies and outdoor laboratory experiences as part of the public and private environmental education available to residents of the County and their guests. Appropriate scientific research on the property's resources should be considered as a component of this purpose.

Passive recreational experiences with emphasis on environmental education will be provided at the Conservation Area. County Parks Division and County Planning Division Environmental Section staff will work with staff of the Environmental Learning Center and the County School Board to program and develop facilities, field activities and events at the Conservation Area, and to develop written materials and curricula to accomplish these goals. A summary of educational program plans for the Conservation Area will be included in the first annual progress report to the FCT.

Suitable scientific research projects by university staff, graduate students and private individuals will be considered on a case-by-case basis. Research agreements between Indian River County and the primary investigators will be required before work begins on site. The Florida Game and Freshwater Fish Commission (GFC), the U.S. Fish and Wildlife Service (FWS) and the FCT will be involved in review and comment on all research applications and agreements.

C. Comprehensive Plan/Preservation 2000 Conformance

The third purpose of the Wabasso Scrub Conservation Area project follows directly from those discussed above. The Indian River County Comprehensive Plan provides specific policy directives regarding preservation of sand pine scrub, scrubby flatwoods, flatwoods, wetland communities and aquifer recharge areas within the County. (Coastal Management Policy 1.10, Natural Groundwater Aquifer Recharge Policies 2.4 and 5.3, Drainage Sub-Element Policy 5.2, Conservation Policies 5.5, 6.1, 6.2, 6.8, 6.14 and 7.3, and Future Land Use Policies 7.2, 7.6, and 7.9. Acquisition of publicly-accessible natural resource areas is mandated by the Recreation and

Open Space Objective 6 and Policy 8.1 of the plan.

Application for acquisition funding for the Conservation Area under the Preservation 2000 program was made to the Florida Communities Trust (FCT) in 1992. The Conceptual Approval Agreement executed on July 6, 1993 sets forth ten conditions to be met through the planning and management of the site by Indian River County. Full compliance with these conditions will result from implementation of this management plan. The Conceptual Approval Agreement including the list of conditions is provided as Appendix A, with an index associating the list of conditions with applicable sections of the management plan.

The Future Land Use Classification for the Wabasso Scrub Conservation Area will be amended on the Comprehensive Plan amendment cycle following acquisition of the property, probably in January, 1996. The classification will be changed to C-1, Public/Conservation land uses. Concurrently, County staff will apply for a zoning change on the property from the current RM-6 zoning to conservation zoning (CON-1).

All signs, literature and advertizing associated with the Conservation Area will identify the property as being publicly-owned, open to the public and operated as a natural resource conservation area. Credit for funding for acquisition by Indian River County and the Florida Communities Trust will be included in all of the items listed above.

SECTION III - STRUCTURES AND IMPROVEMENTS

A. Existing Improvements

A locked chain link gate at the northwest corner of the property on 58th. Avenue is the single existing site improvement at this time. Chain link fencing installed by the John's Island Club West golf course runs along the property line shared with that property. The remainder of the property is not fenced. This has allowed unauthorized dumping to occur over time, leaving several locations of debris along unimproved "woods roads" and along the east and west boundaries with adjacent residences.

B. Proposed Improvements

Resource management activities at Wabasso Scrub Conservation will require site improvements to secure the site from unauthorized dumping activities, introduction or reintroduction of nuisance exotic plants and feral animals, and fire protection. These improvements will include fencing the property boundary with 4' hogwire field fence, and the clearing and maintenance of a firebreak 12' to 15' in width at the perimeter inside the fence. These improvements will receive priority in County funding for operation of the Conservation Area. They should be accomplished within three to six months after purchase of the property.

Where possible, the firebreak will incorporate existing woods roads. The preliminary estimate of clearing required to develop this feature is 2.75 acres. The firebreak will double as a vehicular access lane for patrols of the Conservation Area, and for access around the site during prescribed burn events. Clearing for the firebreak may be accomplished with assistance from the Division of Forestry to reduce the cost.

The location of fencing and firebreak clearing will be adjusted on site to avoid impacts on listed plant or animal species, with the review and assistance of GFC and FWS staff. The location of the firebreak will be adjusted as necessary so that no unreasonable physical or visual impacts occur to neighboring properties as a result of that clearing.



**HANSON
TAYLOR
ENVIRONMENTAL
SERVICES, INC.**

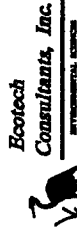
LANDSCAPE ARCHITECTURE
PLANNING AND DESIGN
1840 25TH STREET
VERO BEACH, FLORIDA 32909

**WABASSO SCRUB
CONSERVATION
AREA**

FIGURE D

**MASTER SITE
DEVELOPMENT
PLAN**

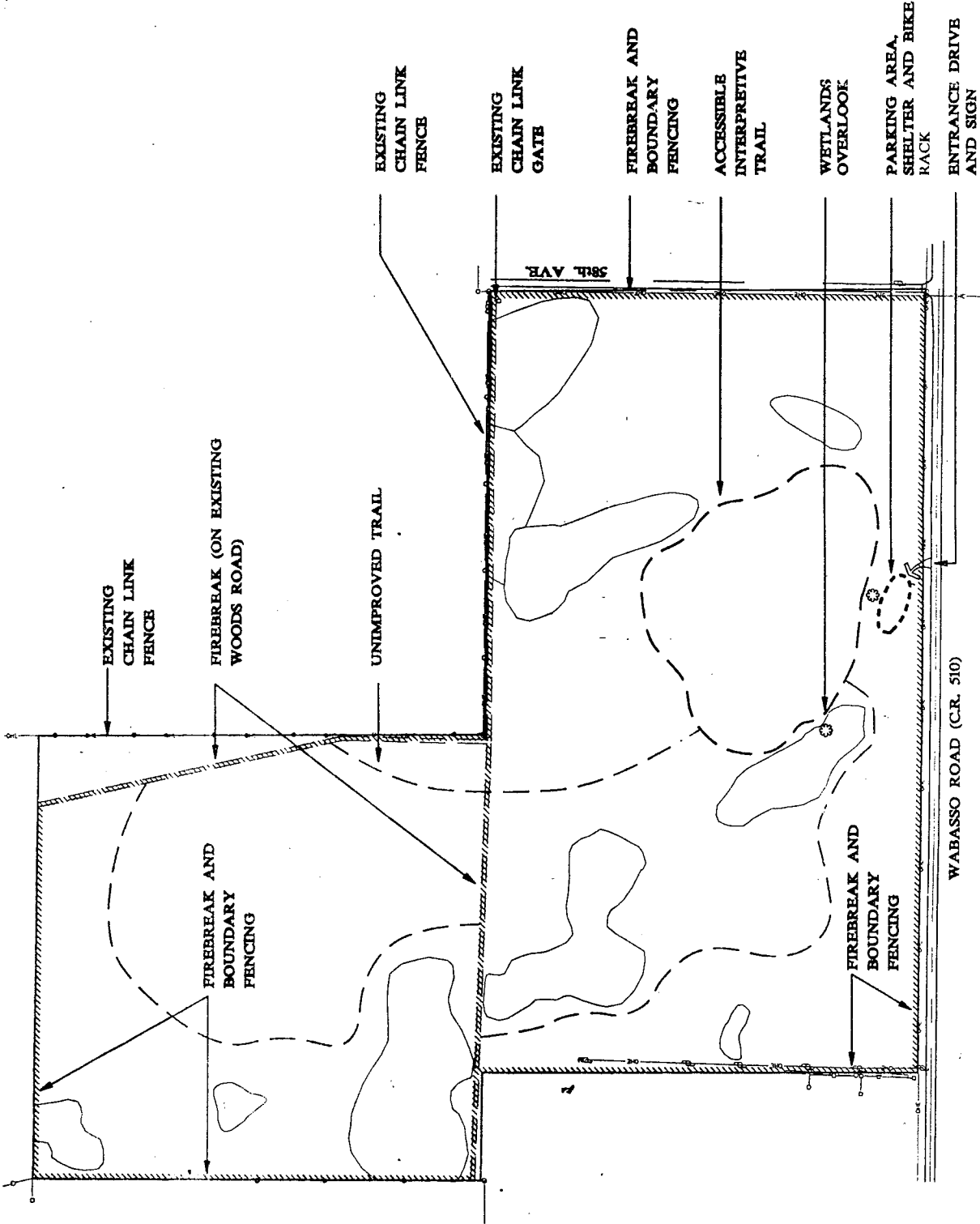
PAGE 12



**Ecotech
Consultants, Inc.**
ENVIRONMENTAL SCIENCE

REVISION: AUGUST 9, 1995
DATE: JUNE, 1995
PROJECT NO.: 15-148.000

INDIAN RIVER COUNTY
BOARD OF COUNTY
COMMISSIONERS
1840 25TH STREET
VERO BEACH, FLORIDA



EXISTING
CHAIN LINK
FENCE

EXISTING
CHAIN LINK
GATE

FIREBREAK AND
BOUNDARY
FENCING

ACCESSIBLE
INTERPRETIVE
TRAIL

WETLANDS
OVERLOOK

PARKING AREA,
SHELTER AND BIKE
RACK

ENTRANCE DRIVE
AND SIGN

EXISTING
CHAIN LINK
FENCE

FIREBREAK (ON EXISTING
WOODS ROAD)

UNIMPROVED TRAIL

FIREBREAK AND
BOUNDARY
FENCING

FIREBREAK AND
BOUNDARY
FENCING

SOUTH AVE.

WABASSO ROAD (C.R. 510)

Physical improvements to allow safe public access and use of the Conservation Area will be necessary in the future. In view of the primary and secondary purposes of the project, discussed above, only those facilities needed to support interpretive and educational activities on the site are recommended. The facilities of the Conservation Area will be constructed in compliance with all state and federal construction standards, including the Americans with Disabilities Act.

The proposed improvements include a short access drive from Wabasso Road with a parking area designed for 10 automobiles (including 1 handicapped space) and two school buses. A small, pre-fabricated metal shelter, a wooden observation overlook (approximately 200 square feet in area) on a representative wetland area, and interpretive signage comprise the structural improvements recommended for the Conservation Area.

Two loop trails are proposed. The accessible interpretive trail is a compacted limerock walk 5' in width and approximately 2,800 feet long. The trail will allow visitors of all physical abilities to move through each of the natural communities and ecotones of the site. Interpretive signs at the proposed shelter and along the trail will explain the natural resources and processes of the site, the species composition, dynamics and fire-dependent ecology of the scrub, scrubby flatwoods and pine flatwoods and wet prairie communities, and the restoration and enhancement activities occurring in the Conservation Area as a whole. The unimproved loop trail is a footpath approximately one mile in length to allow a broader view of the Conservation area, and to provide non-vehicular access to the interior of the property for patrol, nature study and research.

Figure D depicts a preliminary location for these improvements, subject to additional site analysis. With the exception of the parking area, no trees will be removed to construct the facilities. The parking area will require clearing approximately 10,000 to square feet of pine flatwoods. It is recommended that pavement for the parking area be limited to the drive, and a pervious system be used to stabilize the parking bays in order to reduce the area required to be cleared for construction and stormwater management. A bicycle rack will be provided to encourage alternative transportation. Bicycle use within the Conservation Area will be prohibited as a measure to protect the site's natural resources and the experiences of other visitors.

The location of all proposed improvements will be chosen to minimize impact to the natural resources of the site, and to completely avoid impact to any listed plant or animal species. Resource inventories and monitoring data will be used to inform the facilities design process to achieve this goal. Where it is feasible, the trails system will double as a firebreak, with the clearing enlarged for individual burn events and allowed to revegetate naturally during periods between burning.

For the immediate future, the Wabasso Scrub Conservation Area should not be open on a day-to-day basis for unattended visitation. At least until an ecological burn program has been implemented, and other measures to reduce fuel loads to protect the site from wildfire have taken effect, protection of the site's resources should take precedence over the need for casual public access to the property. After public access facilities are developed, County

staff will arrange for a reservation system, or for weekend staffing one or two times a month, for visitor access and interpretive tours or other activities consistent with the purpose of the project. Volunteers and/or staff from the Environmental Learning Center will provide important assistance to the County Parks Division in providing open days and activities at the Conservation Area.

An identification sign will be placed at the access drive connecting to Wabasso Road. The sign will identify the Conservation Area as being open to the public on a reservation basis or on scheduled days, and provide telephone contacts to arrange site visits. The sign will also identify the site as being operated as a natural resource conservation area, and provide credit for funding to Indian River County and the Florida Communities Trust.

C. Required Permitting

Permits required for the site improvements at the Conservation Area include St. Johns River Water Management District Wetland Resource Management and Stormwater Management permits for the boardwalk overlook and the parking area/accessible trail, respectively. Indian River County Tree Removal Permits may be required for construction of firebreaks and clearing for the parking area. County site plan review and approval processes will be completed for the facilities development project, and all required county permits, such as stormwater management and driveway connection permits will be acquired.

Before initiating any site improvements, County staff will provide FCT with copies of all necessary permits and licenses for the activity. Except for emergency response activities to secure the property or protect its natural resources following storm, flood or other disturbance, no alteration of land use or character at the Conservation Area not described in this management plan will be initiated without prior consultation by County, FCT staff.

D. Easements, Concessions and Leases

One easement, a telephone service easement dating from the 1920's and apparently currently inactive is recorded on the Wabasso Scrub property. Activation of that easement, or any new application to the County by other government agencies or private individuals will be brought to the attention of FCT, FWS and GFC staff by the County, as required by law. The FWS and the GFC will comment and advise County staff regarding possible impacts to the site's listed species from proposed easements and uses.

Indian River County has no intention at this time to develop concessions, leases or other revenue-generating uses or agreements at the Wabasso Scrub Conservation Area. FCT, FWS and GFC staff will be consulted if, at any time in the future, such agreements or activities are contemplated. Sixty-days written notice and information will be provided by the County to FCT regarding any lease of any interest, the operation of any concession, any sale or option, any use other than by a member of the public, and management contracts on the project site with non-governmental persons or organizations.

SECTION IV KEY MANAGEMENT ACTIVITIES

A. Maintenance

Regular facilities maintenance, patrol, mowing of the perimeter and interior firebreaks as needed, and trash collection at the Conservation Area will be the responsibility of the Indian River County Parks Division. Resource management activities will be coordinated by the Parks Division with assistance from the Planning Division's Environmental Section.

B. Security

Site security will be provided by the County Parks Division. The Conservation Area will be regularly patrolled by Parks staff to identify and address security problems as they occur. The Parks Division employs one nighttime security guard to rove between the various park facilities, and the Conservation Area will be added to that person's responsibility after acquisition. The County Sheriff's Department will be enlisted to provide additional surveillance and law enforcement authority at the property as needed.

C. Staffing

The County Parks Division is currently staffed by 23 field employees to manage all units in the park system. No staff specifically dedicated to the Conservation Area is planned. Volunteer support to help provide public access, interpretive and educational activities, and resource management assistance will be encouraged and coordinated by the Parks Division. Staff from the Environmental Learning Center, and members the local Native Plant Society, the Audubon Society, the Sierra Club and the Florida Trail Association, and other organized groups and individuals may provide valuable assistance in the operation, interpretation and resource enhancement efforts at the Conservation Area. Contract labor and work force labor by County prison inmates may be employed by the Parks Division as needed.

Resource management activities will be the responsibility of the County Parks Division. Parks staff, contract labor and volunteer labor will be assigned to tasks such as exotic plant and animal removal, and maintenance and debris removal. Firebreak construction and ecological burns will be accomplished by the Division of Forestry and County staff.

D. Natural Resource Protection

Access to the natural resources on the site will be limited to the pedestrian trails and the parking facilities. Resource management (i.e. prescribed burns, removal of exotic species) will occur prior to, and concurrent with, construction of park facilities. Location of the interpretive facilities will be restricted for the most part within the pine flatwood communities, thereby minimizing the disturbance to listed species utilizing the scrub communities. A comprehensive survey of the plant and wildlife species, as well as a more detailed inventory of the composition and structure of the vegetative communities on the site, will need to be completed prior to development of detailed site planning in order to ensure that the

resources on the site will be managed effectively. This inventory will also be used to develop a detailed burn management plan for the entire site, with assistance from the Division of Forestry.

The trails within the scrub communities will not be constructed during the nesting period for the scrub jays. Additionally, a census of gopher tortoise burrows on the site will be completed prior to construction of all facilities to eliminate the potential for disturbance to individuals or their burrows. Construction management personnel will also be required to be educated on the appearance of these and other listed species (such as the Eastern Indigo snake) to minimize the impacts to individuals on the site.

E. Archaeological/Historical Elements

A county-wide cultural resource survey by The Archaeological and Historical Conservancy, Inc. was conducted in 1992. No archaeological or historic sites are known or expected to occur on the Wabasso Scrub property. Appropriate protective measures will be taken in the event such sites are discovered in the future. A preliminary survey by a qualified archaeologist will be conducted for the proposed development sites during the design of public access facilities. If cultural sites are revealed, more thorough cultural resource studies will be conducted and management regimes will be developed with the assistance and approval of the Florida Department of State, Division of Historical Resources.

The collection of artifacts or the disturbance of archaeological and historical sites will be prohibited without prior approval of the Department of State. Management of any cultural sites found on the property will be in compliance with provisions of Chapter 267, Florida Statutes, specifically sections 267.061 (2) (a) and (b).

F. Management Coordination

County staff will develop open lines of communication with adjacent land owners and the City of Sebastian regarding the protection and management of the Wabasso Scrub Conservation Area. Public workshops will be held to inform the local community of the provisions of this management plan and provide information regarding the necessity of ecological burning to fulfill the purposes of the project.

County staff will coordinate with the managers of the John's Island West Club golf course on management activities along the boundary between the two properties. Proper use and handling of pesticides on the golf course property, joint efforts for exotic plant removal along the shared fence line, and preservation of Scrub jay habitat will be subjects for discussion.

Smoke management will be a priority effort in the implementation of ecological burn plans for the Conservation Area. Establishing small burn compartments, timing of burns for ideal smoke-dispersal conditions and rotation of burn events around the Conservation Area are all measures to be applied to reduce and mitigate the effects of the program on adjacent properties.

The resource management programs at the Conservation Area will benefit greatly from continued involvement by the GFC, FWS, the Division of Forestry and the Environmental Learning Center. A standing Resource Management Committee will be established, with staff of the County Parks Division, Environmental Section, GFC, FWS

- the burn management plan should address the need for selective harvesting of the canopy prior to initiation of burns in the pine flatwoods and scrubby flatwoods areas. The prescribed burn cycle in these communities will be determined based on the data collected in the initial phase and should range between eight and twenty five years. Portions of these areas may shift to a more sand pine scrub dominated community, and will be incorporated into the cycle developed for those areas.
- it is anticipated that the pine flatwoods community will be the primary location of public access facilities, and therefore, the management for these areas should accommodate interpretive and educational uses. It is recommended that the management plan for these communities be closely coordinated with the Division of Forestry to determine alternatives for acceptable methods for reducing the fuel load prior to the initial burning. The goal will be to reduce the fuel load without causing significant damage to the mature pines, or to the substrate. It may be a consideration to conduct a winter burn initially to reduce the fuel load. The prescribed burn cycle will then be determined based on the initial sampling and management activities.
- the wet prairie communities on the site should be maintained in their current conditions through periodic burns on a two to four year cycle.
- firebreaks should be constructed to coincide where possible with pedestrian trails to minimize disturbance to the site. In addition, firebreaks should not be directly adjacent to any of the wet prairie communities where they may alter the hydrology of these communities. The burn units should be established as small (25-40 acre) units to ensure that the burns will be easily controlled, and will pose no threat to adjacent properties.

SECTION VI - COST/FUNDING

A. Development Cost Estimate

The development cost estimates shown in Table 1 are preliminary estimates based on current market costs and estimated quantities for the resource management and public access improvement programs outlined in this plan. The authors have attempted to provide the best estimate possible based on the information at hand, and the level of planning completed. Some adjustments in these estimates may be necessary as more detailed plans are developed. Over time, market conditions and prevailing rates of inflation in the general economy may act to increase or decrease actual costs for contract services and construction.

B. Funding Sources

Four sources of funding have been identified for management and development of the Conservation Area. Funding from the Indian River County Environmental Lands Acquisition bond program may be used to provide for property security and priority resource management improvements and activities. County mitigation accounts for upland and wetland enhancement projects may also be applied to this

project. Funding from the County Land Clearing and Tree Removal Violations accounts are a third source of funds for resource management activities. Operations, staffing and development funds will come from the County Parks Division budget. A potential fifth source of funds may be developed through donations of cash, materials or labor from individuals or businesses in the local area. County staff and the Conservation Area's network of volunteers and support groups should consider donation fund raising activities as part of their initial efforts.

SECTION VII - MONITORING

A. Annual Implementation Report

An annual report will be compiled by County staff to inform the FCT on activities at the Conservation Area during the previous twelve months. The Annual Report will include a review of the provisions of this management plan and provide numerical descriptions, where possible, of progress made in meeting those commitments, such as acreage and percentage figures for prescribed burns, exotic plant removal, etc. The report will also serve to update the resource inventories for the property on file with the FCT as more information is gathered at the Conservation Area. The annual report will comply with the requirements of 9K-4.13 F.A.C. County staff will forward listed species information to the Florida Natural Areas Inventory on appropriate forms, concurrently with filing the annual report with the FCT. See Appendix C.

B. Progress Assessment

Figure E is the current projected timeline for the activities recommended by this management plan. The priority goals set forth in this management plan are the resource enhancement elements. Securing the site from intrusion and trash dumping, exotic plant removal and implementation of an ecological burn program will be the tasks first addressed under management by the County. After the initial inventories of plant and animal species utilizing the site have been completed, annual monitoring surveys of plant and animal species will be instituted to help evaluate progress toward the goal of habitat restoration. The percentage of the site undergoing prescribed burning, and the acreage of exotic plant removal or re-treatment operations will be measured and reported annually as well.

Development of public facilities, although important, is dependent on the availability of funding through the County Parks budget, or through private donation. The progress of appropriations through the County budgetary process and fund-raising activities and results will be included in the County's annual report to the FCT. Once development funding has been acquired, progress through the design, permitting and construction processes will be reported on a percent complete basis. After facilities are constructed, the annual public attendance will be used to evaluate success in achieving the educational goals established by this plan.

C. Plan Updates

The annual report to FCT will serve to update the management plan. Specific burn management and exotic/nuisance species control plans will be included in the first annual report, along with results of the initial site inventories and management activities. As

and Forestry, supplemented as needed by representatives of the Environmental Learning Center, Native Plant Society, Audubon Society, and others. Leaders in the local community will be invited to participate in the process in an effort to encourage community involvement and support for the Conservation Area.

Indian River County will coordinate with public agencies - including the FWS, GFC, and the Treasure Coast Regional Planning Council (TCRPC) - in developing a county-wide Habitat Conservation Plan (HCP), to identify, protect, and manage habitat preserves (i.e., scrub refugia) along the Atlantic Coastal Ridge, promoting long-term viability of scrub species. This HCP process will include coordination with private landowners regarding conservation and management of scrub habitat on private lands.

SECTION V - RESOURCE ENHANCEMENT

A. Exotic Plant and Animal Removal

Within one year of acquisition, Indian River County will develop and implement a plan for removing exotic and nuisance species from the site. The primary focus of this plan will be the removal of the Brazilian pepper from the site, with secondary emphasis on the control of muscadine grape in the pine flatwoods. The mechanisms for completing this initial phase of construction, which may include volunteer groups, Indian River County staff, or others, will be determined by County personnel.

The removal of exotic and nuisance species will be initiated in conjunction with construction and management activities to minimize expenditure of funds. The areas where nuisance species control will occur will become sub-units of the management units which will be developed upon completion of the detailed burn management plan for the site. Following the initial phase of exotic and nuisance species removal, the monitoring program on the site will be developed to include data collection directed at determining the effectiveness of the initial treatment, which will be used to determine the future need for additional treatment. The nuisance and exotic species eradication program will be considered in the maintenance stage (not requiring significant re-treatment) when the cover of nuisance species within a management unit reaches less than one percent of the total cover of plant species within the unit over a one year period.

Because the majority of the Brazilian pepper on the site is located along the perimeter (in some cases where fire breaks will be proposed) of the site, the initial phase of species control will include removal of individuals in these locations by heavy equipment used in the construction of park facilities. No heavy equipment will be used for pepper removal within the interior natural communities on the site. Hand applied herbicides will be used to treat individual shrubs found within the interior of the site, and also will be used as a supplement to eliminate any individuals not eradicated during the initial removal by the equipment.

Portions of the pine flatwood communities along the perimeter of the site have become overgrown with muscadine grape. Though this species is native, the lack of past management on the site has resulted in density and cover beyond what would be considered as natural conditions. This increased cover reduces the habitat value, and also may pose a long term maintenance problem by encroaching

into trails. The clearing for the trails may provide conditions which expand the distribution on the site. It is recommended that the initial treatment include cutting the vines at a height approximately six to eight feet above ground level, and then cut again at ground level (the height of the cutting will be based on whether the vines are located within canopy trees, shrubs or groundcover species). The bases of the vines should be hand pulled or treated with hand applied systemic herbicides.

Native vines within a management unit will be considered in the maintenance stage when their density and cover reaches levels which are considered representative of historic conditions.

There does not appear to be a need for development of a control plan for nuisance and exotic wildlife species at this time.

B. Enhancement Management

The conditions on the Wabasso Scrub Conservation Area are such that the need for vegetative enhancement through planting is not necessary at this time. The initiation of the management plan, along with continuing efforts to eliminate nuisance and/or exotic species on the site will provide the most significant enhancement. The proposed prescribed burning should reduce the potential for nuisance species recolonization of treated areas.

The initial phase of this project will include a comprehensive survey of the site to evaluate the wildlife use on the site, and to assess the status of the vegetative communities. Methodology for wildlife surveys should be coordinated with the U.S. Fish and Wildlife Service and Florida Game and Fresh Water Fish Commission staff prior to initiation of surveys on site. In addition, representatives from the local chapter of the Native Plant Society should be contacted to assess the potential for listed plant species occurrence. The status of the vegetative communities should be evaluated by collection of additional data on the density and cover of target species within the vegetative communities, and by coordination with local representatives from the Division of Forestry.

Following the collection of field data, a detailed burn management plan and a nuisance species control plan will be developed by County staff and representatives of the groups listed above. Preliminary recommendations for the burn management plan include the following:

- surveys conducted on the site from 1987-1991 by FWS representatives have documented two families of scrub jays (three individuals within each family). Prescribed burns in the scrub and scrubby flatwood communities are recommended to be conducted prior to the nesting season (late winter).
- the burn units should be created such that no more than 25% of the available scrub jay habitat is burned within a given management year.
- the burns within the scrub communities are recommended to be conducted on a twelve to fifteen year rotation.
- the County should coordinate management activities with the property owners off site to the north, where a significant amount of scrub jay habitat is located.

discussed above, a summary of educational program plans will also be included in the initial report. Subsequent annual reports will assess progress of each of the management and development activities discussed in this management plan. Changes, if any, in the management regime or the conceptual development scheme developed here will be explained in detail in the annual reports.

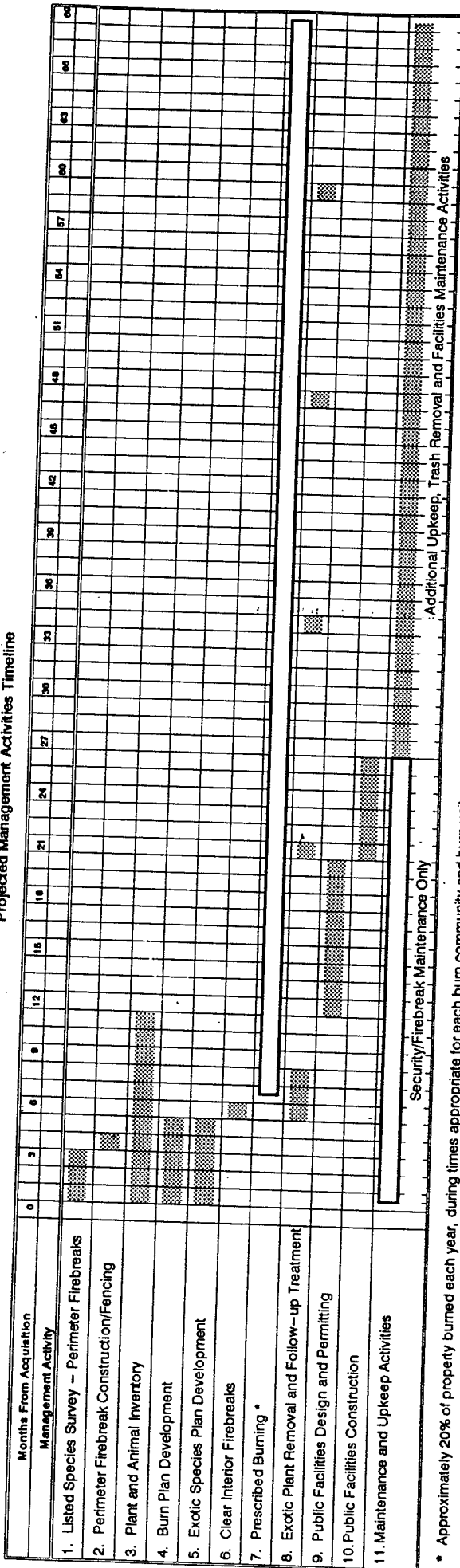
**TABLE 1
WABASSO SCRUB CONSERVATION AREA
PROJECTED MANAGEMENT AND DEVELOPMENT COSTS**

1. Resource Management Improvements*	
Perimeter fencing/entrance gates	\$24,000.00
Perimeter firebreak	11,575.00
Interior firebreaks (trails)	1,300.00
Exotic plant removal/management	4,000.00
Miscellaneous equipment	<u>2,000.00</u>
Subtotal	\$42,875.00
2. Public Access Improvements**	
Parking area and landscape	\$25,000.00
Shelter	12,000.00
Overlook	5,000.00
Accessible trail	30,000.00
Interpretive signs	3,500.00
Entrance sign	<u>1,000.00</u>
Subtotal	\$75,500.00
Total Improvements	\$118,375.00
3. Annual Prescribed Burn Costs*	\$500.00
4. Annual Maintenance/Operations Costs***	
Resource management - 224 manhours/yr.	\$2,600.00
Routine facilities maintenance - 184 manhours/yr.	1,900.00
Trail maintenance - 124 manhours/yr.	<u>1,300.00</u>
Total Annual Labor and Mgt.	\$6,300.00

- * Funding source: Environmental Lands Acquisition Bond Program
 ** Funding source: County Parks Development Appropriations or Citizen Donations
 *** Funding source: County Parks Operations Budget or Volunteers

FIGURE E

WABASSO SCRUB CONSERVATION AREA
 Indian River County, Florida
 Projected Management Activities Timeline



* Approximately 20% of property burned each year, during times appropriate for each burn community and burn unit.

TABLE 2

State and Federally Listed Wildlife Species Potentially Utilizing the Wabasso Scrub Conservation Area.

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u> ¹		
		<u>USFWS</u>	<u>FGFWFC</u>	<u>FDA</u>
BIRDS				
<u>Aphelocoma coerulescens</u> <u>coerulescens</u>	Florida scrub jay	T	T	*
<u>Falco sparverius paulus</u>	S.E. American kestrel	T	C2	*
<u>Lanius ludovicianus</u>	Loggerhead shrike	*	C2	*
AMPHIBIANS/REPTILES				
<u>Drymarchon corais couperi</u>	Eastern indigo snake	T	T	
<u>Gopherus polyphemus</u>	Gopher tortoise	SSC	C2	
<u>Pituophis melanoleucus</u> <u>mugitus</u>	Florida pine snake	SSC	C2	
<u>Rana areolata aesopus</u>	Gopher frog	SSC	C2	
<u>Sceloporus woodi</u>	Florida scrub lizard	*	C2	
MAMMALS				
<u>Podomys floridanus</u>	Florida mouse	SSC	C2	
<u>Sciurus niger shermani</u>	Sherman's fox squirrel	SSC	C2	

¹ Florida Game and Fresh Water Fish Commission Section 39-27.03-05, F.A.C.
U.S. Fish and Wildlife Service 50 CFR 17.11-12

FDA - Florida Department of Agriculture and Consumer Services

E = Endangered; T = Threatened; T(S/A) = Threatened due to similarity of appearance; C2 = Candidate for listing, with some evidence of vulnerability, but for which not enough data exist to support listing; SSC = Species of Special Concern; * = Species not listed.

APPENDIX A

CONTRACT # 94-CT-37-92-2A-A1-018 FLORIDA COMMUNITIES TRUST
P2A AWARD# 92-018-P2A

CONCEPTUAL APPROVAL AGREEMENT

THIS AGREEMENT is entered into by and between the FLORIDA COMMUNITIES TRUST (FCT), a nonregulatory agency within the State of Florida Department of Community Affairs, and INDIAN RIVER COUNTY (FCT Recipient), a political subdivision of the State of Florida, in order to impose terms and conditions on the use of the proceeds of certain bonds, hereinafter described, and the lands acquired with such proceeds (Project Site), as shall be necessary to ensure compliance with applicable Florida Law and federal income tax law and to otherwise implement provisions of Chapters 253, 259, and 380, Florida Statutes.

* * * * *

WHEREAS, Chapter 380, Part III, Florida Statutes, the Florida Communities Trust Act, creates a nonregulatory agency within the Department of Community Affairs that will assist local governments in bringing local comprehensive plans into compliance and implementing the goals, objectives, and policies of the conservation, recreation and open space, and coastal elements of local comprehensive plans, or in conserving natural resources and resolving land use conflicts by providing financial assistance to local governments to carry out projects and activities authorized by the Florida Communities Trust Act;

WHEREAS, Section 259.101(3)(c) of the Florida Preservation 2000 Act provides for the distribution of ten percent (10%) of the net Preservation 2000 Revenue Bond proceeds to the Department of Community Affairs to provide land acquisition grants and loans to local governments through the FCT;

WHEREAS, the Governor and Cabinet authorized the sale and issuance of State of Florida Department of Natural Resources Preservation 2000 Revenue Bonds Series 1992A (the Series 1992A Bonds);

WHEREAS, the Series 1992A Bonds were issued as tax-exempt bonds, meaning that the interest on the Series 1992A Bonds is excluded from the gross income of Bondholders for federal income tax purposes;

WHEREAS, Rule Chapter 9K-4, F.A.C., sets forth the procedures for evaluation and selection of lands proposed for acquisition using funds allocated to the FCT through the Department of Community Affairs from the Preservation 2000 Trust Fund;

WHEREAS, the FCT Governing Body met on May 10-11, 1993, to rank and select the projects that were to receive Conceptual Approval for funding;

WHEREAS, the FCT Recipient's project was selected for funding in accordance with Rule Chapter 9K-4, F.A.C.;

WHEREAS, Rule 9K-4.010(2)(f), F.A.C., authorizes FCT to impose conditions for funding on those FCT applicants whose projects have been selected for funding in accordance with Rule Chapter 9K-4, F.A.C.; and

WHEREAS, the purpose of this Agreement is to set forth the conditions of Conceptual Approval that must be satisfied by FCT Recipient prior to the disbursement of any FCT Preservation 2000 Series 1992A award and the restrictions that are imposed on the Project Site subsequent to its acquisition with the FCT Preservation 2000 Series 1992A award.

NOW THEREFORE, FCT and FCT Recipient mutually agree as follows:

I. GENERAL CONDITIONS

1. At least two original copies of this Agreement shall be executed by FCT Recipient and returned to the FCT office at 2740 Centerview Drive, Tallahassee, Florida 32399-2100 within ninety (90) days of mailing by FCT to the FCT Recipient. Upon receipt by FCT of the signed Agreements, FCT will execute the Agreements, retain one original copy and return all other copies to FCT Recipient.

2. Conceptual Approval for funding shall be until April 8, 1994. In the event a project plan has not received project plan approval by April 8, 1994, the FCT Recipient must request a written extension to the Conceptual Approval Agreement for project continuation in compliance with Rule 9K-4.010(2)(k), F.A.C. If the Recipient does not request an extension, or if an extension is not granted to the FCT Recipient by the FCT Governing Body, the Preservation 2000 Series 1992A award granted to the FCT Recipient by the Governing Body shall be withdrawn and this Agreement shall become null and void.

3. The FCT Preservation 2000 Series 1992A award granted to the FCT Recipient will in no event exceed the lesser of FIFTY percent (50%) of the final total project costs, as defined in Rule 9K-4.002(31), F.A.C., or FOUR HUNDRED EIGHTY THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$480,500.00), unless the FCT Governing Body approves a greater amount pursuant to Rule 9K-4.011(2)(a), F.A.C.

4. The FCT Governing Body has given Conceptual Approval for funding to acquire the entire Project Site identified in the FCT Recipient's application #92-018-P2A. The Governing Body reserves the right to withdraw its FCT award if the acreage that comprises the Project Site is reduced so that the objectives of the acquisition cannot be achieved or if the priority parcel(s) identified in the acquisition plan prepared pursuant to Section II, paragraph 4., hereinbelow cannot be acquired through negotiations by the FCT, or the FCT Recipient if a multi-party agreement is in effect.

5. FCT awards will only be delivered at the closing of the Project Site to the FCT Recipient or a third party that is designated pursuant to Section 253.025(17), F.S. If the Project Site is comprised of multiple parcels, FCT shall deliver at the closing of each parcel only the share of the FCT award that corresponds to the parcel being closed. FCT will prepare a reconciliation statement prior to the closing of the Project Site parcel that will evidence the amount of local match provided by the FCT Recipient and the portion of the FCT award that corresponds to the parcel being closed.

6. The FCT Recipient's local match shall be delivered at the closing of the Project Site. If the Project Site is comprised of multiple parcels, the FCT Recipient shall deliver at the closing of each parcel the share of the local match that corresponds to the parcel being closed. The cash expended by the FCT Recipient for acquisition expenses incurred pursuant to a multiparty agreement between FCT and the FCT Recipient will be recognized as part of the local match on the reconciliation statement prepared as set forth in paragraph I. 5., hereinabove. In the event FCT Recipient's application #92-018-P2A represents that land is the source of local match, the value attributed to the land local match shall be determined after an appraisal report that complies with the procedures and requirements set forth in Section 253.025, Florida Statutes, Rule 18-1.006, F.A.C., and Uniform Appraisal Standards of Board of Trustees Land Acquisition is prepared for the land local match.

7. The FCT Governing Body adopted the Preservation 2000 Program Approved List of Complete Applications for Series 2A Funding Cycle on May 11, 1993. If by government action taken subsequent to May 11, 1993, a Project Site is given an enhanced highest and best use which would result in a governmentally derived higher value, the FCT acquisition activities will be terminated unless the seller agrees that the appraisal will be done at the highest and best use of the Project Site on or before May 11, 1993.

8. FCT Recipient agrees to make diligent efforts to submit the documentation that is required in this Agreement as soon as is reasonably possible to FCT so that the Project Site may be acquired in an expeditious manner.

9. This Agreement may be amended at any time prior to FCT giving project plan approval to the FCT Recipient. Any amendment must be set forth in a written instrument and agreed to by both the FCT Recipient and FCT.

II. REQUIREMENTS THAT MUST BE MET PRIOR TO INITIATION OF PROJECT SITE NEGOTIATION

1. No later than August 31, 1993, the FCT Recipient must provide FCT with copies of the Property Tax Identification cards for each parcel that comprises the Project Site.

2. No later than August 31, 1993, the FCT Recipient must either enter into a multiparty agreement with FCT or advise FCT in writing that it will not enter into a multiparty agreement. If the FCT Recipient does not enter into a multiparty agreement, FCT shall conduct all of the acquisition activities and negotiations for the Project Site.

3. No later than October 31, 1993, the FCT Recipient must provide FCT a Resolution(s) stating that:

a. the FCT Recipient is ready, willing and able to provide the local match;

b. the FCT Recipient reaffirms the representations made in FCT Application #92-018-P2A;

c. the FCT Recipient shall, on the anniversary date of the approval of the project plan by the Governing Body, prepare and submit to FCT an annual report as required by Rule 9K-4.013, F.A.C.

4. No later than October 31, 1993, the FCT Recipient must deliver to FCT a written statement from the Project Site property owner(s) evidencing that the owner(s) is willing to entertain an offer from the FCT Recipient and FCT.

5. In the event the Project Site is comprised of multiple parcels, FCT Recipient will provide an acquisition plan to FCT no later than October 31, 1993. The acquisition plan must be approved by FCT prior to the commencement of negotiations for any

parcel in the Project Site. The acquisition plan will address the order in which the Project Site parcels will be acquired and the measures that will be taken to assure that the entire Project Site will be acquired with the FCT Preservation 2000 Series 1992A award to the FCT Recipient.

III. OBLIGATIONS OF THE FCT RECIPIENT AS A CONDITION OF PROJECT PLAN APPROVAL

1. As a condition of project plan approval, the local comprehensive plan(s) of the FCT Recipient must either be found in compliance as defined in Rule 9K-4.011(2)(h), F.A.C., or the FCT Recipient must have executed a stipulated settlement agreement with the Department of Community Affairs to resolve all of the issues raised by the Department in a statement of intent to find a plan not in compliance issued to the FCT Recipient pursuant to Section 163.3184(8), Florida Statutes.
2. Prior to disbursement of award funds by FCT, the FCT Recipient must prepare a project plan that complies with Rule 9K-4.011, F.A.C. This project plan must include the following documents for review and approval by FCT:
 - a. A signed agreement for acquisition of the Project Site that is prepared consistent with the requirements of Section 253.025, F.S.
 - b. A statement of the total project cost, including all non-recurring costs of project development.
 - c. A statement of the amount of the award being requested from the FCT.
 - d. A statement from each FCT Recipient in whose jurisdiction the Project Site is located that the project plan is consistent with the local comprehensive plan.
 - e. A management plan that is acceptable to FCT and that at a minimum addresses the criteria and conditions set forth in Section V, VI and VII hereinbelow and Exhibit A, which is attached hereto and incorporated herein by reference.
 - f. In the event that the FCT Recipient is a partnership, the FCT Recipient must provide FCT with the interlocal agreement which sets forth the relationship among the partners and the fiscal and management responsibilities and obligations incurred by each partner for the Project Site.

g. An affidavit from the FCT Recipient evidencing that after conducting a diligent search, the FCT Recipient, to the best of its knowledge, represents that there are no existing or pending violations of any local, state, regional and federal laws and regulations on the Project Site.

IV. PROJECT SITE TITLE CONDITIONS

1. FCT and the Board of Trustees of the Internal Improvement Trust Fund shall have the right to approve the terms under which the interest in land is acquired.
2. The transfer of title to the Board of Trustees of the Internal Improvement Trust Fund for the Project Site shall not occur until the requirements for the acquisition of state lands as specified in Section 253.025, Florida Statutes, and Rule Chapter 18-1, F.A.C., have been fully satisfied by the FCT Recipient and FCT.
3. Title to the Project Site shall first be titled in the Board of Trustees of the Internal Improvement Trust Fund to be conveyed thereafter to the FCT Recipient.
4. Any deed whereby the FCT Recipient acquires title to the Project Site shall contain such covenants and restrictions as are sufficient to ensure that the use of the Project Site at all times complies with Section 375.051, Florida Statutes, Section 9, Article XII of the State Constitution, and the FCT approved management plan submitted for project plan approval and shall contain reverter clauses providing for the reversion of title to the Board of Trustees of the Internal Improvement Trust Fund upon failure to use the Project Site conveyed thereby for such purposes.
5. If any essential term or condition of a grant or loan is violated and the FCT Recipient does not correct the violation within 30 days of receipt of written notice of violation, title to all interest in the Project Site shall immediately revert to the Board of Trustees of the Internal Improvement Trust Fund. The deed transferring title to the Project Site to the FCT Recipient shall set forth the reversionary interest retained by the Board of Trustees of the Internal Improvement Trust Fund.
6. The interest, if any, acquired by the FCT Recipient in the Project Site will not serve as security for any debt of the FCT Recipient.

7. If the existence of the FCT Recipient terminates for any reason, title to all interest in real property it has acquired with the FCT award shall immediately revert to the Board of Trustees of the Internal Improvement Trust Fund, unless FCT negotiates an agreement with another local government or nonprofit organization.

**V. OBLIGATIONS OF THE FCT RECIPIENT AS
A CONDITION OF PROJECT FUNDING**

1. Following the acquisition of the Project Site, the FCT Recipient shall ensure that the future land use designation assigned to the Project Site is for a category dedicated to open space, conservation, or outdoor recreation uses as appropriate. If an amendment to the FCT Recipient's comprehensive plan is required, the amendment shall be proposed at the next comprehensive plan amendment cycle available to the FCT Recipient subsequent to the Project Site's acquisition.

2. FCT Recipient shall ensure, and provide evidence thereof to FCT, that all activities under this Agreement comply with all applicable local, state, regional and federal laws and regulations, including zoning ordinances and the applicable adopted and approved comprehensive plan. Evidence shall be provided to FCT that all required licenses and permits have been obtained prior to the commencement of any construction.

3. The FCT Recipient shall, through its agents and employees, prevent the unauthorized use of the Project Site or any use thereof not in conformity with the FCT approved management plan submitted for project plan approval.

4. FCT staff or its duly authorized representatives shall have the right at any time to inspect the Project Site and the operations of the FCT Recipient at the Project Site.

5. All buildings, structures, improvements, and signs shall require the prior written approval of FCT as to purpose. Further, tree removal, other than non-native species, and major land alterations shall require the written approval of FCT. The approvals required from FCT shall not be unreasonably withheld by FCT upon sufficient demonstration that the proposed structures, buildings, improvements, signs, vegetation removal or land alterations will not adversely impact the natural resources of the Project Site. The approval by FCT of the FCT Recipient's management plan addressing the items mentioned herein shall be considered written approval from FCT.

**VI. OBLIGATIONS OF THE FCT RECIPIENT
RELATING TO THE USE OF BOND PROCEEDS**

1. If the Project Site is to remain subject, after its acquisition by the State and the FCT Recipient, to any of the below listed activities or interests, the FCT Recipient shall provide at least 60 days advance written notice of any such activity or interest to FCT, and shall provide to FCT such information with respect thereto as FCT reasonably requests in order to evaluate the legal and tax consequences of such activity or interest:

a. any lease of any interest in the Project Site to any person or organization;

b. the operation of any concession on the Project Site to any person or organization;

c. any sales contract or option to buy things attached to the Project Site to be severed from the Project Site, with any person or organization;

d. any use of the Project Site by any person other than in such person's capacity as a member of the general public;

e. a management contract of the Project Site with any person or organization; and

f. such other activity or interest as may be specified from time to time in writing by FCT to the FCT Recipient.

2. FCT Recipient agrees and acknowledges that the following transaction, events, and circumstances may not be permitted on the Project Site as they may have negative legal and tax consequences under Florida law and federal income tax law:

a. a sale of the Project Site or a lease of the Project Site to any person or organization;

b. the operation of a concession on the Project Site by any person or organization;

c. a sale of things attached to the Project Site to be severed from the Project Site to any person or organization;

d. any change in the character or use of the Project Site from that use expected at the date of the issuance of any series of bonds from which the disbursement is to be made;

e. any use of the Project Site by any person other than in such person's capacity as a member of the general public;

f. a management contract of the Project Site with any person or organization; and

g. such other activity or interest as may be specified from time to time in writing by FCT to the FCT Recipient.

DELEGATIONS AND CONTRACTUAL ARRANGEMENTS BETWEEN THE FCT RECIPIENT AND OTHER GOVERNMENTAL BODIES, NOT FOR PROFIT ENTITIES, OR NON GOVERNMENTAL PERSONS FOR USE OR MANAGEMENT OF THE PROJECT SITE WILL IN NO WAY RELIEVE THE FCT RECIPIENT OF THE RESPONSIBILITY TO ENSURE THAT THE CONDITIONS IMPOSED HEREIN ON THE PROJECT SITE AS A RESULT OF UTILIZING BOND PROCEEDS TO ACQUIRE THE PROJECT SITE ARE FULLY COMPLIED WITH BY THE CONTRACTING PARTY.

VII. CONDITIONS PARTICULAR TO THE PROJECT SITE THAT MUST BE ADDRESSED IN THE MANAGEMENT PLAN

1. Outdoor recreation facilities including a parking area, nature trail, picnic facilities, boardwalk access into wetlands, and informational displays will be provided on the Project Site. These facilities shall be located and developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the Project Site without causing harm to those resources.

2. The FCT Recipient shall collaborate with the Environmental Learning Center in the development and implementation of an environmental education curriculum for the Project Site. The County shall develop facilities needed by the Environmental Learning Center to conduct its environmental education program.

3. The timing and extent of a vegetative survey of vegetative communities and plant species on the Project Site shall be specified in the management plan. The FCT Recipient shall detail how the survey shall be used during development of the site to ensure the protection, restoration and preservation of the natural resources on the Project Site.

4. A vegetation analysis of the Project Site shall be performed in coordination with the Division of Forestry and the Florida Game and Fresh Water Fish Commission to determine which areas of the Project Site need a prescribed burning regime

implemented to maintain natural fire-dependent vegetative communities and improve and enhance wildlife habitat.

5. Invasive exotic vegetation occurring on the Project Site shall be eradicated and replaced with or managed for natural succession by appropriate native plant species except in areas where outdoor recreation facilities will be located.

6. The FCT Recipient shall coordinate with the City of Sebastian to develop and implement measures to protect the Project Site from the adverse impacts of adjacent development.

7. The FCT Recipient shall develop and implement appropriate measures for controlling site access and to prevent unauthorized use of the Project Site.

8. The Project Site shall be managed in a manner that will optimize habitat conditions for listed wildlife species that utilize or could potentially utilize the Project Site. The FCT Recipient shall coordinate with the Florida Game and Fresh Water Fish Commission on the management of the Project Site for the protection of listed species and listed species habitat. The FCT Recipient shall conduct periodic surveys of listed species that use the project site.


9. The FCT Recipient shall work in conjunction with the Florida Game and Fresh Water Fish Commission to develop and implement a protection strategy for scrub habitat within the Wabaso area that includes public and private lands in the vicinity of the Project Site. The County should attempt to obtain agreements for the protection and management of areas with suitable habitat.

10. Prior to the commencement of any proposed development activities, measures will be taken to determine the presence of any archaeological sites. All planned activities involving known archaeological sites or potential site areas shall be closely coordinated with the Department of State, Division of Historic Resources in order to prevent the disturbance of significant sites.

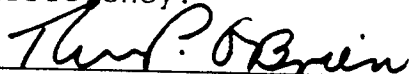
This Agreement including Exhibit "A" embody the entire agreement between the parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

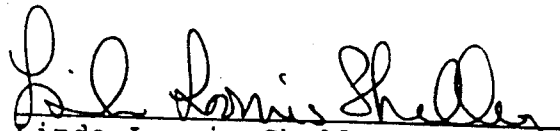
INDIAN RIVER COUNTY,
a political subdivision
of the State of Florida,
BY ITS BOARD OF COUNTY
COMMISSIONERS

BY: 
Richard N. Bird, Chairman
Title: Board of County Commissioners
APPROVED BY BOARD
Date: July 6, 1993

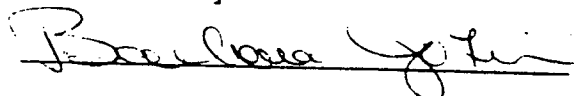
Accepted as to Form and Legal
Sufficiency:


Terrence P. O'Brien
Date: 8-16-93

FLORIDA COMMUNITIES TRUST


Linda Loomis Shelley, Chairman
Date: September 2, 1993

Accepted as to Form and Legal
Sufficiency:


Date: 9-1-93

**INDEX OF MANAGEMENT PLAN TEXT
TO SPECIAL CONDITIONS OF THE CONCEPTUAL APPROVAL AGREEMENT**

1. Outdoor recreation facilities will be provided on the project site. **Section III-C**
2. The FCT recipient shall collaborate with the Environmental Learning Center. **Section II-B**
3. The timing and extent of vegetative communities and plant species surveys on the site will be specified in the management plan. The recipient will detail how the information will be used. **Sections III-B, IV-D, V-B, FIG. E**
4. A vegetation analysis will be performed in coordination with the Division of Forestry and GFC to determine a prescribed burning regime. **Sections I-C, IV-F, V-B**
5. Invasive exotic vegetation shall be eradicated and managed for natural succession. **Section V-A**
6. The Recipient shall coordinate with the City of Sebastian to protect the site from impacts of adjacent development. **Sections I-B, IV-F**
7. The recipient shall develop measures for controlling site access. **Section III-B**
8. The Recipient shall manage the site to optimize habitat conditions for listed species, coordinate with the GFC and periodically survey listed species using the site. **Sections II-A, IV-D, V, VII-A**
9. Archaeological sites protection. **Section IV-E**

APPENDIX D- Saint Sebastian River Greenway Plan

St. Sebastian River Greenway Plan

Indian River County
Florida

Friends of St. Sebastian River
Indian River County Historical Society
Indian River Land Trust
Marine Resources Council
Pelican Island Audubon Society
Sebastian River Area Chamber of Commerce

February 9, 2006

St. Sebastian River Greenway Plan

INTRODUCTION

A greenway is a linear corridor of open space established along either a natural or man made corridor, such as a river, an abandoned railroad or canal right-of-way, and managed to conserve its intrinsic resources. Greenways link natural areas, parks, cultural and historic sites with each other and, in many cases, with populated areas. Greenways protect environmentally sensitive lands and wildlife corridors. Connectivity is the key element of a greenway. By connecting different locations or habitats, the sum value of the whole is greater than that of the isolated sites.

The purpose of this St. Sebastian River Greenway Plan is to:

- 1) Provide an overview of the St. Sebastian Greenway area;
- 2) Summarize the general benefits associated with greenways;
- 3) Identify the unique greenway opportunities along the St. Sebastian River; and
- 4) Provide details of existing Greenway conditions (see Appendices)

OVERVIEW

Located in northern Indian River County, the St. Sebastian River is a small coastal river comprised of three branches or “prongs”: the North Prong, the South Prong, and what was the West Prong, and is now the C-54 Canal. The South Prong lies fully in Indian River County, the North Prong is in Brevard County, while the C-54 Canal forms the boundary between the two counties, but lies within Brevard County. The St. Sebastian River Greenway Plan encompasses only the South Prong of the St. Sebastian River.

The Greenway extends from south of C.R. 510 (85th Street) northward over 5 miles to the mouth of the St. Sebastian River at the Indian River Lagoon (see attached Greenway Concept Map). The headwaters of the South Prong lie to the south of C.R. 510 near 82nd Street, and it flows north through the City of Sebastian and the Roseland neighborhood, flowing into the Indian River Lagoon across from the Sebastian Inlet. Historically, this coastal stream drained the extensive wetlands (over 12,000 acres) that lay between the Atlantic Coastal Ridge and the Ten Mile Ridge, to the north of S.R. 60. Most of these wetlands have been altered or eliminated by development over the past fifty years.

The U.S. Fish and Wildlife Service classifies the river as a freshwater system, which becomes an estuarine sub-tidal system as it approaches the Indian River Lagoon. Approximately 500 acres of freshwater wetlands are present along the South Prong of the St. Sebastian River. These wetlands, containing forests of live oak, water oak, sabal cabbage palm and centuries-old cypress trees, are an integral part of the river, and provide many benefits as discussed below.

GENERAL BENEFITS OF GREENWAYS

According to documented research, there are several benefits of greenways. Greenways:

- preserve the original character of an area and enhance its historical and cultural features;
- protect habitats and wildlife corridors, providing scenic corridors for wildlife and birding observation (Forman 1995, and Foreman 2004, see Appendix A);
- preserve local water quality and reduce flooding by providing a buffer area between developed areas, water bodies and floodplains (Tourbier 1994, see Appendix A);
- provide ecotourism destinations with nature-based recreational opportunities close to growing urban population; and
- increase adjacent and nearby real estate values.

ST. SEBASTIAN RIVER GREENWAY: A UNIQUE OPPORTUNITY

Indian River County has provided an invaluable opportunity for the Treasure Coast region by establishing the unique St. Sebastian River Greenway. The St. Sebastian River Greenway is a unique opportunity to enhance our quality of life by providing recreational and open space amenities close to rapidly growing urban population centers in the City of Sebastian and nearby Indian River County.

Natural Resources The St. Sebastian River has remarkable biodiversity for a small stream (see Appendix B). In addition, threatened and endangered plant and animal species are protected and managed along the St. Sebastian River, especially in the St. Sebastian River Preserve State Park. The Greenway corridor is recognized by the State as a Strategic Habitat Conservation Area (Florida Fish and Wildlife Conservation Commission), and is listed by the federal government in its National Wetland Inventory (U.S. Fish and Wildlife Service) because of its valuable natural resources. The establishment of the St. Sebastian River Greenway will enable the County and its partners to better protect and manage the tremendous biodiversity found along the South Prong of the St. Sebastian River. As a result, the Greenway will provide critical habitat for wildlife, and a corridor for wildlife migration.

Recreation and Local Economy This continuous Greenway will provide access to miles of river shoreline, county parks and environmental lands, and over 10,000 acres of State Park land. Both the Indian River Lagoon National Scenic Byway and the Trans-Florida Rails to Trails project cross the St. Sebastian River. The Greenway Plan offers opportunities to create coordinated links with existing and planned public transportation routes in a manner that is consistent with the Indian River County 2020 Comprehensive Plan, Transportation Element. The St. Sebastian River Greenway Plan is also consistent with the Goals, Objectives, and Policies of the Indian River County MPO 2030 Long Range Transportation Plan (LRTP). Specifically, Policy 2.06.2 and Policy 2.07.2 seek to adapt existing corridors for bicycle and pedestrian facilities, respectively.

The St. Sebastian River has become an important destination for recreation and tourism, and as such, it is an important source of revenue for our local economy. Tour boats and

eco-tour professionals guide visitors along the river year round. Bird and wildlife viewing opportunities will be comparable to the best sites in the region. These same recreational and open space amenities and the associated natural lands will likely enhance property values, as well.

Natural Hydrology and Water Quality Creation of the Greenway will provide an opportunity to preserve the natural flow way of the St. Sebastian River. The Greenway will also contribute to the overall integrity of the entire drainage area of the River. This will allow the exchange of water and organisms between the freshwater wetlands associated with the river and the Lagoon, and preserve water quality. Drainage through the present wetlands into the Lagoon will be of higher quality, and runoff impacts associated with development would be avoided.

Historical and Cultural Resources The Greenway area includes historic roads, like the General Hernandez Trail - Capron Trail, as well as historic railroad corridors (Trans-Florida Railroad), logging and citrus trails, and farms and residences from the early 20th century. The historic Fellsmere-Brookside Cemetery is also within the Greenway. Prehistoric archaeological sites in the Greenway area may exist and this potential will need to be assessed further by the Division of Historical Resources. Several historic sites listed on the Florida Master Site File are found along the Greenway corridor.

Coastal and Vegetation Management The Greenway will provide the opportunity to manage growth in the coastal area and protect and enhance its natural resources. It could help create a buffer between development and sensitive wetlands, and thus reduce potential degradation to natural resources, water quality, and productivity. By avoiding development in a floodplain, this plan would also help preserve the flood control benefits of the river's wetlands, as well as protect the water quality of the Lagoon by providing filtration for stormwater runoff. In addition, the greenway would preserve the natural shoreline and wetlands which filter sediment and nutrients that would otherwise impact seagrass beds in the Indian River Lagoon. Lastly, the creation of the St. Sebastian River Greenway would facilitate the removal of invasive plant species, especially Brazilian Pepper, in accordance with the County's goals of enhancing wetlands and natural vegetation.

SUMMARY

The creation of the St. Sebastian River Greenway offers opportunities to enhance our natural and cultural heritage, while providing high quality recreational facilities and further strengthening our local economy. This St. Sebastian Greenway Plan does not create or impose any additional regulations or authority. This Greenway Plan is consistent with the Goals, Objectives, and Policies of the Indian River County 2020 Comprehensive Plan. Furthermore, this Greenway Plan allows the County and its partners to work with willing landowners along this unique ecological corridor to collectively forge a vision for protecting this stretch of "Old Florida" for generations to come.

APPENDICES

Appendix A. References

Foreman, Dave. 2004. *Rewilding North America: A Vision for Conservation in the 21st Century*. Washington, D.C.: Island Press.

Forman, Richard T.T. 1995. *Land Mosaics: The Ecology of Landscapes and Regions*. Cambridge, U. K. Cambridge University Press.

National Parks Service. 1995. *Economic Impacts of Protecting Rivers, Trails and Greenway Corridors*. U.S. Department of the Interior.

Tourbier, Toby. 1994. Open Space through Stormwater Management: Helping to Structure Growth on the Urban Fringe. *Journal of Soil and Water Conservation*. January/February: 14 - 21

Appendix B. Current Land Ownership Patterns

The present landscape along the South Prong contains a mix of public and private lands, both developed and undeveloped (see Greenway Concept Map). Public lands include two county parks (Donald MacDonald and Dale Wimbrow Parks), a county-owned canoe launch area, and the much larger St. Sebastian River Preserve State Park. The Sebastian River Water Control District and the St. Johns River Water Management District also have land-holdings along the South Prong. There is virtually no public access or public open space along the river south of the C.R. 512 bridge. Previously most of these parcels were in agricultural land uses, but now are being rapidly urbanized.

Appendix C. Biodiversity

The St. Sebastian River provides a continuum of communities from nearby uplands through riverine wetlands and open water, and thus supports a diversity of species that depend on its rich mosaic of habitats.

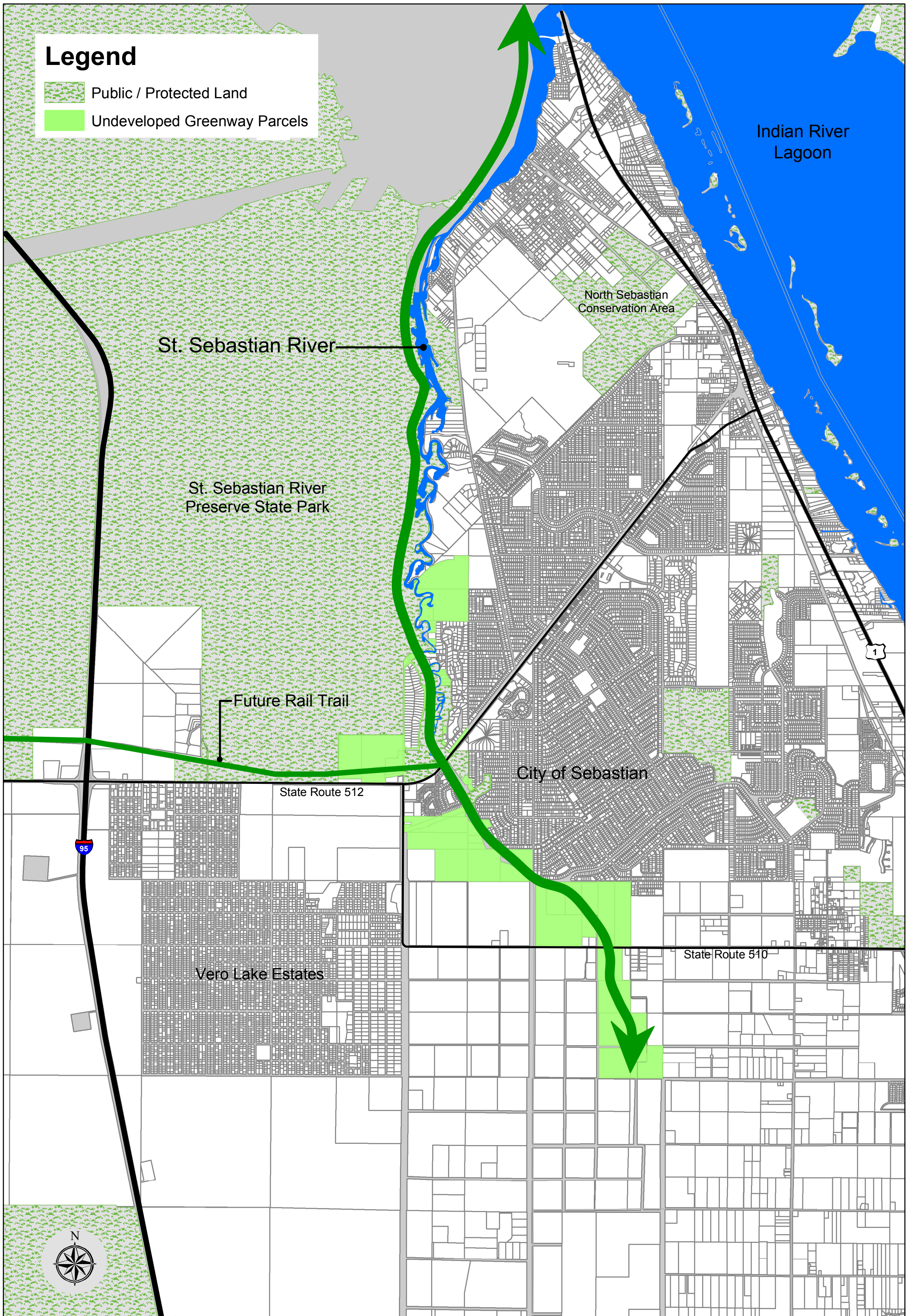
Wildlife species along the St. Sebastian River include the endangered Red-Cockaded Woodpecker, West Indian manatee, Wood Stork, Peregrine Falcon, and threatened Florida Scrub Jay, eastern indigo snake and Southern Bald Eagle. Common wildlife sightings also include Wild Turkey, Quail, Mottled Duck, deer, river otters, alligators, Sandhill Crane, gopher tortoise, and a variety of wading birds.

Manatees frequent the St. Sebastian River, and can be found in substantial numbers year round. A report by the federal Marine Mammal Commission (1988) identified the St. Sebastian River as an important manatee habitat for feeding, resting, cavorting, and freshwater access purposes. Manatees have been reported calving in the river, as well.

Over 27 rare and endangered species of plants are found near the St. Sebastian River. Some of the endangered species include hand fern, giant air plant, celestial lily, Curtiss' milkweed, rosemary and calopogon. Threatened species include hooded pitcher plants, orchids, ferns, sundew and Catesby's lily.

Over 100 species of fish can be found in the St. Sebastian River. These include marine species like mullet, spot, lady fish, tarpon, and five species of snook, which can be found as far upstream as the C.R. 512 bridge. Four species of tropical marine fish occurring in the St. Sebastian River are considered rare in Florida waters (the so-called "tropical peripheral species"). These are the opossum pipefish, river goby, slashcheek goby, and the bigmouth sleeper. Of these fishes, the opossum pipefish, *Microphis brachyurus lineatus*, is listed as a "candidate" or "species of concern" by the National Marine Fisheries Service (NOAA). This assemblage of tropical peripheral species only occurs in three rivers in North America: the St. Sebastian, St. Lucie, and the Loxahatchee.

Fish survival in the St. Sebastian River during sensitive life history stages is directly associated with various types of common, yet important, wetland vegetation (cypress, mangroves, cordgrass), submerged aquatic vegetation (seagrass and algae), and emergent herbaceous vegetation (smartweeds and panic grasses). These plant-fish associations are critical for the survival of these very localized populations of tropical fish species found in the St. Sebastian River.



0 0.25 0.5 0.75 1 Miles

St. Sebastian River Greenway - Concept Map

APPENDIX E- Statement of Significance



INDIAN RIVER COUNTY
Environmental Planning & Code Enforcement Section
1801 27th Street, Vero Beach FL 32960
772-226-1249 / 772-978-1806 fax
www.ircgov.com

February 23, 2017

Rob Myers
Senior Environmental Scientist, Metric Engineering
2616 Jenks Avenue
Panama City, FL 32405

Re: FDOT CR 510 Project PD&E Study - Statement of Significance

Dear Mr. Myers:

Regarding your interest in the Ansin Riverfront Tract Conservation Area, the South Prong Preserve, and the Wabasso Scrub Conservation Area as they relate to the FDOT CR 510 Project Development and Environment (PD&E) Study, I submit the following information for use in the Section 4(f) Determination of Applicability. The Ansin Riverfront Tract Conservation Area, the South Prong Preserve, and the Wabasso Scrub Conservation Area are owned by Indian River County and are available to the public for passive recreational use. The three subject properties were acquired by Indian River County for conservation and passive recreational use under the County's environmental lands program, with cost-share assistance from the Florida Communities Trust using Preservation 2000 and Florida Forever funds.

The Ansin Riverfront Tract and the South Prong Preserve serve important community objectives in providing water quality protection and buffers to the south prong of the St. Sebastian River, a major tributary of the Indian River Lagoon. In addition to providing environmental benefits, the properties contain or are slated for passive recreational access improvements, including hiking trails, educational signage/exhibits, and wildlife viewing boardwalks/overlooks. The Wabasso Scrub Conservation Area serves County objectives relating to conservation and management of federally protected Florida scrub-jay habitat, as well as passive recreational access. The Wabasso Scrub property is open for public recreational access via a trail system accessed through an adjacent community park, and additional improvements (boardwalks, wildlife viewing structures) are planned.

According to the PD&E Manual, Part 2 Chapter 13, a statement of significance is necessary from the Official with Jurisdiction over Section 4(f) resources. The manual states that "*Significance means that in comparing the availability and function of the recreation, park, or wildlife and waterfowl refuge area with the recreational, park, and refuge objectives of that community, the land in question plays an important role in meeting those objectives*". I am the Official with Jurisdiction and attest that the Ansin Riverfront Tract Conservation Area, the South Prong Preserve, and the Wabasso Scrub

Conservation Area play important roles in meeting the environmental and recreational objectives of the surrounding community and appear to meet the requirements of significant Section 4(f) resources.

If you have any questions, please let me know. I can be reached at (772) 226-1258 or rdeblois@ircgov.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RMD Blois', with a stylized flourish at the end.

Roland M. DeBlois, AICP
Chief, Environmental Planning
& Code Enforcement Section

Cc: Beth Powell
Phil Matson
Stan Boling