



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

New Business - Development and Environmental Services Group

J.1.

7/8/2025

Subject:

Staff Direction: Disposal sites for muck being dredged from the Indian River Lagoon (Districts 1, 2 and 4)

Fiscal Impact:

To be determined by Board direction

Dept/Office:

Natural Resources, Save Our Indian River Lagoon Program

Requested Action:

Direct staff on the Board's preferred approach for disposal of muck removed from the Indian River Lagoon.

Summary Explanation and Background:

Removal of muck from the Indian River Lagoon significantly improves water quality and helps to achieve pollution reduction targets essential for restoring lagoon health. The positive impacts of muck dredging include trash and debris removal, improved water clarity, reduced nutrient pollution, fewer harmful algae blooms, increased dissolved oxygen levels and reduced risk of fish kills.

Large-scale muck removal is most cost-effectively accomplished via hydraulic dredging. Hydraulic dredging uses water and suction to lift and transport material through a pipeline to a dewatering site. Water and sediment are separated at the dewatering site and the water is returned to the lagoon. The dried sediment is then hauled to a disposal site. To date, dewatered muck has been used as a nutrient-rich, organic amendment for agricultural soils, however local interest from suitable agricultural lands is nearing satiety.

Disposal options are needed for the Eau Gallie Causeway muck removal project (District 4), Sykes Creek Phase II (District 2), and the Mims Rim Ditch north of the Jones Road boat ramp (District 1). Grand Canal disposal may also be needed depending on separate Board direction for that project. The best disposal option may differ from one project to the next. Disposal options include the following:

1. Approve a Memorandum of Agreement with St Johns River Water Management District to use their Sebastian River Dredge Material Containment Area for disposal of material dredged from the Eau Gallie Causeway area and the Grand Canal (including Indian Harbour Beach and Satellite Beach) that will be dewatered in Palm Bay
2. Landfill disposal at JED in Osceola County @ \$35/ton plus hauling costs (44 miles from BV-52) or at the 192 landfill site @ \$36.93/ton plus hauling costs (20 miles from BV-52)
3. Use existing County lands nearest the dewatering sites for each project (Attachments A, B and C list considerations for each option and suitably sized County owned lands to consider for each respective project)

4. Continue to require contractors bidding for muck dredging projects to secure disposal sites
5. Advertise a Request for Proposals for landowners willing to accept disposal of muck on their private property
6. Search for suitable land to purchase and manage for disposal
7. Other Board direction

If the Board approves a Memorandum of Agreement with St Johns River Water Management District to use their Sebastian River Dredge Material Containment Area, staff will request approval from the St Johns River Water Management District Governing Board at their next meeting on August 12th. If approved, dredging of the Eau Gallie Causeway area and the Grand Canal (including Indian Harbour Beach and Satellite Beach) could proceed immediately.

Sykes Creek Phase II is ready to go to bid, pending Board direction on disposal. Bid documents have been prepared with the contractor responsible for disposal. If the Board prefers staff to secure and permit a disposal site before issuing the invitation to bid on the dredging, this will delay the project by 3 to 9 months depending on the Board's selected option. Using existing county land would only require permitting, while a separate procurement process for disposal or land acquisition would add 4 to 6 months more to the process. Disposal agreements or land acquisition agreements with private landowners, would come back to the Board for approval.

No delay is anticipated for securing disposal to extend muck removal north of the Jones Road Boat Ramp in Mims. Site acquisition can proceed concurrently with project design and permitting. The County could advertise a Request for Proposals to allow disposal on private lands and evaluate the responses. If no responses were acceptable, the County could pursue land purchase as a last resort.

Clerk to the Board Instructions:



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

July 9, 2025

MEMORANDUM

TO: Virginia Barker, Natural Resources Management Director

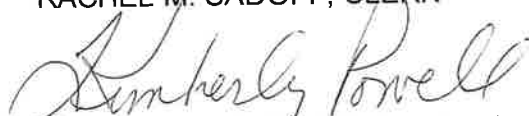
RE: Item J.1., Staff Direction for Disposal Sites for Muck Being Dredged from the Indian River Lagoon for Districts 1, 2, and 4

The Board of County Commissioners, in regular session on July 8, 2025, approved a Memorandum of Agreement with St. Johns River Water Management District to use their Sebastian River Dredge Material Containment Area for disposal of material dredged from the Eau Gallie Causeway area and the Grand Canal, including Indian Harbour Beach and Satellite Beach, that will be dewatered in Palm Bay; and approved advertising a Request for Proposal to find landowners willing to accept disposal of muck on their private property Proposal for the North and Central projects.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

cc: Interim County Manager
County Attorney

Southern Projects – Eau Gallie Causeway and Grand Canal (County, Indian Harbour Beach & Satellite Beach) (Current need is approximately 100 acres, if stacked 6' high to comply with Section 62-2101, County Code) (1,000 acres placed 6" deep and tilled into pasture land*, or a 50-acre borrow pit greater than 10' deep*)						
Disposal Options	Cost Estimate	Timeframe	Risks	Long Term Effects	Haul Distance from DMMA	Consistent with SOIRL Plan?
SJRWMD Sebastian River DMCA (~100 acres)	Minimal site prep as containment berms are existing	SJRWMD has provided a Letter of Intent to allow County to use their DMCA Final SJRWMD Governing Board consideration is August 12, 2025. Site is already permitted to receive dredged material	Dependent on FPL easement for site access County assumes liability and provides indemnity to SJRWMD	Long-term site management by SJRWMD 500,000 CY capacity covers Eau Gallie Causeway (183,000cy), Unincorporated Grand Canal (125,000cy), Satellite Beach (96,000cy), & Indian Harbor Beach (96,000cy).	~16 miles from BV-52	Yes
JED Landfill	\$24.5 M tipping fee	No delay	None	None	~44 miles from BV-52	Yes
192 Landfill	\$25.9 M tipping fee and/or \$500,000 for consulting services to amend permits Additional cost to stabilize access	15-22 months for environmental permitting Time to stabilize access 2028 is the earliest site could be ready	County assumes liability Use may violate terms of the settlement agreement	Requires long-term site management by the County Interferes with landfill operational needs	~20 miles from BV-52	Yes

Use existing County land (table below)	Site prep	3-6 months for permitting, as needed	County assumes liability	Requires long-term site management by the County	Few options means haul distance may not be minimized	Yes, if perpetual management is assigned before SOIRL expires
Continue requiring the contractors to secure disposal site	Market price for potential beneficial use & site prep are factored into low bid	0*-6 months for permitting, as needed	Contractor assumes liability	Owner responsible for long-term site management Owner/contractor responsible for permitting	Haul distance minimization is factored into low bid	Yes
Advertise RFP to find owner who would allow disposal on their land	Market price Site prep	4-6 months for procurement process 0*-6 months for permitting, as needed	County shares liability with owner County in the middle between owner and contractor disputes	Owner responsible for long-term site management Owner responsible for permitting	Haul distance can be factored into ranking/evaluation of RFP responses	Yes, if found to be the most cost-effective option
Purchase land	Market price Site prep	6+ months to identify, negotiate and close on the property 3-6 months for permitting, as needed	County assumes liability	Requires long-term site management by the County	If willing sellers are limited, haul distance may not be minimized	Yes, if perpetual management is assigned before SOIRL expires
*Land in agriculture or active borrow pits may not need additional permitting						

EELS, endangered, scrub habitat, mitigation, wetlands, conservation	Public parks
Airport	Solid waste
Jail/prison site, borrow pit	Utilities (treatment plants)

Asset name	Area	Unit	Seller	Acq.val.FYE	Tax Account #
LAND - SARNO ROAD LANDFILL EXPANSION	68.34	ACR	SHERIDAN LAKES DEV. CORP	\$ 7,283,783.66	2736597/2736598
LAND SOUTH BREVARD LANDFILL	152.73	ACR	PLATT FAMILY	\$ 102,558.00	2704575
LAND SOUTH BREVARD LANDFILL (CHURCH)	2980.38	ACR	CHURCH OF LATTER DAY ST.	\$ 9,435,048.00	2700029
LAND VALKARIA AIRPORT GOLF COURSE-VALKARIA	256.16	ACR	U.S. OF AMERICA	\$ 133,700.00	2954516
LAND-VALKARIA AIRPORT VALKARIA RD-VALKARIA	316.19	ACR	U.S. OF AMERICA - GSA	\$ 160,000.00	2954516
LAND BERTRAM SCHILD FREDERICK ZACHARIS YOUTH	136.27	ACR	BERTRAM SCHILD FREDERICK ZACH	\$ 2,451,315.00	2802557
LAND-WICKHAM PARK 2500 PARKWAY DRIVE-MELB	471.39	ACR	VARIOUS (SEE FOLDER)	\$ 237,366.26	2709637
LAND MITIGATION FOR CENTRAL DISPOSAL FACILITY	77.48	ACR	PLATT FAMILY	\$ 167,960.00	2703341
LAND MITIGATION FOR CENTRAL DISPOSAL FACILITY	117.64	ACR	PLATT FAMILY	\$ 258,400.00	2704564
LAND SCRUB ECOSYSTEM CARL PROJECT	157.00	ACR	MEP	\$ 3,039,254.45	3001885/3000722
LAND EELS COASTAL JEWEL	188.00	ACR	COASTAL JEWEL	\$ 2,122,221.42	2953319
LAND MITIGATION FOR CENTRAL DISPOSAL FACILITY	240.00	ACR	PLATT FAMILY	\$ 529,720.00	2704562

Central Project – Sykes Creek Phase II (Current need is approximately 55 acres, if stacked 6' high to comply with Section 62-2101, County Code) (500 acres placed 6" deep and tilled into pasture land*, or a 30-acre borrow pit greater than 10' deep*)						
Disposal Options	Cost Estimate	Timeframe	Risks	Long Term Effects	Haul Distance from DMMA	Consistent with SOIRL Plan? Yes, if perpetual management is assigned before SOIRL expires
Use existing County land (Figure below)	Site prep	3-6 months for permitting, as needed	County assumes liability	Requires long-term site management by the County	Few options means haul distance may not be minimized	Yes, if perpetual management is assigned before SOIRL expires
Continue requiring the contractors to secure disposal site	Market price for potential beneficial use & site prep are factored into low bid	0*-6 months for permitting, as needed	Contractor assumes liability	Owner responsible for long-term site management Owner/contractor responsible for permitting	Haul distance minimization is factored into low bid	Yes
Advertise RFP to find owner who would allow disposal on their land	Market price Site prep	4-6 months for procurement process 0*-6 months for permitting, as needed	County shares liability with owner County in the middle between owner and contractor disputes	Owner responsible for long-term site management Owner responsible for permitting	Haul distance can be factored into ranking/evaluation of responses	Yes, if found to be the most cost-effective option
Purchase land	Market price Site prep	6+ months to identify, negotiate and close on the property 3-6 months for permitting, as needed	County assumes liability	Requires long-term site management by the County	If willing sellers are limited, haul distance may not be minimized	Yes, if perpetual management is assigned before SOIRL expires
*Land in agriculture or active borrow pits may not need additional permitting						

EELS, endangered, scrub habitat, mitigation, wetlands, conservation	Public parks				
Airport	Solid waste				
Jail/prison site, borrow pit	Utilities (treatment plants)				
Asset name	Area	Unit	Seller	Acq.val.FYE	Tax Account #
LAND-SOLID WASTE DISPOSAL 2250 ADAMSON RD COCOA	77.73	ACR	"CA 74-3757, CA 01-H	\$ 94,820.00	2405697
LAND-SOLID WASTE DISPOSAL 2250 ADAMSON RD COCOA	82.86	ACR	PEASLEE STREETS INC	\$ 79,600.00	2405697
LAND-SOLID WASTE DISPOSAL 2250 ADAMSON RD COCOA	160.00	ACR	"CA 74-3757, CA 01-H	\$ 190,180.00	2405697
LAND-BORROW PIT-PLUCKEBAUM RD E OF I-95 W COCOA	51.08	ACR	GILBERT A & RUTH M TUCKER	\$ 82,900.00	2500007
LAND JAIL SITE 860 CAMP RD SHARPES	80.00	ACR	JULIA H. YATES	\$ 285,000.00	2311592
LAND FORMER STATE PRISON SITE DOWLING CIR COCOA	107.50	ACR	STATE OF FL (WAS COUNTY PRIOR)	\$ 1,650,590.94	2314843
LAND - CONDEMNATION - S. CENTRAL TREATMENT PLANT	445.38	ACR	A. DUDA & SONS	\$ 2,070,956.86	2620369/2623859
LAND-FAY LAKE PARK FAY BLVD PT ST JOHN	79.52	ACR	ATLANTIC GULF COMM.	\$ 262,001.89	2305826
LAND-FAY LAKE PARK FAY BLVD PT ST JOHN	110.00	ACR	ATLANTIC GULF COMM.	\$ 361,982.65	2312726
LAND PARKS VIERA REGIONAL DUDA	117.63	ACR	DUDA PROPERTY DONATED	\$ 36,443.90	2627398/400402
LAND F BURTON SMITH PARK COCOA 7575 W.SR520	184.41	ACR	TRUSTCORP OF FL N.A.	\$ 398,765.00	2408671
LAND-OFF RD VEHICLE PARK-600 CANAVERAL GRVS. BLVD	200.00	ACR	EDWARD H & DOROTHY KERBER	\$ 68,600.00	2314835
LAND F BURTON SMITH PARK COCOA 7575 W.SR520	59.97	ACR	TRUSTCORP OF FL N.A.	\$ 82,459.00	2408681
LAND EELS/ VERONICA ESTATES	104.42	ACR	VERONICA ESTATES	\$ 1,316,699.03	2314532
LAND FALK ESTATE (ROCKLEDGE)	110.00	ACR	FALK ESTATE	\$ 35,298.83	2509756
LAND MITIGATION FOR CENTRAL DISPOSAL FACILITY	152.73	ACR	PLATT FAMILY	\$ 335,920.00	2704575
LAND-LONG BLUFF PARK KINGS HWY PT ST JOHN	160.00	ACR	JAMES C. DEMPSEY	\$ 54,568.00	2305732
LAND F BURTON SMITH PARK COCOA 7575 W.SR520	312.62	ACR	TRUSTCORP OF FL N.A.	\$ 5,734.00	2408689
LAND F BURTON SMITH COCOA 7575 W.SR520	385.23	ACR	TRUSTCORP OF FL N.A.	\$ 38,523.00	2408681

Northern Project – Mims Shoreline north of Jones Rd Boat Ramp (Current need is approximately >35 acres, if stacked 6' high to comply with Section 62-2101, County Code) (300 acres placed 6" deep and tilled into pasture land*, or a 20-acre borrow pit greater than 10' deep*)						
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Asset name	Area	Unit	Seller	Acq.val.FVE	Tax Account #
LAND-N REGIONAL TREATMENT PLANT 2880 PINE AVE MIMS	87.58 ACR	WILLIAM P SWARTZ		\$ 248,160.00	2100034
LAND SPACEPORT COMMERCE PARK	22.12 ACR	J GARDNER & P ROBERTS		\$ 279,918.67	3021525
LAND SPACEPORT COMMERCE PARK	22.96 ACR	J GARDNER & P ROBERTS		\$ 79,132.00	2300583
LAND SPACEPORT COMMERCE PARK	24.20 ACR	J GARDNER & P ROBERTS		\$ 258,536.09	2300424
LAND-CHAIN OF LAKES/HOLLOWAY	90.00 ACR	B.S. HOLLOWAY		\$ 729,974.72	2105369/2105370
LAND-LONG BLUFF PARK KINGS HWY PT ST JOHN	153.95 ACR	JAMES C. DEMPSEY		\$ 52,504.00	2305733
LAND EELS SCOTTSMOOR PARTNERS LLC SCOTTSMOOR	22.00 ACR	SCOTTSMOOR PARTNERS LLC		\$ 352,617.12	2002601
LAND EELS SCOTTSMOOR PARTNERS LLC SCOTTSMOOR	22.00 ACR	SCOTTSMOOR PARTNERS LLC		\$ 352,617.12	2002603
LAND-ENDANGERED SCHMAHL MIMS	50.64 ACR	DOUGLAS & ROBERT SCHMAHL		\$ 161,078.00	2000434
LAND EELS HUNTERS BROOKE TITUSVILLE	50.82 ACR	HUNTERS BROOKE		\$ 504,610.40	2224877
LAND-SCRUB JAY'S GOLDING) TITUSVILLE	51.58 ACR	JACK GOLDING		\$ 26,660.00	2101815
LAND EELS HUNTERS BROOKE TITUSVILLE	55.36 ACR	HUNTERS BROOKE		\$ 504,610.40	2200029
LAND EELS SCOTTSMOOR PARTNERS LLC SCOTTSMOOR	57.39 ACR	SCOTTSMOOR PARTNERS LLC		\$ 919,305.15	2000541
LAND EELS AG VENTURES	67.25 ACR	AG VENTURES		\$ 656,146.62	2005302
LAND EELS SCOTTSMOOR PARTNERS LLC SCOTTSMOOR	73.45 ACR	SCOTTSMOOR PARTNERS LLC		\$ 1,176,468.45	2005301
LAND EELS CONSERVATION PARRISH HOLDER LAND CORP	83.25 ACR	PARRISH HOLDER LAND CORP		\$ 3,690,795.00	2113026/210451/2104152
LAND ENDANGERED SCOTTSMOOR	85.00 ACR	SANDY & VERA SLOAN		\$ 8,500.00	2005077
LAND EELS SCOTTSMOOR PARTNERS LLC SCOTTSMOOR	90.00 ACR	SCOTTSMOOR PARTNERS LLC		\$ 1,441,477.95	2004315
LAND ENDANGERED- CONTINENTAL ACREAGE	162.71 ACR	CONTINENTAL ACREAGE DEV.		\$ 441,500.00	2100058/2005431/2005430
LAND FORTENBERRY STW PROJECT PULTE HOME	106.00 ACR	PULTE HOME		\$ 53,000.00	2101938
LAND EELS HUNTERS BROOKE TITUSVILLE	115.15 ACR	HUNTERS BROOKE		\$ 410,740.85	2200011
LAND EELS AG VENTURES	122.11 ACR	AG VENTURES		\$ 1,189,461.47	2000842
LAND EELS SCOTTSMOOR PARTNERS LLC SCOTTSMOOR	125.51 ACR	SCOTTSMOOR PARTNERS LLC		\$ 2,010,269.21	2003229
LAND DONATION EELS AG VENTURE	129.72 ACR	AG VENTURE		\$ 694,490.00	2005585
LAND-VACANT-DRAINAGE-SR46 MIMS	144.93 ACR	ST JOHN RIVER WATER MANAG DIST		\$ 38,940.00	2100777/2100779
LAND ENDANGERED - DAIRY ROAD - LEVY	155.29 ACR	LEVY-C/O GUILFORD REALTY		\$ 228,828.50	2111655/2101796
LAND EELS SCOTTSMOOR PARTNERS LLC SCOTTSMOOR	190.73 ACR	SCOTTSMOOR PARTNERS LLC		\$ 3,054,233.16	2000598
LAND EELS HUNTERS BROOKE TITUSVILLE	218.70 ACR	HUNTERS BROOKE		\$ 1,760,110.15	2223187
LAND EELS HUNTERS BROOKE TITUSVILLE	287.64 ACR	HUNTERS BROOKE		\$ 2,262,130.05	2224710
LAND EELS HUNTERS BROOKE TITUSVILLE	298.49 ACR	HUNTERS BROOKE		\$ 2,513,090.00	2200051
LAND EELS SCOTTSMOOR PARTNERS HONEYBROOK DEV COR	320.16 ACR	HONEYBROOK DEVELOPEMENT COR		\$ 3,114,764.50	2003214
LAND EELS HUNTERS BROOKE TITUSVILLE	370.70 ACR	HUNTERS BROOKE		\$ 3,768,389.75	2200025
LAND EELS HUNTERS BROOKE TITUSVILLE	498.25 ACR	HUNTERS BROOKE		\$ 4,772,629.55	2200003
LAND EELS HUNTERS BROOKE TITUSVILLE	524.85 ACR	HUNTERS BROOKE		\$ 4,268,019.15	2224706
LAND EELS HUNTERS BROOKE TITUSVILLE	596.53 ACR	HUNTERS BROOKE		\$ 4,777,879.90	2200009

Board Meeting Date

Item Number: J.L.

Motion By: _____

Second By: _____

Nay By: memo of agreement

2

1

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	

Board Meeting Date

Item Number: I.I.

Motion By: _____

Second By: _____

Nay By: _____

*advertise request for
proposal to fire
owner*

*North &
Central
not discussion
w/ Sheriff.*

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	✓	
Vice Chair Goodson	2	✓	
Commissioner Adkinson	3	✓	
Commissioner Altman	5	✓	
Chairman Feltner	4	✓	

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