



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Unfinished Business

I.1.

10/22/2024

Subject:

Direction, Re: Methodology to evaluate the benefit of each selected EEL property to the Indian River Lagoon and St. Johns River

Fiscal Impact:

\$3,000,000 bond issue for initial land acquisition of additional conservation lands

Dept/Office:

Parks and Recreation/Environmentally Endangered Lands (EEL) Program

Requested Action:

Provide direction to staff on whether waterway net positive benefit property analysis should be used to evaluate the benefit to the Indian River Lagoon and St. Johns River for properties proposed for acquisition under the EEL referendum.

Summary Explanation and Background:

On February 6, 2024, the Board expressed a preference for a methodology similar to the Save Our Lagoon Program to evaluate how each parcel acquired would directly benefit the Indian River Lagoon and St. Johns River.

To achieve the Board's direction that acquisition criteria include determining the net positive benefit to the Indian River Lagoon (IRL) and the St. Johns River (SJR) provided by each parcel of land being considered for acquisition, staff recommends adopting the Save Our Lagoon Program criteria, which calculates the net benefit of each project based on the amount of nitrogen being removed from the IRL.

The EEL Program and the Natural Resources Management Office have identified a process for evaluating the amount of Nitrogen each parcel contributes to the Indian River Lagoon system. This process adds an additional evaluation component to the existing Conservation Value Matrix used by the EEL Selection and Management Committee to assess and prioritize land acquisition efforts. The added component documents the current and future Total Nitrogen (TN) offloaded to the Indian River Lagoon by each parcel in its undeveloped and future developed state according to its current future land use designation.

By using the existing Spatial Watershed Iterative Loading (SWIL) model, developed for the Natural Resources Management Department, parcels within the IRL watershed can be evaluated based on the Total Nitrogen (TN) loading in their natural state versus the pollutant load estimated if they were to become developed according to each parcel's Future Land Use designation.

Ranking categories within the Selection and Management Committee Conservation Value Matrix are identified in the EEL Land Acquisition Manual. These categories, along with the Total Nitrogen (TN) offload values for each parcel, are included in the following rubric:

Parcel Name	3	3	2		3	2		2	2	2	2	2	2	2	1	1	1			2		-2				-1	-1	-1	-1	2	1	1		3	29	309.45	519.61	210.16	\$75,027.1	
Parcel 1	3	3	2		3	2		2	2	2	2	2	2	2	1 <th>1</th> <th>1</th> <td></td> <td></td> <td>2</td> <td></td> <td>-2</td> <td></td> <td></td> <td></td> <td>-1</td> <td>-1</td> <td>-1</td> <td>-1</td> <td>2</td> <th>1</th> <th>1</th> <td></td> <td>3</td> <td>29</td> <td>309.45<td>519.61</td><td>210.16</td><td>\$75,027.1</td></td>	1	1			2		-2				-1	-1	-1	-1	2	1	1		3	29	309.45 <td>519.61</td> <td>210.16</td> <td>\$75,027.1</td>	519.61	210.16	\$75,027.1	
Parcel 2	3		2		3	2	1	3	2	2	2	2	2	2	1 <th>1</th> <th>1</th> <td></td> <td>1</td> <td></td> <td></td> <td>-1</td> <td></td> <td></td> <td></td> <td>-1</td> <td></td> <td></td> <td>2</td> <th>1</th> <th>1</th> <td>2</td> <td>1</td> <td>31</td> <td>137.03</td> <td>177.13</td> <td>40.1</td> <td>\$14,315.7</td>	1	1		1			-1				-1			2	1	1	2	1	31	137.03	177.13	40.1	\$14,315.7		
Parcel 3	2				3	2		2	2	2	2	2	2	2	1 <th>1</th> <th>1</th> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <th>1</th> <th>2</th> <td>2</td> <td>28</td> <td>71.45</td> <td>179.7</td> <td>108.25</td> <td>\$38,645.2</td>	1	1													1	1	2	2	28	71.45	179.7	108.25	\$38,645.2		
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* Total Nitrogen (TN) score: 1-99 lbs/yr=1, 100-199 lbs/yr=2, 200-299 lbs/yr=3

Green shading = Positive score

Blue shading = Waterway-related categories

Orange shading = Negative score

Yellow shading = Total Conservation Value Score

Gray shading = Indian River Lagoon / St. Johns River Total Nitrogen (TN) Impact if developed.

As a selection criteria, SMC ranking would be used to determine primary conservation value. SWIL data would be applied to determine TN discharged under current conditions vs developed conditions. Additionally, the estimated cost to remove the potentially discharged TN from the IRL if the property was developed, is included in the benefit analysis which will be included in the Board agenda package if a parcel is submitted to the Board for consideration to acquire.

If the EEL SMC determines that the parcel of land submitted for consideration by the landowner meets the criteria established the Land Acquisition Manual and is consistent with the current acquisition priorities, the SMC will vote to direct staff to begin the appraisal and negotiation process. If a purchase contract is negotiated with the landowner and has been determined by the County Attorney to meet all County legal requirements, the general terms of the contract receive a final vote from the EEL SMC before the contract is submitted for BOCC consideration.

Clerk to the Board Instructions:

Please return Board Memorandum to the Environmentally Endangered Lands (EEL) Program.



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

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Kimberly.Powell@brevardclerk.us

October 23, 2024

M E M O R A N D U M

TO: Mike Knight, Environmentally Endangered Lands Program Manager

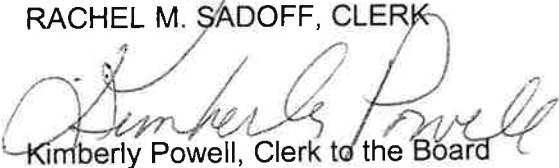
RE: Item I.1., Direction for Methodology to Evaluate the Benefit of Each Selected Environmentally Endangered Lands (EEL) Property to the Indian River Lagoon (IRL) and St. Johns River (SJR)

The Board of County Commissioners, in regular session on October 22, 2024, directed staff to use the rubric provided on the Agenda Report to determine whether waterway net positive benefit property analysis evaluates the benefits to the IRL and SJR on properties proposed for acquisition under the EEL referendum. Enclosed is the Agenda Report.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/ds

Encl. (1)

cc: Each Commissioner
Natural Resources Management
Parks and Recreation
Finance
Budget