



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 5715, **Version:** 1

Subject:

Approval of the recently awarded Stan Mayfield Working Waterfront Grant for the acquisition and expansion of the Blue Crab Cove Working Waterfront site

Fiscal Impact:

FY 22-23: \$1.402 Million in Land Acquisition Grant Revenue, No Match Required

Dept/Office:

Natural Resources Management Department

Requested Action:

Staff requests the Board approve the Stan Mayfield Working Waterfront Grant for the acquisition and expansion of Blue Crab Cove Working Waterfront site and authorize the Chair to execute the attached Florida Communities Trust (FCT) Grant Contract and accept the FCT statutorily imposed confidentiality provisions for the recently awarded FCT Stan Mayfield Working Waterfront Grant.

Summary Explanation and Background:

The Blue Crab Cove working waterfront project site is the last remaining riverfront commercial fishery operation in Brevard County. Located on the Indian River, this historic waterfront site is the last remnant of what was a thriving riverfront commercial fishing industry. Historically, this area has been used for a variety of waterfront industries, including marina facilities with boat haul-out and repair, commercial fishing access and equipment maintenance with net making and repair, a historical barge entry point used for commercial and industrial access across the waterway and an active bait house and wholesale/retail crab and seafood operation.

Subject to appraisals and satisfactory negotiation, this grant will preserve and expand the last remaining commercial working fisheries waterfront in Brevard County. Funding for this acquisition is through the State's Florida Communities Trust Program and is expected to cover 100% of the acquisition cost. If a purchase agreement is successfully negotiated, the appraisals and the contract will return to the Board for ratification. This grant application and funding is endorsed by Senator Debbie Mayfield and was approved by the Governor's Cabinet on March 13, 2023.

Blue Crab Cove Phase II serves as an expansion of the Phase I Working Waterfront property acquired by Brevard County in July 2010. This unique opportunity will not only expand the use of the property for commercial fisheries, it will create an on-site Maritime Education Center/Maritime Museum and an Aquaculture/Nursery support facility. To manage the Marine Education Center and lead the aquaculture/nursery operations, Brevard County will partner with the East Coast Zoological Society d/b/a Brevard Zoo (Zoo).

By providing a 25+ year lease to the Zoo to house its Restore our Shores (ROS) conservation program within the Marine Education Center, Brevard County will leverage significant investment by the Zoo in site improvements and operations and in Indian River Lagoon restoration. Once site acquisition is secured, a lease agreement will be brought to the Board for approval. The lease will commit the Zoo to providing the building upgrades for the Marine Education Center.

ROS is committed to Indian River Lagoon preservation and restoration using native oysters, clams, sea grass, marsh grasses and mangroves. With more than 12 years of successful restoration and more than 70,000 community volunteers the ROS program is a staple in the community. ROS is a regional partner for sea grass cultivation and restoration, which is key to the survival of commercial fish and shellfish in the lagoon.

The Working Waterfront site will continue to be supported financially through income generated by the commercial leases at the Phase I site and through recently installed marine fuel sales along the site's waterfront. The Natural Resources Management Department staff will continue to manage the Working Waterfront as they have since the Phase I site acquisition in 2010.

As part of the approval process for the grant contract, FCT has provided the County with an overview of their acquisition process and their statutory obligations. FCT is required by Section 380.507(11), F.S. to use specific appraisal and confidentiality provisions. Any person who reviews the appraisals while the confidentiality provisions are in force will be required to sign the attached confidentiality agreement (Attachment A). The County's Land Acquisition Review Committee members will be required to sign the confidentiality agreement. Consequently, all appraisals, offers and counteroffers will not be available for public disclosure or inspection until:

1. An option contract is executed; or
2. If there is no option contract, thirty (30) days before a contract or agreement for purchase is considered for approval by the Board of County Commissioners; or
3. Thirty (30) days after termination of negotiations.

Staff requests that the Board, subject to the provision therein and identified above, authorize the Chair to execute the contract and agree to the provisions of the confidentiality agreement. If a purchase agreement is successfully negotiated, the appraisals and the contract will return to the Board for ratification.

The FCT Grant Contract has been reviewed and approved by the Brevard County Attorney's Office, Purchasing Services and Risk Management.

Clerk to the Board Instructions:

One fully executed original of the included grant agreement is required. The confidentiality agreement will be executed at a later date. Please email matt.culver@brevardfl.gov for pickup.