Equestrian Trails & Facilities &
Mims-Scottsmoor Community Center Referendum Committee
Committees Appointed by the
North Brevard Commission on Parks and Recreation (NBCPR)
Minutes of the Combined Committee Meeting held May 17, 2004, at 6:00 p.m.,
at the Mims-Scottsmoor Library

Equestrian Trails & Facilities

Members Present
Donna McCone, Chairman
Sabrina Jeffers
Kay Miller
Mary Page, Vice Chairman
Members Absent
Cindy Carlton
Connie Carswell
Jennifer Hill–excused
Dan Matrazzo–excused
Winnie Woods–excused

Mims-Scottsmoor Community Center

Members Present
Lee Bird
Don Katrick
Andy Root
Lorene Shafer
Carol Thompson
Members Absent
Katherine Bonnici
Shelly Kipp

Parks & Recreation Staff Present

Charles S. Nelson, Parks and Recreation Director
Marsha Cantrell, Parks Support Services Manager
Terry A. Lane, North Area Parks Operations Interim Manager
Judy Inman, Administrative Secretary

I. CALL TO ORDER

It was determined that because the two committees had been combined with one chairman and vice chairman, the combined membership would be used to determine a quorum, as opposed to how many were present from each committee.

Chairman Donna McCone called the meeting to order at 6:12 p.m.

II. APPROVAL OF MINUTES

The minutes of March 15, 2004, were approved at the motion by Kay Miller, seconded by Lorene Shafer.
AYE: Bird, Jeffers, Katrick, Jeffers, Miller, Page, Root, Shafer, Thompson
NAY: None **Carried 9-0**

III. STAFF REPORTS–None

IV. OLD BUSINESS

A. Mancini Property–Sites #6-7-8

Mr. Nelson reported he did a review of the Mancini site and reported that while it has the acreage in total, there is sufficient land that is protected and cannot be developed, so all could not be accomplished on that site. That is not to say the site can't serve for the trails/equestrian piece. Another location might need to be found for the Mims-Scottsmoor Community Center and library. Mr. Nelson indicated two things need to happen. One is to continue to work with the Mancinis. Money would need to be spent for a wetlands determination to make a more accurate determination of land that could be used. That study would be added to the survey the Mancinis had done. Mr. Nelson stated staff was reluctant to do the study because the money would not come back. It would make a good trail head. The second action would be for the committees to separate again as it moves away from the joint concept and look for smaller sites.

Sabrina Jeffers inquired if, even though there is the desire to incorporate the library, there would be enough land without the library. Mr. Nelson stated he doesn't believe there is enough land to accomplish that. The original acreage looked at was 20+ acres for equestrian, 20 acres for the community center and fields, and 5 acres for the library, plus open space for a minimum of 50, up to 80 acres. If separated, the 30-40 acre range would be looked at for the community center and library and 20+ acres for equestrian.

Chairman McCone noted it appears site #1 on the map from the previous meeting is large enough and adjacent to the trail head, however the question is wetlands. Mr. Nelson noted access is also an issue. Chairman McCone stated, Blounts Ridge is paved to corner of site #1 and the dirt road is accessible but not County maintained. Mr. Nelson reported there are significant wetlands on #1.

Lee Bird inquired about the 20 acre site NE of the Mancini property that was discussed at the last meeting. Mr. Nelson stated that from a design perspective, it doesn't assist. It could be a free-standing site. Mr. Nelson also indicated reluctance because it is on a residential street.

Andy Root reported there is a contract on Site #5 that goes around the back side of Scottsmoor, and the developer maybe interested. Andy thinks it would be a good site for the library and would be willing to talk to him. Mr. Nelson stated that would be good if the projects are separated, however he has concerns about utilities. Lee Bird stated that if the committee separates, there would be nothing to keep the committee from looking for something close to Parrish Park where the water system is already in place.

Ms. Shafer announced the North Brevard Library has been renamed as the Titusville Library so that name is available. She stated she would rather see it half way between Mims and Scottsmoor. Ms. Sunny Creel, who is with Friends of the Library, indicated the desire for it to be more centrally located between Mims and Scottsmoor. Mr. Nelson reviewed the target area on the map which is central between the County line and SR 46.

Mr. Bird stated it looks like committee will need to separate. Chairman McCone questioned if all the information was available to separate the things. Ms. Shafer stated she understands there is a window of about five years for the library which will not come from Referendum funds. Chairman McCone stated her reluctance to say this is not feasible and give this up, noting it isn't known how much of the 90-acre Mancini property is wetlands. Only 45 acres are needed. Mr. Nelson noted the area is divided by wetlands and stated money can be expended to find out the true nature of the land.

Andy Root stated that area is fine for equestrian, but Route 1 would be more central. Chairman McCone stated the true center is much further south. Mr. Nelson showed the chairman the soils map which he

discussed. Chairman McCone stated she would like to see the U.S. Corps of Engineer's overlay map for their drainage as well. Mr. Nelson estimated the study would cost less than $10,000. In response to an inquiry from Gigi Henkel, Mr. Nelson indicated there had been no specific discussion with the Mancinis about splitting the cost.

Carol Thompson asked if there are any other large parcels, which Mr. Nelson answered saying, not in the size being discussed and with one owner.

Lee Bird stated he would vote against site #1 because it is at the NW end of the target area and doesn't look easily accessible from the population center for a community center. Andy Root stated that is why site #5 would be a good. Chairman McCone again noted Blounts Ridge is paved all the way to site #1. Mr. Nelson stated it would be a long way around to get to #1 for people north of Aurantia, and noted the community center site would be better closer to the population.

In response to an observation from Mr. Bird, Mr. Nelson agreed since only larger parcels were sought, it might be possible to find a more desirable 30-40 acre site. Mary Page noted that eventually it will be in the middle as the west area is developed. The chairman cautioned about shortchanging the future by not looking 20 years down the road. Discussion ensued about future development west of I-95. Mr. Bird stated he doesn't see building a community center in two years based on an estimate of where the population center may be in 20 years. Mr. Root stated that much of the area west of I-95 cannot be developed.

Sabrina Jeffers stated she thinks it is premature to separate the committee.

Motion by Lee Bird, seconded by Lorene Shafer, to get with the owner's representative about sharing the cost of the wetlands study for sites #6-7-8 and the committee' share to be no higher than $5000 of the combined committees' money.

Sabrina Jeffers inquired if this is something the owners will need in the future. Blaise Mancini indicated they have a topo and boundary survey. They would want to know the estimate of the cost.

Chairman McCone asked if the committee has the authority to vote on spending any of the money. Mr. Nelson stated it is within the realm of due diligence and as Department Director, he has the ability to do that. However, he wouldn't without good cause.

Chairman McCone indicated she isn't concerned that the area would not be contiguous because different structures are planned. Mary Page thought it might be nice to have a natural buffer. Mr. Nelson noted it would be a problem to go back out on the road to get from one part of the park to another. The maps of the soil types were passed around. Types of soil and plant life were discussed. Mr. Nelson noted mitigation could be required. Chairman McCone stated she is very confident a huge portion of the budget is not being risked. Ms. Shafer stated she thinks it is very feasible and not reckless to approach the owners for the study.

AYE: Bird, Jeffers, Katrick, Jeffers, Miller, Page, Root, Shafer, Thompson
NAY: None **Carried 9-0**

The possibility of checking out other sites outside of the target area was discussed.

Mr. Mancini related it took three months for St. Johns River Water Management District to come for a study on a one-acre lot eight months ago, but they don't charge. Mr. Nelson noted that if they are that

They do not have the loamy B horizon that is characteristic of EauGallie and Wabasso soils. Their B2h horizon is at a depth of less than 30 inches, whereas the B2h horizon in Immokalee and Pomello soils is lower than 30 inches. In contrast with Holopaw soils, they have a B2h horizon, but do not have a loamy B2tg horizon. In contrast with Pineda soils, they have a B2h horizon but do not have a B2ir horizon. They have a thinner A1 horizon than St. Johns soils.

Myakka sand (Mk).—This is a nearly level, poorly drained sandy soil in broad areas in the flatwoods and in areas between sand ridges and sloughs and ponds. It has the profile described as representative of the series. In most years the water table is within a depth of 10 inches for 1 to 4 months and between 10 and 40 inches for more than 6 months. In dry seasons it is below a depth of 40 inches. The soil is flooded for 2 to 7 days once in 1 to 5 years.

Included with this soil in mapping are small areas of Immokalee and St. Johns sands; some areas of Myakka fine sand; a few areas that contain loamy material below the weakly cemented layer; and small areas where the substratum is coquina rock. Also included are areas on the coastal ridge where sand and shells are below the weakly cemented layers.

A large part of the acreage is in natural vegetation of open forest of second-growth longleaf or slash pine and an understory of saw-palmetto, runner oak, native grass, and, in places, gallberry. Some areas are used for range.

If drainage, water control, and irrigation are adequate, this soil is moderately well suited to vegetables. Unless conditions are favorable, management is good, and a water control system is properly designed, it is poorly suited to citrus. If water control is adequate, it is well suited to improved pasture grasses and clover, lawn grasses, and many kinds of ornamental plants. Some areas near expanding population centers have been developed for urban uses. Capability unit IVw-2; Acid Flatwoods range site; woodland group 5.

Myakka sand, ponded (Mp).—This is a nearly level, poorly drained, sandy soil in shallow depressions in the flatwoods. Most areas are small; only a few are larger than 50 acres. This soil is similar to Myakka sand, but it is in low places where water accumulates. In most years it is flooded (fig. 5) for 6 to 12 months.

Included with this soil in mapping are small areas of Basinger, St. Johns, EauGallie, and Holopaw soils.

Most areas are still in natural vegetation of maidencane or St.-Johnswort. Clumps of water-tolerant trees are in some places. Water lilies and flags are in places where standing water is deepest.

This soil is not suited to citrus, vegetables, improved pasture grasses and clover, lawn grasses, or most kinds of ornamental plants. An adequate drainage system is difficult to establish because in most places suitable outlets are not available. In their native state these soils pro-

Figure 5.—An area of Myakka sand, ponded. This soil is flooded for 6 to 12 months of most years.

story of saw-palmetto, runner oak, native grasses, and gallberry. Some areas are used for range.

This soil is not suited to most vegetables and is poorly suited to citrus. It is poorly suited to improved pasture grasses and clover, lawn grasses, and most kinds of ornamental plants. Capability unit VIs-3; Acid Flatwoods range site; woodland group 3.

St. Johns Series

The St. Johns series consists of nearly level, poorly drained sandy soils on broad low ridges, in sloughs, in poorly defined drainageways, and in shallow intermittent ponds in the flatwoods. These soils formed in marine sands.

In a representative profile the surface layer is black sand about 11 inches thick. Below this is gray sand about 8 inches thick. The subsoil extends to a depth of 36 inches. The upper 12 inches is black sand that is weakly cemented with organic matter that coats the sand grains. Next is about 5 inches of dark-brown sand that contains some weakly cemented, dark reddish-brown fragments. Below this, to a depth of 44 inches, is brown sand and, to a depth of 70 inches, pale-brown sand.

Permeability is moderate in the weakly cemented layers and very rapid in all other layers. The available water capacity is moderate in the surface layer and weakly cemented layers and very low to low in all other layers. Organic-matter content is moderate in the surface layer and weakly cemented layers and low in other layers. Natural fertility is low.

Representative profile of St. Johns sand south of Scottsmoor on McCollough Road, 0.3 mile west of U.S. Highway No. 1 and 50 feet north of road, SE¼SE¼ sec. 36, T. 20 S., R. 34 E.:

A1—0 to 11 inches, black (N 2/0, rubbed) sand; weak, medium, granular structure; very friable; many fine and common medium and large roots; color caused by mixing of black organic matter and gray sand grains and gives a dark salt-and-pepper effect when dry; very strongly acid; gradual, wavy boundary.

A2—11 to 19 inches, gray (10YR 5/1) sand; single grain; loose; common, medium and fine roots; common, faint, dark-gray and very dark gray streaks; very strongly acid; abrupt, wavy boundary.

B21h—19 to 22 inches, black (10YR 2/1) sand; moderate, medium, granular structure; firm to friable, weakly cemented; common fine and few medium roots; many uncoated sand grains; very strongly acid; clear, wavy boundary.

B22h—22 to 31 inches, black (5YR 2/1); sand; moderate, medium, granular structure; firm, weakly cemented; few fine roots; very strongly acid; clear, wavy boundary.

B3—31 to 36 inches, dark-brown (7.5YR 3/2) sand; single grain; loose; common, medium, distinct, dark reddish-brown (5YR 2/2), weakly cemented fragments; few fine roots; common, medium, decaying roots; very strongly acid; gradual, wavy boundary.

C1—36 to 44 inches, brown (10YR 5/3) sand; few, medium, faint, dark yellowish-brown mottles; single grain; loose; few medium roots; very strongly acid; gradual, wavy boundary.

C2—44 to 70 inches, pale-brown (10YR 6/3) sand; single grain; loose; very few roots; very strongly acid.

St. Johns soils are strongly acid or very strongly acid in all horizons.

The A1 horizon is black or very dark gray when rubbed. It ranges from 8 to 20 inches in thickness but is mostly 10 to 14 inches thick. The A2 horizon is gray to light gray and is 6 to 20 inches thick. Few to many streaks of the A1 horizon extend into the A2 horizon. The entire A horizon is less than 30 inches thick.

The B21h horizon is black or very dark brown and is 2 to 6 inches thick. The B22h horizon is black to dark reddish brown and is 4 to 20 inches thick. The B3 horizon is brown or dark brown to dark grayish brown and is 4 to 20 inches thick. It contains common, dark reddish-brown, weakly cemented fragments.

The C horizon is brown to pale brown in the upper part and pale brown to white in the lower part. In some profiles is has mottles or streaks of other colors.

St. Johns soils are associated with Immokalee, Myakka, Pomello, and Wabasso soils. They have a thicker black or very dark gray A1 horizon than these soils. They are more poorly drained than Pomello soils. They are sandy below the B2h horizon, and Wabasso soils are loamy. The depth to the B2h horizon is less than 30 inches in St. Johns soils, but is more than 20 inches in Immokalee and Pomello soils.

St. Johns sand (Sb).—This is a nearly level, poorly drained sandy soil on broad low ridges in the flatwoods. This soil has the profile described as representative of the series. The water table is within a depth of 10 inches for 2 to 6 months in most years and typically between 10 and 40 inches the rest of the time. During extended dry periods it is below 40 inches. This soil is occasionally flooded for 2 to 7 days following heavy rains.

Included with this soil in mapping are a few areas of fine sand, small areas where the weakly cemented layer is below a depth of 30 inches, and a few areas where the weakly cemented layer is underlain by loamy material.

Most areas are in natural vegetation of second-growth pond pine and slash pine and a dense understory of saw-palmetto and native grasses. A few areas are used for range.

If drainage and water control are adequate, this soil is well suited to vegetables, improved pasture grasses and clover, lawn grasses, and many kinds of ornamental plants. It is moderately well suited to citrus. Capability unit IIIw-1; Acid Flatwoods range site; woodland group 10.

St. Johns soils, ponded (Sc).—These soils are in sloughs, poorly defined drainageways, and shallow intermittent ponds in the flatwoods. Individual areas are generally long and narrow, but some cover 40 acres or more. They consist of St. Johns soils and soils that are similar but have a weakly cemented layer at a depth of 40 to 45 inches. The water table is within a depth of 10 inches for 6 to 12 months in most years. Most areas are continuously flooded for 6 months or more in most years.

Included in mapping are soils that have a dark-colored surface layer more than 20 inches thick and a weakly cemented layer at a depth of 40 to 45 inches. Also included are small areas of Myakka, Micco, and Tomoka soils. The proportion of included soils varies from place to place. Individual soils could not be mapped separately because of prolonged wetness and, in some places, dense vegetation.

These soils are very wet, and drainage is generally not feasible because no suitable outlets are available. Almost all areas are in natural vegetation of marsh grasses, sedges, and St.-Johnswort. Some are wooded with water-tolerant hardwoods and pond pine.

These soils are not suited to cultivated crops, citrus, lawn grasses, or most kinds of ornamental plants. They are poorly suited to improved pasture grasses and clover.

Capability unit Vw–1; Slough range site; woodland group 7.

St. Lucie Series

The St. Lucie series consists of deep, nearly level to strongly sloping, excessively drained sandy soils on high, dunelike ridges and isolated knolls. These soils formed in thick beds of marine or eolian sand.

In a representative profile the surface layer is gray fine sand about 3 inches thick. Below this, to a depth of 120 inches, is white fine sand.

Permeability is very rapid throughout. The available water capacity is very low in all layers. Organic-matter content and natural fertility are low.

Representative profile of St. Lucie fine sand, 0 to 5 percent slopes, in a wooded area about 75 feet east of Clearlake Road, NW¼NW¼ sec. 20, T. 24 S., R. 36 E.:

A—0 to 3 inches, gray (10YR 5/1) fine sand; single grain; loose; common fine and few medium roots; very strongly acid; clear, smooth boundary.

C—3 to 120 inches, white (10YR 8/1) fine sand; single grain; loose; common medium and few fine roots to a depth of 30 inches, few grading to none below; clean sand grains; few, fine, distinct, gray (10YR 5/1) streaks in upper 12 inches; strongly acid.

St. Lucie soils are very strongly acid to slightly acid. The content of silt and clay is less than 5 percent in the upper 40 inches.

The A horizon is gray or light-gray fine sand 1 to 3 inches thick.

The C horizon is light gray to white and extends to a depth of 80 inches or more.

St. Lucie soils are associated with Astatula, Immokalee, Myakka, Paola, Pomello, and Satellite soils. They differ from all these soils in not having a B horizon. They are better drained than all but Paola and Astatula soils.

St. Lucie fine sand, 0 to 5 percent slopes (StB).—This is an excessively drained sandy soil on high dunelike ridges and isolated knolls. It has the profile described as representative of the series. The water table is below a depth of 10 feet.

Included with this soil in mapping are areas of St. Lucie soils that have a sand rather than a fine sand texture. Also included are small areas of Pomello soils.

Most areas are still in natural vegetation of sand pine and an understory of scattered saw-palmetto, rosemary, and cactus.

This soil is not suited to vegetables, citrus, or improved pasture. It is poorly suited to lawn grasses and most kinds of ornamental shrubs. Capability unit VIIs–1; Sand Scrub range site; woodland group 1.

St. Lucie fine sand, 5 to 12 percent slopes (StD).—This is an excessively drained sandy soil on the sides of high dunelike ridges. It is similar to St. Lucie fine sand, 0 to 5 percent slopes, but has stronger slopes. The water table is below a depth of 10 feet.

Included with this soil in mapping are some areas where the texture is sand instead of fine sand and a few areas that are steep and very steep.

Most areas are still in natural vegetation of sand pine and an understory of scattered saw-palmetto, rosemary, and cactus.

This soil is not suited to vegetables, citrus, or improved pasture grasses. It is poorly suited to lawn grasses and most kinds of ornamental plants. Capability unit VIIs–1; Sand Scrub range site; woodland group 1.

Spoil Banks

Spoil banks (Sp) are piles of soil material dug from large ditches and canals or dredged from ship channels in the Indian River. On the mainland Spoil banks occur as long, narrow areas adjacent to the ditches and canals from which they were dug. In the Indian River they occur as scattered islands near the ship channel from which they were dredged. One area south of Patrick Air Force Base consists of alternating low ridges of sand and shells dredged from the Indian River and tidal swamp.

The physical properties of Spoil banks vary, depending on the nature of the soils or soil material from which they were taken. The texture in most areas adjacent to ditches and canals is a mixture of sand and loamy sand or sandy clay loam, but some areas are entirely sand. Shells and marl are common, particularly where canals were dug into deep substrata. The islands of dredged material consist mostly of mixed sand and shells. In some places this material contains lumps of clay and in a few places, layers or pockets of peat or muck. Most areas on the mainland are nearly level to steep and do not have a water table within the spoil. Areas on the islands are nearly level or gently sloping and generally have a water table that fluctuates between depths of 30 and 60 inches.

Permeability varies but generally is very rapid. The available water capacity generally is low or very low. Organic-matter content and natural fertility generally are low.

Spoil banks have little use in their natural state. Cabbage palms and pines grow in some areas. Some islands are used for recreation. Some support Australian pine. Many are barren, except for a few weeds. Not assigned to a capability unit, range site, or woodland group.

Swamp

Swamp (Sw) consists of nearly level, poorly drained and very poorly drained areas of soils that have a dense cover of wetland hardwoods, cypress trees, vines, and shrubs. Swamp is in poorly defined natural drainageways, in depressions, and in large bay heads. It is flooded with fresh water most of the time.

The soil pattern in the swamps is intricate and varied. The dense vegetation makes it impractical to map the soils separately. In the northern and central parts of the county and on Merritt Island are the deep sandy Anclote, Pompano, Basinger, Terra Ceia, and Tomoka soils. In the southern part of the county soils are the Floridana, Chobee, Felda, Holopaw, Winder, Montverde, Tomoka, and other soils that have a loamy subsoil.

Swamp is kept in its natural state and used mainly as woodland and wildlife habitat. Though identifiable soils in the mapping unit have higher capability, the dense vegetation makes reclamation impractical in most places. Capability unit VIIw–1; Swamp range site; not assigned to a woodland group.

Tavares Series

The Tavares series consists of nearly level and gently sloping, moderately well drained soils on narrow to

MANCINI PROPERTY

Flood Zone

Brevard County Parks & Recreation

May 6, 2003

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Soils Map

Brevard County Parks & Recreation

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Soils Map

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Wetlands Map

Brevard County Parks & Recreation

May 6, 2003

backed up, others probably are too. He reported BRPH is the engineering firm selected for this project, and he will talk with them on the procedure and cost.

B. Committee Attendance

Motion by Lee Bird, seconded by Lorene Shafer, that if a member of either committee has three unexcused absences that they be replaced.
AYE: Bird, Jeffers, Katrick, Jeffers, Miller, Page, Shafer, Thompson
NAY: None **Carried 8-0**

V. NEW BUSINESS

Lee Bird invited the committee to the Scottsmoor community second annual 4th of July picnic at Parrish Park-Scottsmoor at 3 p.m.

Sabrina Jeffers stated her concern that more community members are not involved.

VI. PUBLIC INPUT

Blaise Mancini asked if he can contact committee members. Chairman McCone stated he can, but committee members can't talk with each other about any issue that might be voted on. Mr. Nelson clarified that Mr. Mancini can talk with committee members individually but can't tell one what another said.

Chairman McCone asked those present in the audience to introduce themselves and state their interest.

- Sunny Creel, Friends of the Library, is interested in all of it as she has lived in the community some 30 odd years.
- John and June Dumphy are interested in the equestrian project and want to be on the mailing list.
- Fred Kusterer lives at the railroad tracks at McCullough Road.
- George Miller has a small boarding business in Holder Park.
- Nicolas Rinaldi own a strip of property along the railroad tracks at Williams Way.
- Blaise Mancini's father, Don, owns the property.

VII. NEXT MEETING DATE

Mr. Nelson stated that once he has had discussion with the engineer and the Mancinis, he will send a letter to the committee with the status.

The next meeting was tentatively set for July 19, at 6:00 p.m., at the Mims-Scottsmoor Library.

VIII. ADJOURNMENT

The meeting adjourned at 7:14 p.m. at the motion by Lee Bird, seconded by Mary Page.

Respectfully submitted,

Donna McCone, Chairman

jbi