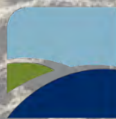


Coppola Tract

Archie Carr Sea Turtle Refuge Florida Forever Boundary Amendment 2026

Submitted by:



**THE
CONSERVATION
FUND**

**Florida Forever
Boundary Amendment Application**



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Archie Carr Sea Turtle Refuge

Property Proposed for Boundary Amendment: ^{The Estate of} Gary Coppola (Sebastian Beach Inn) GAL Corp of
Brevard

Name/Affiliation Proposing Amendment: _____

Mailing Address: P.O. Box 510115 Melbourne Beach FL 32951
Street City State ZIP

Primary Phone: 860 916 9615 Email: GNCANPA@live.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Florida Forever Boundary Amendment Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\)](#) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\)](#), F.S.]. Refer to the [application addendum](#) on our website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System \(LABINS\)](#) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle \(DOQs\)](#) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).

**Florida Forever
Boundary Amendment Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Brevard County County, Florida.

Property/project name: The Estate of Gary Coppola (Sebastian Beach Inn) GAL Corp of Brevard

Name/Affiliation of Authorized Representative: Paul V. Coppola Personal Representative of the Estate of Gary J. Coppola

Mailing Address: P.O. Box 510115 Melbourne Beach FL 32951
Street City State ZIP

Primary Phone: 860 916 9615 Email: GNCAN paul.v@aol.com

Property information

Section _____ Township _____ Range _____
Lat/Long _____
Acres 2.64

Parcel identification number(s):

29-35-25-00-509

29-35-25-00-531

Landowner Information

Landowner Signature

Date

Nov. 18, 2025

Landowner Name (print) Paul V. Coppola Personal Representative of the Estate Gary J. Coppola

Mailing Address: P.O. Box 510115 Melbourne Beach FL 32951
Street City State ZIP

Primary Phone: 860 916 9615 Email: GNCAN paul.v@aol.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

Filing # 220972764 E-Filed 04/14/2025 03:53:37 PM

IN THE CIRCUIT COURT OF THE
EIGHTEENTH JUDICIAL CIRCUIT,
IN AND FOR BREVARD COUNTY,
FLORIDA

PROBATE DIVISION
FILE NO.: 05-2025-CP-021941-XXCP-BC

IN RE: ESTATE OF

GARY JAMES COPPOLA, A/K/A
GARY J. COPPOLA,

Deceased.

LETTERS OF ADMINISTRATION
(single personal representative)

TO ALL WHOM IT MAY CONCERN:

WHEREAS, GARY JAMES COPPOLA, also known as GARY J. COPPOLA, a resident of Brevard County, Florida, died on February 23, 2025, owning assets in the State of Florida, and

WHEREAS, PAULE L. VEILLEUX COPPOLA, also known as PAULE L. VEILLEUX has been appointed personal representative of the estate of the Decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW, THEREFORE, I, the undersigned Circuit Judge, declare PAULE L. VEILLEUX COPPOLA, also known as PAULE L. VEILLEUX duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of GARY JAMES COPPOLA, also known as GARY J. COPPOLA, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

DONE AND ORDERED in Titusville, Brevard County, Florida, this Monday, April 14, 2025

05-2025-CP-021941-04/14/2025 12:59:29 PM

James Earp

James Earp, Circuit Judge
05-2025-CP-021941 04/14/2025 12:59:29 PM

STATE OF FLORIDA, BREVARD COUNTY
I HEREBY CERTIFY that the foregoing is a true
copy of the Letters filed in this office which
remain in full force and effect as of this date.

RACHEL M. SADOFF, Clerk of Court

Date 4/22/2025 By *[Signature]*

Deputy Clerk



1-XXCP-BC

Filing 220972764

PAULE L VILLEUX COPPOLA, et al. v.

05-2025-CP-021941-XXCP-BC

Addendum 1 - Maps

Attachment A

General Description

A.1 Descriptive location of the proposed project with total acreage

(See Addendum 1 for maps)

The Coppola Tract is a proposed 2.64-acre fee-simple acquisition located just south of Floridana Beach in Brevard County, Florida, encompassing approximately 600 linear feet of Atlantic Ocean frontage. The property is situated between two conservation properties managed by the US Fish and Wildlife Service as part of the Archie Carr National Wildlife Refuge (ACNWR). It is located .37 miles east of the Indian River Lagoon State Park. Acquisition of the property would directly expand and consolidate protected lands within one of the most biologically significant sea turtle nesting landscapes in the world.

The Archie Carr National Wildlife Refuge supports approximately one-quarter of all loggerhead sea turtle (*Caretta caretta*) nests laid annually in Florida, making it the most important loggerhead nesting area in the Western Hemisphere. In addition, endangered green sea turtles (*Chelonia mydas*) deposit more nests within the Refuge than anywhere else in Florida, establishing it as the most significant green turtle nesting area in the United States. The Coppola Tract lies within this exceptionally productive nesting corridor and contributes directly to the protection of core nesting habitat for multiple imperiled sea turtle species. Within the 1km shoreline extending north and south of the Coppola Tract an average of 1.4 nests have been laid in every meter every year for the past five years (personal communication, Merope Moonstone, Brevard County, 2026).

According to statewide nesting data compiled by the Florida Fish and Wildlife Conservation Commission (FWC), Brevard County supports the highest concentration of sea turtle nesting on Florida's Atlantic coast, far exceeding all other east coast counties. Despite representing only a portion of Florida's total Atlantic shoreline, Brevard County accounts for a disproportionately large share of loggerhead and green turtle nesting, underscoring the statewide and global importance of protecting remaining undeveloped beachfront parcels within this region, like the Coppola Tract.

In addition, the property represents a significant potential to support colonial shorebird nesting, particularly for Least Terns and Black Skimmers, at a time when traditional rooftop nesting sites in Brevard County have declined substantially.

The Conservation Fund (TCF) has been approved for a Natural Resources Damage Assessment (NRDA) Grant specifically for sea turtle habitat protection. Grant funds may be applied toward the acquisition of the Coppola Tract, providing a meaningful opportunity to leverage non-Florida Forever funding and offset a portion of the project cost. In addition, the Brevard County Environmentally Endangered Lands (EEL) Program has expressed interest in participating as an acquisition funding partner, further reducing the financial burden to the Florida Forever Program while strengthening local and state conservation collaboration.

A.2 General Characteristics

The Coppola Tract consists primarily of open sand, beach, dune, and coastal strand. A portion of the property is currently occupied by the former Sebastian Beach Inn, a closed beachfront restaurant. The structure remains on-site and is anticipated to be removed consistent with conservation objectives. The property spans 600 feet of shoreline in a strategically irreplaceable stretch of high-density nesting beach that supports exceptional nesting concentrations of multiple sea turtle species.

The Coppola Tract will fill a substantial gap between two existing conservation areas within the Archie Carr National Wildlife Refuge. The properties directly adjacent to the Coppola Tract on the north and south are owned by the

State of Florida. Some of the northern tracts are owned by the US Fish and Wildlife Service (the “Service”), and the entire assemblage of tracts in this area is managed by the US Fish and Wildlife Service (See Addendum 1, Figure 2). Filling this gap in ownership will allow for seamless management of these existing conservation lands and create 1,152-linear feet of contiguous protected shoreline – nearly doubling the existing protected sea turtle habitat in this area.

As referenced above, FWC statewide nesting data indicate that Brevard County leads all Atlantic coast counties in total nest abundance, nesting density, and species diversity, supporting substantial nesting by loggerhead, green, and leatherback sea turtles. Specific nesting data for the 1km area around the Coppola Tract is provided below in A.2.2.

Protection of this site will prevent future development-related impacts, including artificial lighting, shoreline armoring, and increased human disturbance, while strengthening the ecological function and long-term resilience of adjacent refuge lands.

A.2.2 Natural and Biological Resources

In addition to its high-density sea turtle nesting beach, the Coppola Tract contains a small portion of coastal strand habitat, a naturally rare and ecologically important community. Coastal strand is typically dominated by species such as seagrape (*Coccoloba uvifera*), myrsine, and buttonsage especially in areas where tropical influences increase southward along the Atlantic coast. Within this habitat type, seagrape becomes increasingly prevalent nearest the coast, reflecting its role in dune stabilization and as transitional vegetation between open beach and inland plant communities (Source: *FNAI Coastal Strand Habitat Guide, 2010*). The Brevard County Environmentally Endangered Lands Program performed a site visit of the property in April 2026 and confirmed that the natural community on site is dominated by seagrape.

Site-specific nesting data demonstrate the exceptional biological value of this location. Within the one-kilometer stretch of beach extending north and south of the Coppola Tract, average nesting activity from 2021–2025 includes approximately 600 loggerhead nests per year (range: 450–700), 800 green turtle nests per year (range: 250–1,200), and 1–2 leatherback nests annually. These data, combined with five seasons of direct field observations, confirm that the beach adjacent to the Coppola Tract represents a high-density nesting area within the Archie Carr National Wildlife Refuge. Photographs taken less than one kilometer south of the tract during the 2024 nesting season show continuous sea turtle nesting activity along the shoreline, with tracks visible for extended distances (See Addendum 2).

In addition, during the 2025 sea turtle nesting season, a Kemp’s ridley sea turtle nested directly in front of the Coppola Tract. Kemp’s ridley turtles are listed as critically endangered and are considered the most endangered sea turtle species in the world. Nesting by this species in Florida is rare, making this occurrence particularly significant. Photographs documenting the nesting event are included in Addendum 2 (personal communication, Merope Moonstone, Brevard County, 2026).

In addition to sea turtles, the property provides suitable nesting habitat for colonial shorebirds, particularly Least Terns (*Sternula antillarum*) and Black Skimmers (*Rynchops niger*). Protection and appropriate management of this site would contribute to regional shorebird conservation efforts at a time when suitable nesting habitat is increasingly limited along Florida’s developed coastline due to redevelopment of buildings that once served as rooftop nesting sites.

A.2.3 Hydrological Resources

The project site lies within the Atlantic Coastal watershed and is directly influenced by coastal hydrological processes. The beach and dune system provides important ecosystem services, including storm surge attenuation and shoreline stabilization.

Preserving the property in a natural state will allow coastal processes to function without interference from hardened structures or intensive development. This will contribute to coastal resilience, protect adjacent infrastructure, and support the long-term stability of nesting habitat for sea turtles and shorebirds.

A.2.4 Archaeological and Historical Characteristics

The property contains an existing structure associated with the former Sebastian Beach Inn. No formal archaeological or cultural resource surveys have been completed at this time. The building is in disrepair and is anticipated to be removed consistent with conservation objectives. There have been reports that a World War II coastal watch tower once existed on the property but was destroyed by a hurricane in 2004. There aren't any readily noticeable artifacts from the tower currently present on the site.

A.3 Potential public recreation opportunities or other public uses

If acquired, the Coppola Tract would be managed primarily for resource protection. Compatible public uses may include passive recreation, such as wildlife viewing, environmental education, and scientific research, consistent with management objectives of the adjacent Archie Carr National Wildlife Refuge. Public access would be evaluated to ensure protection of sensitive nesting habitat.

Brevard County's South Beaches Dune Project, which encompasses the Brevard County portion of the Archie Carr NWR, has been maintained with periodic placement of beach quality sand and native dune vegetation since 2005. This work, largely to restore the dune after storm events, has helped prevent seawall construction along the 13 miles of South Beaches shoreline for over 20 years. During these projects, the northern portion (roughly 150 feet) of the Coppola Tract has served as a construction staging and access site 10 times over the past 21 years thanks to community minded cooperation of the owner. Following every use for dune restoration projects, the dune at the site has been repaired and thoroughly planted with sea oats and other native dune vegetation. Given the opportunity, Brevard County will continue to use this site for future public dune repair projects following major storm events, perhaps every 2-3 years, and public ownership will help ensure this remains possible (personal communication, Merope Moonstone, Brevard County, 2026). If approved for future use for the Dune Project, restoration activities would be coordinated to avoid disturbance of sea turtle and shorebird nesting activity.

A.4 Potential threats or development plans that could impact the value of the proposed project

While not listed for sale currently, the landowner is informally seeking offers from developers. Coastal properties in Brevard County continue to experience intense development pressure, particularly for beachfront residential and commercial uses. Remaining undeveloped parcels with direct ocean frontage, especially large lots like the Coppola Tract, are increasingly rare and highly vulnerable to redevelopment.

If not protected, the Coppola Tract could be subject to redevelopment of up to three residential units resulting in habitat loss, increased artificial lighting, shoreline armoring, and human disturbance, all of which are known threats to sea turtle and shorebird nesting success. Acquisition of the property will permanently eliminate these threats and secure the site for conservation.

A.5 Local resolutions related to the potential public acquisition of the project (if applicable)

None at this time.

A.6 Details on how the project meets Florida Forever criteria and goals

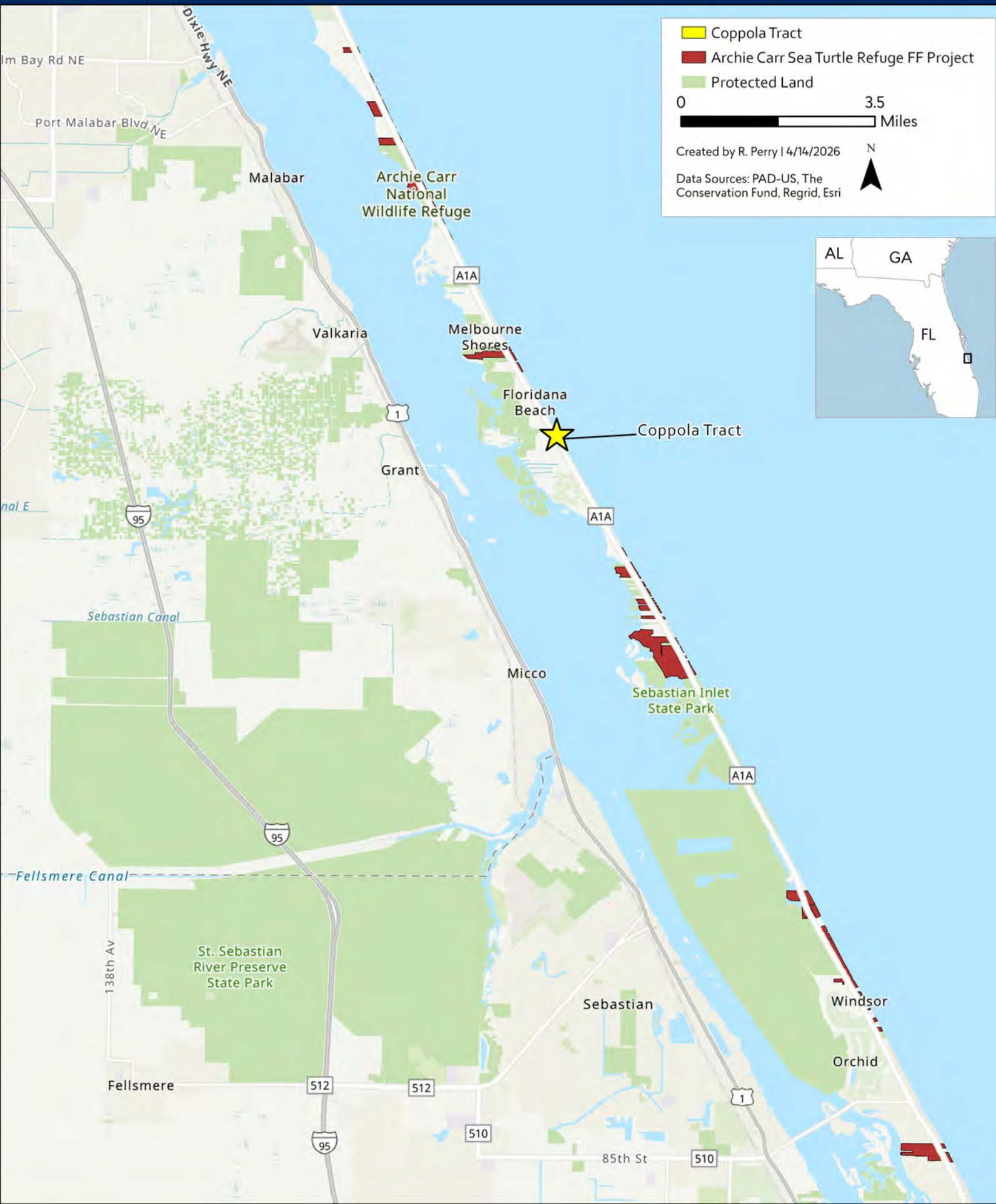
(See Addendum 3)

A.7 Whether the project is proposed for fee-simple or less-than-fee acquisition

The Coppola Tract is proposed for fee-simple acquisition. The Brevard County Environmentally Endangered Lands (EEL) Program Selection and Management Committee has expressed interest in serving as an acquisition funding partner and, if acquired, would be willing to manage the property in coordination with existing conservation lands. Fee-simple ownership will ensure permanent protection, effective habitat management, and compatibility with adjacent refuge lands.

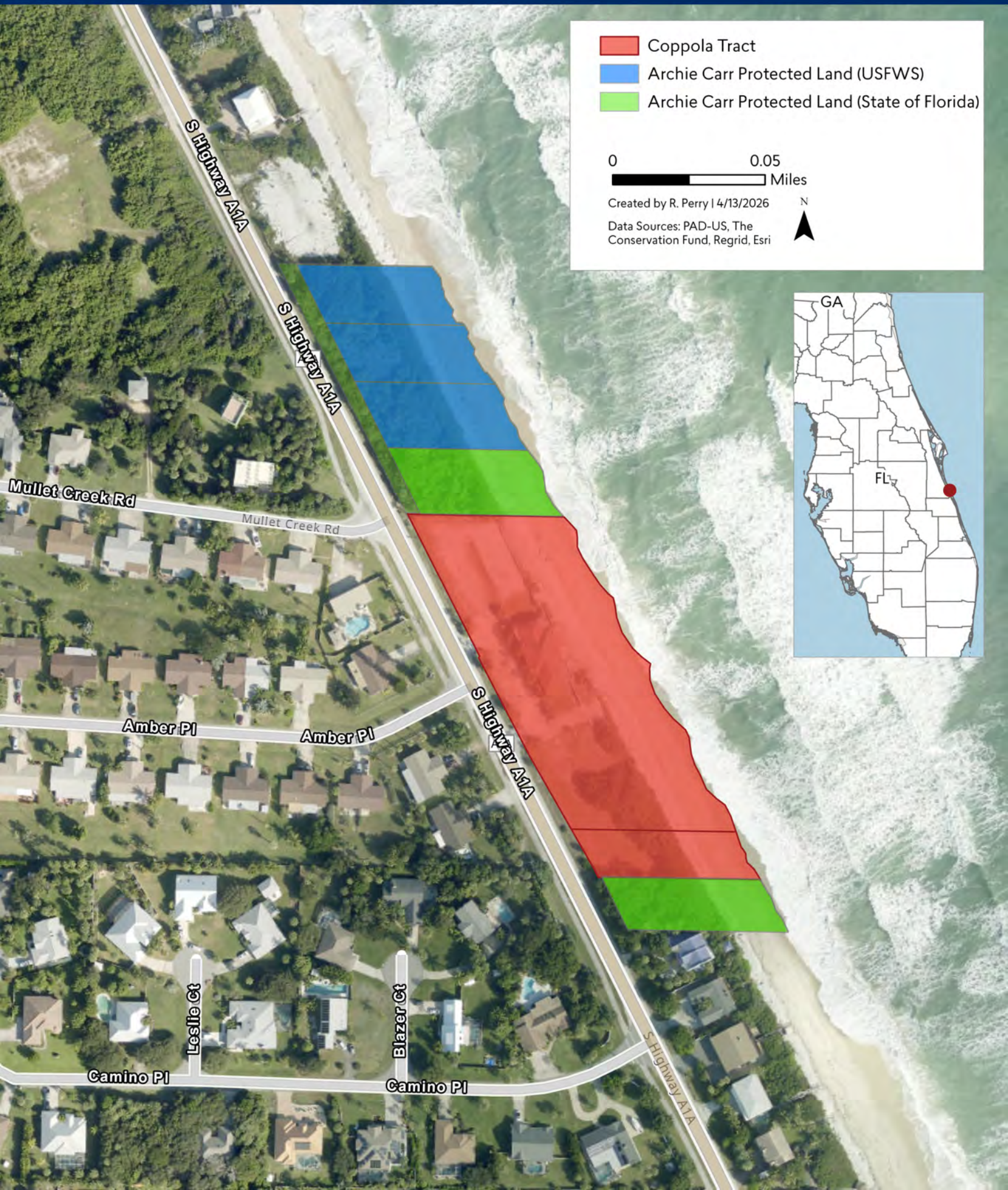
Coppola Tract

Location Map Figure 1



Coppola Tract

Archie Carr Sea Turtle Refuge Ownership Map Figure 2



- Coppola Tract
- Archie Carr Protected Land (USFWS)
- Archie Carr Protected Land (State of Florida)

0 0.05
Miles

Created by R. Perry | 4/13/2026

Data Sources: PAD-US, The
Conservation Fund, Regrid, Esri



Native Vegetation



Coppola Tract Photos



Existing Structure and Dune

- **Sea Turtle Tracks**
 - Displaying crawl density within 1km north and south of the Coppola Tract



Kemps Ridley Nesting Event 2025 – Coppola Tract



Kemps Ridley Nesting Event 2025 – Coppola Tract



Kemps Ridley Nesting Event 2025 – Coppola Tract



Nesting Density – Coppola Tract

Photo credit: bŠāūlyƏ 9ŦŠyŭ π w2Ēl-yŷ {K2ōŠT bŠāūlyƏ 5Šyāūē π Merope Moonstone, | /C a l-ŭayŠ ¢dzŭŭtŠ wŠā2dzŭŭŠ Dŭ2dzLJ

Addendum 3

Florida Forever Goals, Performance Measures, and Criteria

Please note all acreages are approximate.

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

Measure A1: This project meets measure A1 as it protects 2.64 acres of high-density sea turtle nesting beach.

Measure A3: The Conservation Fund (TCF) has been approved for a Natural Resources Damage Assessment (NRDA) Grant specifically for sea turtle habitat protection. Grant funds may be applied toward the acquisition of the Coppola Tract. In addition, the Brevard County Environmentally Endangered Lands Program is willing to manage the property, and potentially, be a funding partner.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

Measure B1: 27% of the property is within Strategic Habitat Conservation Areas Priority 1.

Measure B2: The project will protect .82 acres in Priority 2 and .06 acres in Priority 6 FNAI Habitat Conservation Priorities.

Measure B6: Within the one-kilometer stretch of beach extending north and south of the Coppola Tract, average nesting activity from 2021–2025 includes approximately 600 loggerhead nests per year (range: 450–700), 800 green turtle nests per year (range: 250–1,200), and 1–2 leatherback nests annually.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:

Measure C1: 100% of the Coppola Tract is actual or potential imperiled species habitat – actual habitat for multiple species of imperiled sea turtles and potential habitat for colonial shorebirds, including Least Terns and Black Skimmers.

Measure C5: This project will protect approximately 1 acre of Priority 4 Significant Surface Waters.

Measure C6: The majority of the property is within a Storm Surge Zone. Preventing redevelopment on this property will remove and prevent the potential for development in this area which is subject to intense storms and flooding, which will contribute to the resiliency of this property as well as the surrounding properties.

Measure C7: Approximately .83 acres of this property is identified as a Priority 1 Fragile Coastal Resource by FNAI.

Measure C9: 100% of the property shoreline is characterized as Critically Eroding Beach by Florida Department of Environmental Protection (Ref: https://floridadep.gov/sites/default/files/FDEP_Critically%20Eroded%20Beaches_08-2025_FINAL_1.pdf). Brevard County's South Beaches Dune Project, which encompasses the Brevard County portion of the Archie Carr NWR, has been maintained with periodic placement of beach quality sand and native dune vegetation since 2005. This work, largely to restore the dune after storm events, has helped prevent seawall construction along the 13 miles of South Beaches shoreline for over 20 years. During these projects, the northern portion (roughly 150 feet) of the Coppola Tract has served as a construction staging and access site 10 times over the past 21 years thanks to community minded cooperation of the owner. Following every use for dune restoration projects, the dune at the site has been repaired and thoroughly planted with sea oats and other native dune vegetation. Given the opportunity, Brevard County will continue to use this site for future public dune repair projects following major storm events, perhaps every 2-3 years, and public ownership will help ensure this remains possible.

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

Measure I1: The entire property is within the 100-year floodplain and designated as a "Special Flood Hazard Area" by FEMA. It is also within a Storm Surge Zone. Preventing development on this property will prevent redevelopment on the property contributing to the resiliency of this property as well as the surrounding properties.

Measure I2: The property meets this measure as it will be suitable for passive public recreation.

Measure I4: 100% of the property is within the 100-year floodplain and the "Special Flood Hazard Area" Acquiring the property will preclude rebuilding in an area that repeatedly floods.

FLORIDA FOREVER CRITERIA - SECTION 259.105(9) AND (10), FLORIDA STATUTES
Coppola Tract meets the following Criteria:

9(a) *The project meets multiple goals described in subsection (4).*

The project meets 4 goals in subsection (4) above.

9(b) *The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.*

9(c) *The project enhances or facilitates management of properties already under public ownership*

The Coppola Tract will fill a substantial gap between two existing conservation areas within the Archie Carr National Wildlife Refuge. The properties directly adjacent to the Coppola Tract on the north and south are owned by the State of Florida. Some of the northern tracts are owned by the US Fish and Wildlife Service (the “Service”), and the entire assemblage of tracts in this area is managed by the US Fish and Wildlife Service. Filling this gap in ownership will allow for seamless management of these existing conservation lands and create a 1,152-linear foot contiguous stretch of protected shoreline – nearly doubling the existing conservation land.

9(f) *The project contributes to the solution of water resource problems on a regional basis.*

9(g) *The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.*

A property of this size could be developed with three residential units. While the property is not currently listed for sale, the landowner is speaking to developers about a potential sale.

9(h) *The project implements an element from a plan developed by an ecosystem management team.*

9(k) *The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.*

9(l) *The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.*

Brevard County Environmentally Endangered Lands Program is a potential funding partner, and is a willing manager of the property. The Conservation Fund and United States Fish and Wildlife Service through a Natural Resources Damage Assessment Grant may contribute matching funds to the acquisition.

10 *The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:*

As stated above, matching funds are available from multiple sources for this project, including potential participation by the Brevard County EEL Program and NRDA grant funding approved for The Conservation Fund to acquire properties for sea turtle habitat protection.

Attachment B

Estimate Property Taxes

 Account: 2956218



Owners:

COPPOLA, GARY

Wrong ownership? [Maybe this is why...](#)



Mail Address:

PO BOX 510115 MELBOURNE BCH FL 32951



Site Addresses:

7035 HIGHWAY A1A MELBOURNE BEACH FL 32951

7037 HIGHWAY A1A MELBOURNE BEACH FL 32951



Parcel ID:

29-38-25-00-509



Taxing District:

3400 - UNINCORP DISTRICT 3



2025 Exemptions:

NONE

Missing an exemption? [Maybe this is why...](#)



Property Use:

2100 - RESTAURANT / CAFETERIA



Total Acres:

2.16



Site Code:

0120 - OCEAN FRONT



Plat Book/Page:

--



Subdivision Name:

--



Land Description:

Value

Category	2025	2024	2023
 Market Value:	\$2,975,760	\$2,951,580	\$2,948,360
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$2,905,760	\$2,641,600	\$2,401,460
 Assessed Value School:	\$2,975,760	\$2,951,580	\$2,948,360
 Homestead Exemption:	\$0	\$0	\$0
 Additional Homestead:	\$0	\$0	\$0
 Other Exemptions:	\$0	\$0	\$0
 Taxable Value Non-School:	\$2,905,760	\$2,641,600	\$2,401,460
 Taxable Value School:	\$2,975,760	\$2,951,580	\$2,948,360

Sales/Transfers

Don't see your sale/transfer here? [Maybe this is why...](#)

Date	Price	Type	Instrument
02/23/2025	--	DC	10300/1030
11/01/1989	\$125,000	WD	3027/4107
07/01/1969	\$10,500	--	1086/456

Buildings

Wrong building data? [Maybe this is why...](#)

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	PLYWD/T111
Frame:	WOOD FRAME
Roof:	ASPH/ASB SHNGL
Roof Structure:	WOOD TRUSS

DETAILS

Description	Value
Bldg. Use:	2100 - RESTAURANT / CAFETERIA
Year Built:	1908
Story Height:	9
Floors:	1

DETAILS

Description	Value
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	4,897
Utility Room	630
Total Base Area	4,897
Total Sub Area	5,527

EXTRA FEATURES

Description	Units
Paving - Concrete	12,780
Dock Roof - Metal	380
Fence - Wood 6'	436
Wood Deck	4,389
Paving - Stone	1,125
Dock Roof - Shingle	325
Fence - Wood 8'	15

Estimate Property Taxes

 Account: 2956247



 Owners:

COPPOLA, PAULE L VEILLEUX

[Wrong ownership?](#) [Maybe this is why...](#)

 Mail Address:

217 LANSING ISLAND DR INDIAN HARBOUR BEACH FL 32937

 Site Address:

NONE

 Parcel ID:

29-38-25-00-531

 Taxing District:

3400 - UNINCORP DISTRICT 3

 2025 Exemptions:

NONE

[Missing an exemption?](#) [Maybe this is why...](#)

 Property Use:

0009 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, UNPLATTED)

 Total Acres:

0.48

 Site Code:

0120 - OCEAN FRONT

 Plat Book/Page:

--

 Subdivision Name:

--

 Land Description:

PART OF GOV'T LOT 2 AS DESC IN ORB 2308 PG 1016

Value

Category	2025	2024	2023
 Market Value:	\$975,000	\$975,000	\$825,000
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$658,840	\$598,950	\$544,500
 Assessed Value School:	\$975,000	\$975,000	\$825,000
 Homestead Exemption:	\$0	\$0	\$0
 Additional Homestead:	\$0	\$0	\$0
 Other Exemptions:	\$0	\$0	\$0
 Taxable Value Non-School:	\$658,840	\$598,950	\$544,500
 Taxable Value School:	\$975,000	\$975,000	\$825,000

Sales/Transfers

Don't see your sale/transfer here? [Maybe this is why...](#)

Date	Price	Type	Instrument
03/03/2026	--	PR	10561/284
02/23/2025	--	DC	10300/1030
07/30/1996	\$105,000	WD	3593/1731
08/30/1994	\$120,000	WD	3412/3428
07/29/1988	--	QC	2965/2555
07/21/1988	\$74,800	TD	2933/2406
03/31/1987	--	QC	2826/796

Buildings

Wrong building data? [Maybe this is why...](#)

No Data Found

Coppola Tract Parcels

County	Parcel ID	Owner Name	Property Appraiser Acreage	Just Value
Brevard	29-38-25-00-509	Gary Coppola	2.16	\$ 2,975,760.00
Brevard	29-38-25-00-531	Paule L Veilleux Coppola	0.48	\$ 975,000.00
			2.64	\$ 3,950,760.00

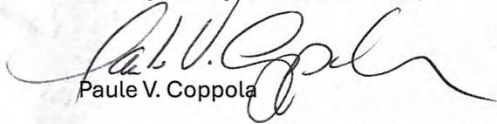
November 18th, 2025

To whom it may concern:

The purpose of this letter is to acknowledge that Paule Veilleux Coppola personal representative of The Estate of Gary J Coppola (SBI), Gal Corp of Brevard, is a willing seller to the State of Florida. Provided, however, that any sale would be based on terms and conditions that are determined by the seller to be acceptable at the time they are offered.

We appreciate the opportunity to preserve this beautiful part of Florida and look forward to being included in the Florida Forever Program.

Thank you for your consideration,



Paule V. Coppola

Personal Representative of the Estate of Gary J Coppola

P.O. Box 510115

Melbourne Beach, Florida 32951

Cell: 860-916-9615

Coppola Tract

Tax Parcel Map



Coppola Tract

0 0.03 Miles

Created by R. Perry | 4/13/2026

Data Sources: PAD-US, The Conservation Fund, Regrid, Esri



Coppola Tract

Highway Map



Willing Manager Confirmation



BOARD OF COUNTY COMMISSIONERS

**Parks and Recreation Department
Environmentally Endangered Lands Program**

91 East Drive
Melbourne, Florida 32904

April 13, 2026

Rebecca Perry
Florida Associate State Director
The Conservation Fund

Dear Rebecca:

Please accept this letter as confirmation that the Brevard County Environmentally Endangered Lands (EEL) Program is a willing manager of the Sebastian Beach Inn (Coppola) property in the event the property can be acquired for conservation. The Brevard County EEL Program is identified in the Archie Carr Sea Turtle Refuge Florida Forever Project summary as a management partner for lands acquired within the project area.

Sincerely,

Mike Knight, Program Manager
Brevard County Environmentally Endangered Lands Program

Letter of Support



United States Department of the Interior

OFFICE OF THE SECRETARY
Washington, D.C. 20240



April 17, 2026

Ms. Sine Murray
Office of Environmental Services
Department of Environmental Protection
Division of State Lands
3900 Commonwealth Boulevard
Tallahassee, FL 32399-3000

Re: Letter of Support for the Coppola Tract Boundary Amendment – Archie Carr Sea Turtle
Florida Forever Project

Dear Chair and Members of the Acquisition and Restoration Council:

On behalf of the U.S. Department of the Interior, I am writing to express our strong support for the proposed Coppola Tract Boundary Amendment, a 2.6-acre fee-simple acquisition located in Brevard County, Florida. This acquisition directly complements the Deepwater Horizon Natural Resource Damage Assessment (DWH NRDA) sea turtle injury restoration goals, which prioritize the protection of high-quality sea turtle nesting habitat. Securing this tract represents a meaningful opportunity to advance restoration outcomes already underway through DWH NRDA investments in sea turtle conservation.

The Coppola Tract lies within and adjacent to the approved acquisition of Archie Carr National Wildlife Refuge, a globally important sea turtle nesting area established to protect coastal beach and dune ecosystems essential to the survival and recovery of loggerhead, green, leatherback, and Kemp's ridley sea turtles, all of which are listed under the federal Endangered Species Act (ESA). Completing this acquisition strengthens one of the most productive and internationally recognized sea turtle nesting areas, thereby making a direct contribution to the recovery objectives outlined in ESA recovery plans. The parcel also fills a critical gap between two existing conservation areas, allowing for unified, landscape-scale management to ensure long-term habitat resilience.

Protection of this tract will secure 1,152 linear feet of contiguous Atlantic shoreline—nearly doubling the current extent of protected conservation beach in this immediate area. This expansion significantly enhances nesting habitat for multiple ESA-listed sea turtle species. A Kemp's ridley nest documented on the property during the 2025 season further underscores the biological importance of preserving this parcel, given the species' critically endangered status and extremely limited nesting distribution.

This acquisition aligns strongly with Florida Forever criteria, particularly those emphasizing protection of rare species habitat, coastal ecosystems vulnerable to development, and lands that contribute to regional conservation connectivity. The project also maximizes conservation return by leveraging multiple funding sources, including potential participation by the Brevard County Environmentally Endangered Lands (EEL) Program and DWH NRDA-approved funding administered by the U.S. Fish and Wildlife Service's Gulf Restoration Office for sea turtle habitat protection.

For these reasons, the Gulf Coast Restoration Program of the U.S. Department of the Interior strongly supports approval of the Coppola Tract Boundary Amendment and respectfully encourages the Acquisition and Restoration Council to support this addition. This acquisition will permanently protect irreplaceable coastal habitat, directly advance DWH NRDA sea turtle restoration goals, contribute to ESA-listed sea turtle recovery, and further Florida Forever's mission to conserve Florida's most ecologically valuable resources.

Thank you for your consideration and for your continued commitment to protecting Florida's natural heritage.

Sincerely,

A handwritten signature in blue ink that reads "Mary Josie Blanchard". The signature is fluid and cursive, with the first name "Mary" and last name "Blanchard" being more legible than the middle name "Josie".

Mary Josie Blanchard
Director, Gulf Coast Restoration
U.S. Department of the Interior