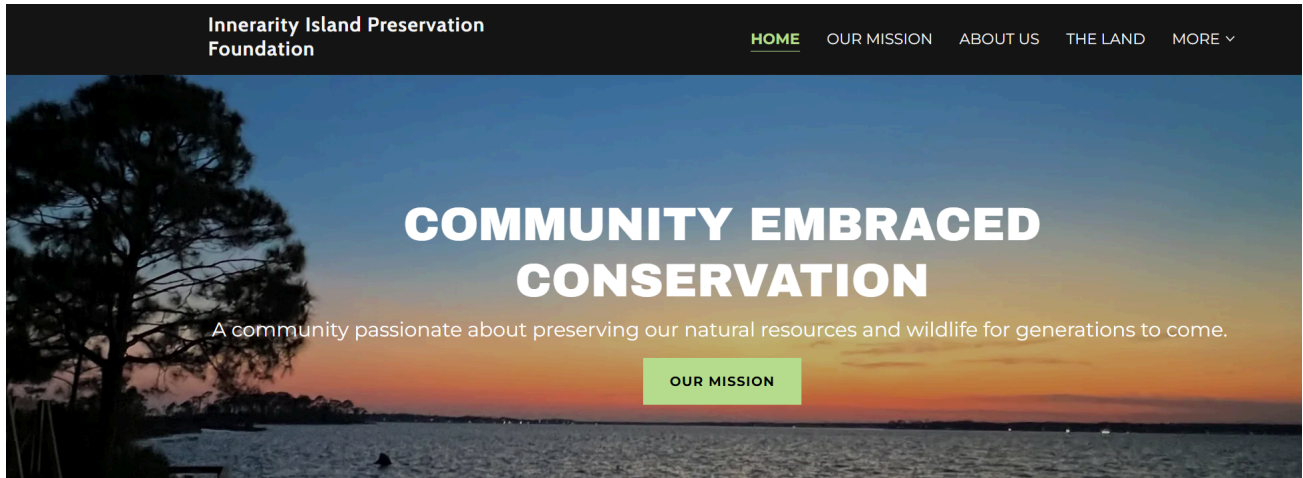


Innerarity Island Preservation Foundation

www.InnerarityIslandPreservationFoundation.org



Business Plan for the Preservation of the Innerarity Island Conservation Lands

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Overview of Innerarity Island Preservation Foundation's mission and vision.

The Innerarity Island Preservation Foundation, is dedicated to preserving and protecting the natural beauty and ecological diversity of our lands for future generations.

Through strategic conservation efforts, community engagement and sustainable practices, we strive to safeguard habitats, promote biodiversity and ensure the health of our ecosystems.

By fostering a deep connection between people and nature, we aim to inspire stewardship and create a legacy of environmental responsibility.

Together, we envision a world where every preserved acre of land is valued, respected, and conserved for the benefit of all.

Summary of key objectives and strategies.

Protecting Natural Habitats: One of the primary goals is to protect and preserve specific natural habitats such as forests, wetlands, grasslands, and coastal areas. This practice involves acquiring the stated land to prevent development or harmful activities that could degrade these ecosystems.

Biodiversity Conservation: We will work to safeguard biodiversity by preserving habitats that are home to endangered and threatened species and by supporting a diverse population of island flora and fauna. Maintaining biodiversity is crucial for ecological balance and resilience.

Promoting Sustainable Land Use: Encouraging sustainable land use practices among landowners, communities, and policymakers is another of our key objectives. This may include advocating for conservation easements, sustainable agriculture, responsible forestry practices, and low-impact development.

Public Access: Many land conservation nonprofits strive to balance conservation with public access and recreational opportunities. They may develop trails, parks and camping areas, and support educational programs to foster appreciation for nature while ensuring that these activities do not harm sensitive habitats.

Education and Outreach: We are prioritizing accessibility to the lands for higher education academic research. We have already provided students from the University of West Florida with access to the property, and we have plans to expand access to other local university and college programs. Students and faculty from UWF have been granted access to the community and have been provided with walkthroughs of each area of the conservation lands.

- o A few examples of potential academic research include:
 - Environmental Science
 - Environmental Sustainability
 - Geographic Information Science
 - Beach erosion
 - Biodiversity and habitat research
 - Botanical studies / protected plant life research
 - Climate impact research
 - Wildlife population studies

- o Educating the public about the importance of land conservation, flood risk mitigation and biodiversity is a core aim of our future academic partnership programs.

Collaboration and Partnerships: Collaboration with other organizations, government agencies, landowners, and communities is essential for achieving conservation goals. Building new partnerships allows us to develop resources, expertise, and support for conservation initiatives. We currently have a strong partnership with *Conservation Florida*, an accredited land trust which allows us to leverage a deep pool of resources with a vast amount of experience in land management and stewardship. Innerarity Island is home to a very energetic pool of community leaders and residents that share their own professional levels of experience to help with the Foundation's management and oversee volunteer activities to support the land steward plan.

Long-term Stewardship: Ensuring the long-term stewardship of conserved lands is critical. The Foundation will be provided annual budgetary donations from the island HOAs to help with costs associated with the management and monitoring of protected areas, enforce conservation agreements, and adapt to changing environmental conditions. Further support will be produced through local charity events within the community, regional fundraising efforts and support from the business community and environmental groups.

These objectives collectively aim to protect natural landscapes, biodiversity, and ecosystem services for current and future generations, promoting sustainable and rewarding relationships between people and the environment.

Highlights of anticipated impact and community benefits.

The conservation of the designated land is a unique opportunity to allow a residential community to support stewardship of the natural ecosystem around and in their community. We believe this plan could become a benchmark model for future land preservation efforts in other neighborhoods with specialized environments.

Critical community benefits:

Flood mitigation for major storms.

- o Conserving the designated land will provide for rain/ storm water mitigation that will prevent significant flood damage from hurricane & tropical storms. We have documented flood risks from Hurricane Sally that photographically demonstrate the impact severe rain has on this area. If this property is placed into perpetual conservation status and not developed, the risk of community level flooding is significantly reduced. Increased land development would cause FEMA-level storm damage to the inland areas of the community.

Wind breaks for major storms.

- o The existing Maritime forest areas provide high wind mitigation during storms, which reduces potential damage to the community areas.

Impact to infrastructure

- o Current community and Escambia County infrastructure does not support significant development in the designated areas, and such development would require infrastructure improvements that are cost prohibitive at local and state levels.

Wildlife preservation

- o The community has a unique love of our wildlife such as the red fox, deer, songbirds and wading birds and our native plant life. These elements have become integral to the character of the community and are embraced in a manner that enriches our residents and our wildlife serving the best interests of both. In many cases, developing residential communities cause the local wildlife to be pushed out of their natural habitat. Innerarity Island strives to protect and maintain its wildlife.

Future conservation:

- o Preserving the designated land offers an opportunity rarely afforded to many communities, because this conservation ensures future generations will be able to experience and enjoy the natural beauty of this land, which will be forever preserved and protected. This will provide the local area with an intimate view of the natural environment and will create a significant foundation for future conservation mitigation opportunities in and around Escambia County.

Organization Description

Legal structure of Innerarity Island Preservation Foundation

The Innerarity Island Preservation Foundation (“The II Preservation Foundation”) is a State of Florida designated not for profit. Below is a SunBiz.org status report for the Foundation.

Florida Not For Profit Corporation
INNERARITY ISLAND PRESERVATION FOUNDATION INC.

Filing Information

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[SunBiz Link](#)

Overview of key personnel, board of directors, and organizational structure.

The Innerarity Island Preservation Foundation is made of a board of directors which are a combination of community residents with director level seats reserved partners. The following organization structure is illustrated below:

Board President - Chad Linkous
Secretary - Kelly Gontarski
Treasurer - Gary Carmack

Board Directors:

Dennis Geary
Brian Sullivan
Sam McKnight
Jerry Garcia
Brian Kershaw
Timothy Day - Escambia County
TBD- Conservation Florida Land Trust partner
TBD - Academic partners

Note: Special advisory boards are planned for specific steward plans, volunteer activities and donation needs as they arise.

Board members will have a one-year term in which they can elect to stay on for an additional one-year term as desired. Quarterly board meetings are scheduled to discuss

agenda topics to be defined prior to each meeting. Additional meetings will be scheduled as needed throughout the year. An annual board meeting will be scheduled in December of each year to confirm board member positions and review financials for the current year, and to approve next year's budgets.

The Foundation's by-laws can be provided per request.

The Foundation has published a website to allow for additional vision information as well as to provide a site for academic research, land history and details regarding the individual conservation land areas. www.InnerarityIslandPreservationFoundation.org

Market Analysis

- Overview of the local and regional conservation landscape.
 - The Perdido Key area has several federal, state, and local natural habitats that are protected land and wildlife areas which include Johnson Beach, Gulf Island National Seashore. There are dozens of protected wetlands areas in and around the designated preservation land site which aligns to local promise to protect our natural habitats for generations.

- Identification of key stakeholders, including communities, government agencies, and potential partners.
 - We have several key stakeholders and partners in our area:
 - **Stakeholders:**
 - Innerarity Island Subdivision
 - Russell Bayou Subdivision
 - Florida DEP
 - **Partners**
 - Escambia County
 - Conservation Florida
 - UWF

- Assessment of environmental challenges and conservation opportunities.
 - As part of the land stewardship plan, invasive species will require monitoring and mitigation activities as needs arise.
 - As part of the land stewardship plan, controlled burns may be required at predetermined times as needs arise.
 - Shore erosion mitigation may become a future concern.
 - Wildlife habitat care can be an opportunity along with potential bird nesting sites. Providing nesting boxes and other support is possible.

Conservation Strategy

- Conservation goals and objectives.
 - Our conservation goals and objectives are outlined in the Deed of Conservation Easement, Baseline Document Report, the current stewardship plan and is included in the overall document package per request or via a PDF download at:
www.inerrarityislandpreservationfoundation.org
- Protection, and management.
 - The designated conservation land will have posted signage with contact information to reach the Foundation.
 - No hunting, trapping, motorized vehicles, or campfire signs are already posted throughout the designated land areas.
- Conservation prioritization criteria:
 - Prioritization of environmental concerns will be based on the following criteria and rated using a 1-3 rating with three being the highest.
 - Risk to wildlife (1-3)
 - Risk of fire (1-3)
 - Risk to humans (1-3)
 - Risk to protected species (animal/plant) (1-3)
 - Short term concern (6 months – 2 years)
 - Long term concern (2 years- 10 years)
 - Local/state/Federal compliance requirement

Programs and Initiatives

Overview of conservation programs and initiatives (e.g., habitat restoration, invasive species management).

- Higher education programs and initiatives
 - Community gate access codes have been provided to University of West Florida faculty and students.
 - Additional codes or RFID tags can be allocated for future academic partnerships.
- Education and outreach programs for community engagement and awareness.
- Research and monitoring initiatives to assess impacts and to adapt strategies.

Operational Plan

- Policies and procedures for land management, stewardship activities, and volunteer management will be posted via the Foundation website.
- Volunteer events will be posted via the Foundation website on the Events page.
- Academic partner visits for research or classwork will be posted via the Foundation events website page to alert residents of students within the protected areas. Both HOAs will be provided in advance alerts of visitors or conservation efforts being performed in the designated land areas.

Governance and Risk Management

Governance structure and decision-making processes.

The Foundation board will meet quarterly to discuss some of the example topics shown below:

- Short & long-term risks/concerns
 - Stewardship goals and actions required.
 - Volunteer activities
 - Budgetary needs and fundraising opportunities
 - Partnership programs
 - Academic programs
 - Community investment and commercial sponsorship
 - Local and state government partnerships
 - Safety concerns
 - Land or wildlife protection concerns / risks.
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- All board decisions will require a 2/3rd majority vote from attending officers/directors.
 - Board governance and roles/responsibilities.
 - Quarterly meetings
 - Publish meeting agendas and meeting notes to the Foundation website.
 - <https://innerarityislandpreservationfoundation.org/>
 - Annual reporting to the State of Florida
 - Financial compliance & Monitoring
 - Liability Insurance maintenance
 - Safety and welfare of the land

Evaluation and Impact Assessment

Methods for evaluating conservation outcomes and impact.

- The stewardship plan will be monitored by the Foundation along with annual site visits from Conservation Florida to assure compliance with the plan is being met. Site visits will be scheduled at the beginning of each year or as necessary through the year.
- Monitoring reviews and necessary responses will be performed at the request of Conservation Florida.
- Continuous improvement strategies will be implemented based on evaluation results.

Sustainability and Future Growth

- Strategies for long-term sustainability and growth.
 - The Foundation will continue to work with Conservation Florida, FL DEP, and Escambia County on a regular basis to assure long term stewardship of the land is maintained to keep the property at current standards, and will employ updated technology tools and modern scientific research results as an aid to help us to sustain the property amidst a rapidly changing climate.
- Expansion plans for conservation efforts or new initiatives.
 - To be determined after the conveyance of the property and initial studies done by Conservation Florida.
- Collaboration opportunities and partnerships for scaling impact.
 - A Foundation goal is to continuously build and expand partnerships within the academic and scientific research areas with a special focus on deepening our relationships with local universities and colleges for student access to the land.
 - Another Foundation goal is to foster relationships with the business and environmental communities to garner support and to network with them to maintain and improve the objectives of our conservation efforts.

Document versioning

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