

Meeting Date
February 2, 2017



AGENDA	
Section	Unfinished Business
Item No.	V A

AGENDA REPORT
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	BOARD CONSIDERATION RE: TIME EXTENSION FOR CFAR TO RELOCATE CAPTIVE WILDLIFE TO FOREVER FLORIDA RESERVE, OSCEOLA COUNTY (DISTRICT 1)
DEPT/OFFICE:	PLANNING & DEVELOPMENT DEPARTMENT

Requested Action:
It is requested that the Board consider granting a one year time extension to Central Florida Animal Reserve, Inc. (CFAR) to relocate their captive wildlife from 5420 Date Palm Street, Canaveral Groves to Forever Florida Reserve in Osceola County. If approved, provide direction to staff to continue the stay of code enforcement proceedings.

Summary Explanation & Background:

CFAR will be moving its captive wildlife sanctuary for great cats from its present Canaveral Groves location to the 4,700 acre Forever Florida Reserve in Osceola County. The Canaveral Groves property currently accommodates approximately 35 wild cats, such as tigers, lions and cougars.

As background, the initial code enforcement complaint was received in January, 2006. A vested rights application to allow for the continued use of the property as a captive wildlife sanctuary was heard by the Special Magistrate in 2009. On February 27, 2009, the Special Magistrate recommended that the vested rights application be denied. On April 28, 2009, the Board of County Commissioners approved a resolution of denial, but granted the petitioner two (2) years to relocate the captive wildlife, subject to conditions:

1. That the Applicant receive a Conditional Use Permit within eight months (December 28, 2009), having relocated all animals by the end of the second year to the new location;
2. That the Applicant not accept additional Class 1 predators or continue breeding on the property;
3. That the Applicant pass inspection by Florida Fish and Wildlife within five days;
4. That the Applicant or associated organization, not involuntarily or voluntarily lose its Class 1 predator rescue and reserve license;
5. That the Applicant, or associated organization, not discontinue the Class 1 predator rescue and reserve operation; and
6. That should an animal escape through a breach of security, all conditions are void.

A conditional use permit for an alternative location in Scottsmoor was submitted in 2010. After several tablings of the request due to neighborhood concerns, the CUP application was withdrawn on September 2, 2010. The applicant advised that a new location in Osceola County was being pursued. Understanding that a new location was being sought, the Board accepted the withdrawal of the CUP application and extended the stay on enforcement proceeding for 24 months (to September 2, 2012). In August 2012, the Board granted an 18 month extension to March 2, 2014, with the proviso that CFAR issue quarterly reports to staff regarding their progress. The applicants have diligently kept the County apprised of their progress. On February 6, 2014, the Board granted a one year extension to March 2, 2015. On February 5, 2015, the Board granted another year extension to March 2, 2016. On February 4, 2016, the Board granted another extension to March 2, 2017. While they have continued to make significant progress, the site will not be ready for occupancy by said date. CFAR anticipates completing construction in early summer, but relocation of the animals may need to extend through the cooler winter months. Accordingly, CFAR is seeking a one year time extension to March 2, 2018.

Clerk to the Board instruction:

Exhibits Attached: CFAR Correspondence and Photographs of Osceola County Location.

Contract /Agreement (If attached):	Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
------------------------------------	-----------------------------	-----	--------------------------	----	--------------------------	----	--------------------------

County Manager Stockton Whitten	Assistant County Manager	Department Director / Extension <i>Robin M DiFabio</i> Robin M. DiFabio, AICP Planning & Development Department/ext 5-2069
--	--------------------------	---



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

February 13, 2017

MEMORANDUM

TO: Robin DiFabio, Planning and Development Director

RE: Item V.A., Board Consideration of Time Extension for Central Florida Animal Reserve, Inc. (CFAR) to Relocate Captive Wildlife to Forever Florida Reserve, Osceola County

This is to correct Memorandum dated February 3, 2017. The Board of County Commissioners, in regular session on February 2, 2017, granted one-year time extension to March 2, 2018, to CFAR to relocate captive wildlife from 5420 Date Palm Street, Canaveral Groves to Forever Florida Reserve in Osceola County.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

/ds

CFAR



CENTRAL FLORIDA ANIMAL RESERVE

Compassion. Conservation. Commitment.

January 11, 2017

Robin Sobrino, Director
Brevard County Planning & Development
2725 Judge Fran Jamison Way
Bldg A-114
Viera, FL 32940

RE: CFAR Update 1/2017

Dear Robin,

I hope this letter finds you having had a wonderful Christmas season and enjoying the New Year.

This letter is written to apprise you of the progress of building at the new Central Florida Animal Reserve (CFAR) facility at Forever Florida Ranch in Osceola County. Progress has proceeded quite well on the ground and we have been blessed with excellent financial support to fuel the project. Here is a brief synopsis of our progress:

1) Financial:

- a. Fund Match Program – A \$100,000 program was undertaken in the Spring of 2016 with a very generous donor stepping forward to match \$100,000 of donations. The program was a success and generated \$200,000.
- b. We were blessed with two large year end gifts:
 - i) \$35,000 designated for our perimeter fence
 - ii) \$45,000 designated for our medical facility
- c. To date, we have expended \$1 Million dollars toward the buildout which is what we had initially projected for completion. The above referenced \$280,000 will allow for completion of the project.

Page 1

CFAR - Central Florida Animal Reserve, Inc.
Non-Profit Organization
PO Box 184, Sharpes, FL 32959-0184 - (321) 637-0110

RECEIVED

JAN 17 2017

BY: _____

To further detail the on the ground progress:

1. **Enclosure (Cage) Wrapping:** All (16) of our required enclosures have been wrapped in chain link fencing on the sides. Some (6) still require partial roofing in chain link per ongoing Florida Wildlife Commission (FWC) input. This has begun on two enclosures.
2. **Doors:**
 - a) Security doors (Human entrance doors) – two doors have been hung. Two more are on site. Twenty six more need to be fabricated and hung.
 - b) Shift Doors (Animal entrance doors):
 - i) Internal Metal – Four shift doors are onsite. None have been hung. Some can be salvaged from the Cocoa Facility (approximately 10-14). A total of thirty-two are required.
 - ii) External Wooden – Thirty are required and (16) sixteen have been fabricated. Four have been installed.
3. **Dens for Animal Residents** – Complete
4. **Boardwalk** – Funded and waiting on engineering drawings. Contractor obtained.
5. **Perimeter Fence** – A contractor and funding have been obtained. Will install after Boardwalk complete.
6. **Food Prep Area:**
 - a) Food Prep Trailer – Electric, plumbing and Fire System connected. Waiting on Certificate of Occupancy from Osceola County.
 - b) Freezers – Electrically connected and functional.
 - c) Overarching Pole Barn – Funded, contractor obtained, & ready for commencement.
7. **Septic System** – Installed and functional.
8. **Electrical** – Installed and functional in forward two-thirds of acreage/site. Final inspection from Osceola County not yet applied for.

9. **Medical Center** – Funded, not yet designed, not required for move from Cocoa. Probable modular design for future additions.
10. **Visitor Center** - Not funded, tentative design in form of modular trailer structure similar to Food Prep trailer, not required for move from Cocoa.
11. **Plumbing** – Complete to front two-thirds of acreage/site.
12. **Road Improvement:**
 - a) Paving of Broussard Way off 441 pending
 - b) Tour Path & Feed Path – Planned for crushed concrete, funded, and contractor obtained.
13. **Cage Periphery Rock Stabilization** – funded, contractor obtained.
14. **Animal Drinking Buckets** – concrete, sixteen (16) required and obtained, bottoms not yet poured, nor sealed and plumbed.
15. **Animal Tubs** – Concrete tubs complete and in place, not yet sealed nor plumbed.
16. **Landscaping** – Ongoing/will be perpetual.
17. **Parking Area** – Will be completed with Broussard Road paving and crushed rock Tour and Feed paths.
18. **Enclosure Barn Lighting** – will be completed over time, not required for move.
19. **Enclosures for ‘Little Critters’** – CFAR has three separate small mammal species requiring separate enclosures. Construction of these has not yet begun but is not a major issue for the move. We may be able to salvage some materials from the existing cocoa metal “tiger” enclosures.
20. **FWC Permitting of site** – Once we have one enclosure completely finished and the perimeter fence installed, we will apply for an FWC inspection. Once this is accomplished the facility will be “permitted” from FWC, but, not yet ready for the move since the additional enclosures will not yet be complete and capable of handling animal residents. This will, however, represent a significant milestone. This goal is in sight.

21. Final Site Inspection from Osceola County – Pending above incomplete items.

22. USDA Inspection – not yet applied for

23. Animal Move -.will occur once FWC signs off on the entire site. USDA will only inspect once animals are on site. The move will require approximately two weeks. It has always been the plan to move the animals during the colder months. The move will be stressful enough for them but summer heat could be deadly. Therefore, we prefer the move to occur from November through March.

As can be seen from the above narrative, we have made substantial progress on the project. The goal is in sight. Having said that, considerable work remains before we can physically move the animals.

The current Cocoa facility is being maintained to FWC and USDA standards. We are most anxious for the final work to be completed and for the move to occur. Realistically, we do not anticipate being able to complete the move by March 2017, given the scope of end game work to be done. As you can see, we are working diligently toward our goal and will get the job accomplished in a professional manner. Currently, our animal (big cat) population has decreased to thirty residents with a few being lost to age-related issues in 2016.

With all of this in mind, we feel it prudent to request an extension on our timeline of one year. We feel we should be able to accomplish the move within 6 months, but cannot say with absolute certainty if we can do it within that timespan. It will absolutely be done with one year. Therefore, I would request that we be placed upon the Commissioners Planning & Zoning agenda for the first week in February. I will be calling you shortly and then each of the commissioners just before the meeting to explain any questions.

We greatly appreciate your patience and understanding as we diligently work to complete this project to build a facility of which we all may be proud. We strive to make CFAR at Forever Florida a great resource for our community for many years to come.

Sincerely,



Thomas J. Blue, DMD
President, Board of Directors
Central Florida Animal Reserve














CENTRAL FLORIDA
ANIMAL RESCUE
WILLIAM H. MILDNER
FOOD PREPARATION CENTER

030559





10000001

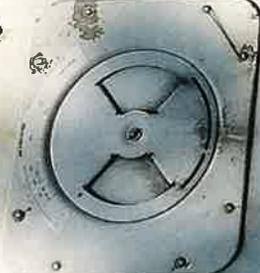
Carrier
TRANSICOL
TRAINING



R-134a

314003 5

Carrier
THINLINE



R-134a

02 03

CFAR



CENTRAL FLORIDA ANIMAL RESERVE

Compassion. Conservation. Commitment.

September 29, 2016

Robin Sobrino, Director
Planning and Zoning Department
Brevard County, FL
2725 Fran Jamison Way
Building A-114
Viera, FL 32940

Dear Robin,

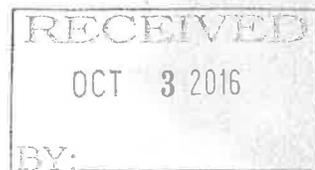
This letter is written to apprise you of the progress of the building of the new CFAR Sanctuary at Forever Florida in Osceola County. We have been diligently working on the build out and have made substantial progress since our last report (6/15/16). I have summarized below:

1) **Funding report**

In July of 2016 we began another large scale funding campaign to propel us towards our goal of project completion. The goal was to raise \$200,000 and at this point we have raised \$175,000 to that end. At this point in time we have expended roughly \$920,000 in funds towards the project which was originally estimated at one million dollars back when we began in 2013. The additional \$200,000 should get us pretty close to completion barring any cost overruns, which are probably inevitable.

2) **Electric report**

After receiving the electric permit from Osceola County we commenced with electric infrastructure build out. The main complex of electric breaker boxes and distribution hub was completed in July; however, Duke Power required some



modification before turning the power on. This cost us several weeks since some digging up of underground conduit and electric box rearrangement was needed to meet their specifications. The fact of the matter is that the initial build out was according to our electrical engineers design drawings but Duke wanted a different arrangement so we were forced to comply despite the fact that the Osceola County inspection had approved our initial arrangement. In any case, we rearranged our distribution hub and subterranean conduit and Duke Energy approved us and turned the power to the site on or about 9/1/16. Trenching from the hub to distribution points in the front 5 acres of the 11 acre site was undertaken, subterranean conduit was laid and electric wire was pulled through the conduit to several down line distribution boxes. At this time, boxes are wired at:

- a) The walk in freezer and cooler Conex containers
- b) The front well head shed
- c) A major distribution box between barn 2 & 3
- d) A major distribution box at the maintenance barn and trailer in the middle of the site which will branch to the back 6 acres of the site (enclosures and hospital)
- e) The food preparation trailer

Electric build out continues.

3) **Food Preparation trailer:**

- a) temporary power is established
- b) plumbing and septic hookup will begin shortly

4) **Septic**

- a) Septic drain field complete
- b) Subterranean drain pipes from food preparation trailer and future visitor center trailer are in place but not hooked up yet

5) **Plumbing**

Pipes are run to all 16 barns but terminal hardware is not yet installed

6) **Perimeter Fence**

A bid is in hand but placement has not commenced

- 7) **Boardwalk**
A rough bid is in hand but permitting with St. John's Water Management District has not yet been applied for. We are establishing a dialogue soon.
- 8) **Enclosures**
- a) 14 enclosures have been wrapped in chain link fencing with shift cages attached. Twenty (20) are required for completion. Another one is scheduled to begin next week with others in succession.
 - b) One prototype security door has been hung and three more are onsite. Forty are required for completion.
 - c) One shift door is onsite but not yet hung. Four more have been ordered. Forty are required for completion.
 - d) Banding and nailing continues on enclosures to FWC specifications
 - e) Materials obtained for additional roofing over tubs/dens but not installed
 - f) Paint/coating selection for animals tubs and buckets underway
- 9) **Site Preparation**
Tree trimming to improve access continues

As you can see, we are working diligently on our CFAR at Forever Florida sanctuary and look forward to seeing it come to fruition soon. There is still considerable work to go before we are ready for the move and we pray that everything progresses smoothly towards the goal.

The existing CFAR Sanctuary in Canaveral Groves continues to function effectively and is being maintained to Florida (FWC) and Federal (USDA) standards. As you know, it has been a long, hot summer and we look forward to a cooler 6 months to continue our forward movement.

We would like to once again express our gratitude to the Brevard County Commissioners and the Planning and Zoning Department in continuing to work with CFAR as we inch toward our goal of moving to Forever Florida. A subsequent email will follow with photographs. Once again, thank you for your patience and understanding.

Sincerely,

A handwritten signature in cursive script that reads "Thomas J. Blue, D.M.D." The signature is written in black ink and is positioned below the word "Sincerely,".

Thomas J. Blue, DMD
President
Central Florida Animal Reserve
Board of Directors