



AGENDA REPORT
February 26, 2019

**Board Consideration, Re: Request for Reduction of Fine and Release of
Code Enforcement Lien for James Woodling, New Owner, 6576 Crest Ave,
Cocoa, FL 32927 (11CE-00921) (District 1)**

SUBJECT:

Board Consideration, Re: Request for Reduction of Fine and Release of Code
Enforcement Lien for James Woodling, New Owner, 6576 Crest Ave, Cocoa, FL 32927
(11CE-00921) (District 1)

FISCAL IMPACT:

FY19 Fiscal Impact – \$19,486

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

It is requested that the Board consider the Special Magistrate's recommendation to reduce the accrued fine from \$26,460 to \$6,974 and release the lien upon full payment for case 11CE-00921 at 6576 Crest Ave, Cocoa, FL 32927.

SUMMARY EXPLANATION and BACKGROUND:

A public hearing was conducted before the Code Enforcement Special Magistrate on November 6, 2003 regarding this matter. This case regards work that was performed in the right-of-way without required permit. The culvert in the right-of-way had been replaced without the required permit. After due notice to the previous owners, Canute C Cooper & Lorece Cooper, the Special Magistrate found the property in violation of code and issued a Findings of Fact, Conclusions of law and Order & Lien for Costs, which was executed and recorded in the Official Records Book 5113, Pages 3004 & 3005, requiring a permit to be obtained or return of the county right-of-way to its original condition.

On September 20, 2007, the Special Magistrate issued an Order Imposing Fine as Lien which was executed and recorded in the Official Records. The fines accrued at \$25.00 per day from December 7, 2003 until April 15, 2013 when the right-of-way was returned to the original condition and a permit had been obtained. The fines accrued for 3,417 days and reached the maximum of \$26,460.

On August 16, 2018, the new owner, James Woodling, through Attorney Ada Yeager, petitioned the Code Enforcement Special Magistrate for a reduction of the fine to \$0. The Special Magistrate recommends a reduction of the fine from \$26,460 to \$6,974, contingent on payment within 30 days or establishment of a payment plan within 30 days of the date that the Board of County Commissioners render a decision approving the Special Magistrate's recommendation.

Contacts: Brian Lock, Code Enforcement Manager, extension 52779,
brian.lock@brevardfl.gov.

CLERK TO THE BOARD INSTRUCTIONS:

N/A

ATTACHMENTS:

Description

- ▣ **Findings and Recommendation**
- ▣ **Recommendation Application**
- ▣ **Property Appraiser**



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 27, 2019

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Brian Lock

RE: Item J.2., Board Consideration for Request for Reduction of Fine and Release of Code Enforcement Lien for James Woodling, New Owner, 6576 Crest Avenue, Cocoa, FL 32927

The Board of County Commissioners, in regular session on February 26, 2019, approved the Special Magistrates Recommendation to reduce accrued fine to \$6,974, for Case 11CE-00921 for property located at 6576 Crest Avenue, Cocoa; directed staff to set up a payment plan over the next six (6) months to collect the fine; approved release of the lien upon full payment; and directed staff to develop options to streamline the Code Enforcement fine reduction process by amending the ordinance and the rules of the Special Magistrate, including converting Special Magistrate recommendations to the final determinations, while preserving the parties ability to seek judicial review if they so desire..

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/cmw

cc: Commissioner Tobia
Finance
Budget

CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
a political subdivision of the State of Florida,
Petitioner,

CASE NUMBER: **11CE-00921**
(Previously recorded as 03-1960)

Property Address: 6576 Crest Ave, Cocoa, FL 32927

vs.

District-1

CANUTE C COOPER & LORECE COOPER, Previous Owner,
JAMES WOODLING, New Owner,
Respondent(s).

**FINDINGS AND RECOMMENDATION TO
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

Upon petition of JAMES WOODLING, New Owner, the Code Enforcement Special Magistrate, on 8/16/2018, reviewed the basis for reduction of the accrued fine stated in the Request for Reduction of Penalty and Recommendation Application provided by Ada Yaeger, Attorney for JAMES WOODLING, heard testimony from JAMES WOODLING and the County; reviewed the Minutes and other documents from the original hearing, and being fully advised finds:

I. FACTS

1. This cause came on for public hearing before the Code Enforcement Special Magistrate on 11/6/2003 after due notice to the Respondent, CANUTE C COOPER & LORECE COOPER, at which time the Code Enforcement Special Magistrate heard testimony under oath, received evidence, and thereupon issued his oral Order which was reduced to writing and furnished to the Respondent. Findings of Fact, Conclusions of Law and Order recorded in the official records of Brevard County Book 5113, Page 3004.

2. Said order required the Respondent to take certain corrective action for the violations by 12/6/2003, and in the event the violation is not corrected by the specified time a fine of \$25.00 per day will be imposed. Accordingly, it was brought to the Code Enforcement Special Magistrate's attention on 9/20/2007 that the Respondent did not comply with the Special Magistrate's Order, and an Order Imposing Administrative Fine and/or Costs as Lien was filed against the property and upon any other real or personal property owned by the Respondent CANUTE C COOPER & LORECE COOPER, and recorded in the official records of Brevard County, Book 5813 at Page 4047.

3. A re-inspection on 4/15/2013 revealed the corrective action ordered by the Code Enforcement Special Magistrate was completed and the inspecting officer filed an Affidavit of Late Compliance. The fine accrued to the maximum 35% of \$26,460.00.

4. Testimony and evidence was presented by JAMES WOODLING, stating:

Spent considerable money & thought case
could connect

5. Testimony was received from the County stating:

a) ☐ The County objects to the request for reduction OR

☒ The County acknowledges the Special Magistrate's authority to recommend a fine reduction pursuant to Board policy.

b) _____

II. FINDINGS

The Special Magistrate weighing the severity of the violations of UNLAWFUL TO OBSTRUCT COUNTY ROAD OR ANY PART THEREOF.

All of above factors support **do** ☒ **<or>** **do not** ☐ support a recommendation of reduction of the accrued fine.

III. RECOMMENDATION

1. Based upon the foregoing factors, the request is **DENIED**.

OR

1. Based upon the foregoing factors, which in total weigh in favor of reduction of the accrued fine, the Special Magistrate recommends reduction of the accrued fine in the amount of \$26,460.00 to the reduced sum of \$6,974, contingent upon:

- Payment within 30 days of the date the Board of County Commissioners renders a decision approving the Special Magistrate's recommendation.
- With an option for the establishment of a payment plan which must be created within 30 days of the date of the Board of County Commissioners rendered decision, and payment plan timely paid accordingly.
- If reduced amount is not paid by the above time frame(s) as specified, the accrued fine will revert to the original amount due, less payments received.
- The actual costs total: \$2,219. Enforcement costs in the amount of \$539.00 have been paid. Balance of actual costs: \$1,682.00.

Dated August 16, 2018.


Stewart B. Capps, Special Magistrate
Code Enforcement

You have a right to appeal a final administrative Order to the 18th Circuit Court for Brevard County within a period of 30 days in accordance with Brevard County Code Section 2-178.

cc: Ada Aviles-Yaeger, Attorney for James Woodling 4923 North Pine Avenue Winter Park FL 32792
James Woodling, P.O. Box 895, Goldenrod, FL 32733

Mail payment to: Brevard County Code Enforcement, 2725 Judge Fran Jamieson Way, Bldg A 114, Viera, FL 32940

REDUCTION FACTOR WORKSHEET

CASE #11CE-00921

A. Extenuating Circumstances? Circle any that apply.

- 1) The applicant did not have the resource to comply
- 2) The applicant had a financial hardship
- 3) The applicant had a medical hardship
- 4) The applicant was experiencing hard times or was a victim of circumstances.

Explain: _____

- 5) There were technical and/or procedural issues with the case
- 6) The applicant did not have authority to make corrections (i.e., other legal action pending)
- 7) The required corrections were complex in nature
- 8) The applicant's age prevented timely compliance
- 9) The applicant experienced a language barrier

B. Nature of the violation.

- 1) Heightened health, safety, welfare concern Yes/No Yes
- 2) The amount of time to correct
 - a) 1-60 days
 - b) 61-120 days
 - c) Over 120 days
- 3) Degree of responsibility the applicant contributed to the delay in compliance
 - a) None
 - b) Somewhat
 - c) Complete
- 4) The applicant's level of cooperation with code enforcement
 - a) None
 - b) Somewhat
 - c) Complete
- 5) Did the applicant ever request an extension of the compliance date?
Yes _____ was it granted _____ denied _____ None requested _____
- 6) If yes, how many extensions were granted? _____

C. What type of interest does the applicant have on the property?

- 1) Considering acquiring the property
- 2) Foreclosure/Tax Deed Sale
- 3) Inherited property
- 4) Acquired property from the violator
- 5) The applicant was the owner when the violation occurred

6,974.00

D. Financial beneficiary of the fine reduction

- 1) Violator
- 2) New owner who corrected violation
- 3) _____

Original Fine \$26,460.00

Recommend Reduction to \$ 6,974.00

☒ Contingent on payment within 30 days

☒ Establish Payment Plan within 30 days, and pay in full by 1 year

☐ If unpaid, fine will revert to original amount, less payments received

SDC
S. Capps

8/10/18

**CODE ENFORCEMENT SPECIAL MAGISTRATE
BREVARD COUNTY, FLORIDA**

**Special Magistrate Hearing: Thursday, 8/16/18 9:00 a.m.,
Bldg C, 2nd Floor Space Coast Room, 2725 Judge Fran
Jamieson Way, Viera, FL 32940**

**Mail original to: Brevard County Code Enforcement, 2725
Judge Fran Jamieson Way, Bldg A 114, Viera, FL 32940
DUE ON OR BEFORE: 7/20/18**

CODE ENFORCEMENT

JW 20 2018

RECEIVED

Case No. 11CE-00921(Previously recorded as 03-1960
Property Address: 6576 CREST AVE COCOA FL 32927; District: 1
Previous Owner's Name: CANUTE C COOPER & LORECE COOPER
New Owner's Name: JAMES WOODLING c/o adayaeger@gmail.com

**REQUEST FOR REDUCTION OF PENALTY and
RECOMMENDATION TO BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**
**(Consider this document your Notice of Hearing-No other notice will be sent for this request *THIS IS A 2-
STEP PROCESS)**

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.

INSTRUCTIONS: Please review and complete the entire package. Failure to provide complete information will delay consideration of your request. Enforcement Costs must be paid prior to scheduling case for hearing and are not eligible for reduction. Be specific when writing your statement. Please return this form to the Special Projects Coordinator in Code Enforcement prior to the above deadline. The Request will then be scheduled for the next available Special Magistrate hearing and before the Board of County Commissioners thereafter. You must be present at both of the meetings. If you are claiming medical or financial hardship, you may attach supporting documentation, however they will become public record. If you have any questions, please call Angela at (321) 633-2086, ext. 52885.

Property Owner's Name: JAMES WOODLING, c/o Ada Yaeger

Property Owner's Mailing Address: P.O. Box 895, GOLDENROD, FL 32733/ 639 Carnation Dr Winter Park FL 32792

Phone Number where you can be reached during the day: (407) 467-2603(Ms. Yaeger)

STATUS OF PROPERTY AS OF INSPECTION MADE BY Suzanne Fonseca ON 4/15/2013

VIOLATION of: Section 246-3, Brevard County Code: Unlawful to Obstruct County Road or any part thereof.

Violation heard on 11/6/2003; fine ordered to accrue at \$25.00 per day from 12/7/2003 to 4/15/2013; the fine accrued to maximum 35% of assessed value \$26,460.00 (3417 days in violation); Fine imposed as lien by Special Magistrate on 9/20/2007.

Enforcement costs in the amount of \$537.00 were paid on 6/1/2018.

If the property owner is unable to complete this form, list the name of the person who completed the form and is authorized to act for the Property Owner and their relationship to the property owner.

Ada Yaeger, Attorney, ~~W~~

Please see ATTACHED

Signed: *A. Woodley*

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, **JAMES WOODLING**, who first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced a Florida driver's license as identification and did take an oath.

 **JODIE MARTIN**
Notary Public - State of Florida
My Comm. Expires Aug 22, 2018
Commission # FF 152884

James Woodling
6576 Crest Ave.
Cocoa, Fl. 32927
(407) 467-2603

REQUEST FOR REDUCTION OF PENALTY

At the time I purchased the property there was a fine imposed from Brevard County Zoning as a lien against the property for a drive-way violation from the previous owner. Once I assessed all the problems with the property I began taking steps to correct them. The first problem I planned to correct immediately was the issue with the drive-way. I contacted the Brevard County Code Enforcement to inquire on what I needed to do to correct the violation with the drive-way. They were very professional and helpful. Christine Verrett with the Brevard County Public Works Engineering sent me correspondence outlining in detail everything that I needed to accomplish to correct the problem.

Thereafter, I contacted Eric Nielsen Land Surveying to obtain the survey pursuant to the information Ms. Verrett provided. I paid Mr. Nielson, \$350.00 for the survey. Once I received the survey, I applied for the Permit and paid the \$180.00 Fee. As soon I obtained the permit, I contacted Ken Anson Construction, Inc. to begin the demo of the existing drive and install a new drive way. On or about April 22, 2013, the drive was completed and inspected by Brevard County. I paid Mr Anson, \$5,250.00 for the work he completed. Thereafter, I paid \$365.18 to install sod in the area surrounding the culvert.

After the violation was cured relating to the drive-way was completed and approved by Brevard County Code Enforcement, I proceeded to correct the remaining problems with the property. Unfortunately, it took a lot of work before the home was livable. It took several years and lots of money to fix almost everything wrong with the home. We have been occupying the home for now a little over three-years. Because my main focus was to make the home safe and livable, it has taken me over 4 years of hard work and money. Today, we are still dealing with other problems and continue to make needed improvements.

I respectfully request the removal of the lien and that no fine be imposed.

REDUCTION FACTOR WORKSHEET**THIS WORKSHEET MUST BE COMPLETED AS PART OF THE APPLICATION PROCESS****A. Extenuating Circumstances? Circle any that apply.**

- 1) The applicant did not have the resource to comply
- 2) The applicant had a financial hardship
- 3) The applicant had a medical hardship
- 4) The applicant was experiencing hard times or was a victim of circumstances.

Explain: _____

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Yes _____ was it granted _____ denied _____ None requested _____
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C. What type of interest does the applicant have on the property?

- 1) Considering acquiring the property
- 2) Foreclosure/Tax Deed Sale
- 3) Inherited property
- 4) Acquired property from the violator beneficiaries
- 5) The applicant was the owner when the violation occurred

D. Financial beneficiary of the fine reduction

- 1) Violator
- 2) New owner who corrected violation
- 3) _____

Original Fine \$26,460.00Recommend Reduction to \$ 0**(Must Enter an Amount)**



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

Account 2307316
 Owners Woodling, James
 Mailing Address 639 Carnation Dr Winter Park FL 32792
 Site Address 6576 Crest Ave Cocoa FL 32927
 Parcel ID 23-35-22-JY-275-16
 Property Use 0110 - Single Family Residence
 Exemptions None
 Taxing District 1900 - Unincorp District 1
 Total Acres 0.23
 Subdivision Port St John Unit 7
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0023/0060
 Land Description Port St John Unit 7 Lot 16 Blk 275



VALUE SUMMARY

Category	2018	2017	2016
Market Value	\$147,590	\$133,160	\$114,800
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$128,990	\$117,270	\$106,610
Assessed Value School	\$147,590	\$133,160	\$114,800
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$128,990	\$117,270	\$106,610
Taxable Value School	\$147,590	\$133,160	\$114,800

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
02/05/2013	\$20,000	QC	Improved	6810/0780
12/05/1983	\$4,900	WD	---	2477/2646

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - Single Family Residence

Materials	Details	
Exterior Wall:	Stucco	Year Built 1985
Frame:	Masnryconc	Story Height 8
Roof:	Cem/Cly/Mtl Tile	Floors 1
Roof Structure:	Hip/Gable	Residential Units 1
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	1,697	Fireplace 1
Garage	441	Screen Enclosure 472
Total Base Area	1,697	
Total Sub Area	2,138	

Hurricane Damage?

You may qualify for a property tax rebate.

Apply (/HurricaneDamage.aspx)

Public Notice

Exemption & Agricultural Renewal Notices

Read Notice (/Docs/Misc/PublicNotice_NoMailedRenewalNotice.pdf)

At Your Service

Questions? We're happy to help.

Contact Us



Parcel Notes Contact Us

Brevard County Property Appraiser

Dana Blickley, CFA

Parcel General NotesShow 100  entries

Search:

DATE	 TYPE	 NOTE
20151028	OTHER ASSESSMENT NOTES	FIRE SERVICE COUNTY
20151028	OTHER ASSESSMENT NOTES	STORM WATER FEE
20151028	OTHER ASSESSMENT NOTES	SOLID WASTE COLLECTION
20151028	OTHER ASSESSMENT NOTES	SOLID WASTE DISPOSAL
20151016	ACTIVITY NOTES	CHECK TYPE = L INSPECTION TYPE =
20151016	ACTIVITY NOTES	CHECK TYPE = B INSPECTION TYPE = P

DATE	TYPE	NOTE
20130312	NOTE TYPE R	TITLE CORRECTION: DC 6810/779 FOR LORECE COOPER; DOD 10/31/2008; TITLE TO CANUTE C COOPER P/2477/2646 R/S -- DC 6509/2569 FOR CANUTE COOPER; DOD 4/20/11; TITLE TO ESTATE (DC'S RECORDED OUT OF ORDER) ---ORDER DET HEX: 6803/453 EST OF CANUTE C COOPER #05-2011-CP-50753 PROPERTY TO JEFFE COOPER 50% INT, GLEN P COOPER 16.67% INT, SHIRLEY COOPER 16.66% INT & BARBARA COOPER 16.67% INT ---6810/780 J COOPER ETAL TO JAMES WOODLING
20120120	NOTE TYPE R	DC 6509/2569 FOR CANUTE COOPER; DOD 4/20/11; TITLE TO LORECE COOPER P/2477/2646 R/S
20120120	NOTE TYPE R	HISTORY REVIEW: 2477/2646 GENERAL DEVELOPMENT CORP TO CANUTE C COOPER & LORECE COOPER J/T W R/S
20111202	NOTE TYPE R	HOMESTEAD CANCELLATION SENT
20111021	NOTE TYPE R	AC P/RETURN VN FROM PO---
20110729	NOTE TYPE R	X-42 1R P/DEATH REG 5/2011 DOD 4/20/11 FOR CANUTE C COOPER
20070101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
20070101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
20060101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
20060101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
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20060101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
20060101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD

DATE	TYPE	NOTE
20060101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
20060101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
20060101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100 STW105UD
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20030101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20020101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20020101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20010101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20010101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20010101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
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20010101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20010101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20000101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
20000101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19990101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19990101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100

DATE	TYPE	NOTE
19970101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19970101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19960101	LAND NOTE	BLANKET PA-89 MKT CHG INCREASED VALUE 3500 PMI440UD 7/24/96
19960101	NOTE TYPE R	BLANKET PA-89 ADJUSTMENT TO SOH 09/11/96.
19960101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19960101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19950101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
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19940101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19930101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19930101	OLD LEGACY	UC 110 GA 100188000 IA 16970000 EX BA 3600 AA 0 MI 100
19870101	NOTE TYPE R	--AC P/CD 11/18/86 CW----- HEX FOR CANUTE C COOPER (SIGNED) ET AL R/S 4/15/87 JN-----

Showing 1 to 61 of 61 entries

Previous 1 Next

Pinkerton Exchange Proposal

Conceptual Exchange for 1st Majority Vote Tropical Group Investments, Two, LLC (Pinkerton)

Land Exchange

History

The County, under the EEL Program, purchased parcels 2942384 in 2002 and 2942436 in 2004. These parcels were transferred to the State. The State directly purchased parcels 2942437 and 2942406 in 2003. All parcels are currently under the management of the EEL Program.

Pinkerton parcels 2957457, 2941457, 2942736 and 2942737 were purchased in 2005. Parcel 2942249 and 2957470 were purchased in 2006 and 2941984 and 2941988 were purchased in 2007.

Current Assessed Value (According to Brevard County Property Appraiser, November, 2018):

State Parcels:

2942437	\$10,500	1.40 Acres
2942384	\$10,500	1.38 Acres
2942436	\$10,350	1.38 Acres
2942406	\$10,500	1.40 Acres

TOTAL ACRES 5.56 Acres

TOTAL STATE PARCELS ASSESSED VALUE: \$41,850.

Pinkerton Exchange Proposal

Pinkerton Parcels:

2957457	\$1,400	1.40 Acres
2941457	\$1,400	1.40 Acres
2942736	\$ 980	1.40 Acres
2942737	\$ 980	1.40 Acres
2941984	\$1,400	1.40 Acres
2941988	\$1,330	1.33 Acres
2942249	\$1,360	1.36 Acres
2957470	\$1,350	1.35 Acres
TOTAL ACRES		11.04 Acres

TOTAL PINKERTON PARCELS ASSESSED VALUE: \$10,200.

Justification

The exchange of the proposed properties will allow EEL to add some interior parcels to further assist in consolidating management boundaries.

Conservation Value/Current Habitat Conditions

The current EEL parcels owned by the State are not currently managed due to lack of connectivity of larger landscapes within the Grant-Valkaria lotted area.

Pinkerton Exchange Proposal

Proposal for Exchange for 2nd Majority Vote

Pinkerton Land Exchange

Current Use / Existing Management/Required Management Obligations

All four State owned parcels are vacant upland habitat land. There is not any existing management being conducted on these parcels due to lack of connectivity of larger landscapes within the Grant-Valkaria lotted area.

All of the Pinkerton parcels are vacant wetland habitat land. There are currently no management activities being conducted on these parcels. There are no existing easements in place from information provided to staff and no required management.

It is assumed that if the 4 State parcels were exchanged at the proposed 2:1 ratio, they would be developed.

Management Needs/Est. Costs and Potential Partnership Opportunities

Currently there are no management actions planned for these areas due to the fragmented ownership of the landscape. As more parcels become acquired and management boundary lines established, staff will begin the process of managing and monitoring exotic species. Staff does coordinate with the Florida Forest Service as opportunities arise to conduct wildfire prevention burns in the area.

Public Access/Educational Opportunities

Unless there are larger landscapes and connectivity in this area, there is not an option for public access or educational opportunities. However staff is working closely with the Town of Grant / Valkaria to develop a conceptual trail plan for the area that could be implemented in the future.

Pinkerton Exchange Proposal

Tropical Group Investments Two, LLC (Pinkerton)

