

Meeting Date
February 5, 2015



AGENDA	
Section	Unfinished Business
Item No.	IV 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 CFAR, Inc. 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 44 tigers and 7 lions as well as cougars and other wild cats.

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 After several tablings of the request due to neighborhood concerns, the CUP application was withdrawn on September 2, 2010.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 done so. On February 6, 2014, the Board granted a one year extension to March 2, 2015. At this time, while they have made significant progress, the site will not be ready for occupancy by said date. Accordingly, CFAR is seeking a one year time extension to complete the site and relocate the animals to Osceola County.

Clerk to the Board instruction:

Exhibits Attached: Request for Time Extension and Quarterly Reports from CFAR from 12/3/12 to date.

Contract /Agreement (If attached):		Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR <input type="checkbox"/>
County Manager	Assistant County Manager	Department Director / Extension					
Stockton Whitten	Mel Scott, AICP	Robin M. Sobrino, AICP		Planning & Development Department/ext 5-2069			



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

Telephone: (321) 637-2001
Fax: (321) 264-6972

February 6, 2015

MEMORANDUM

TO: Robin Sobrino, Planning and Development Director

RE: Item IV. A., Time Extension for CFAR to Relocate Captive Wildlife to Forever Florida Reserve, Osceola County

The Board of County Commissioners, in regular session on, February 5, 2015, granted a one-year time extension to CFAR, Inc. to relocate their captive wildlife from 5420 Date Palm Street, Canaveral Groves to Forever Florida Reserve in Osceola County; and directed staff to continue the stay of Code Enforcement proceedings.

Your continued cooperation is greatly appreciated.

Sincerely yours,
BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

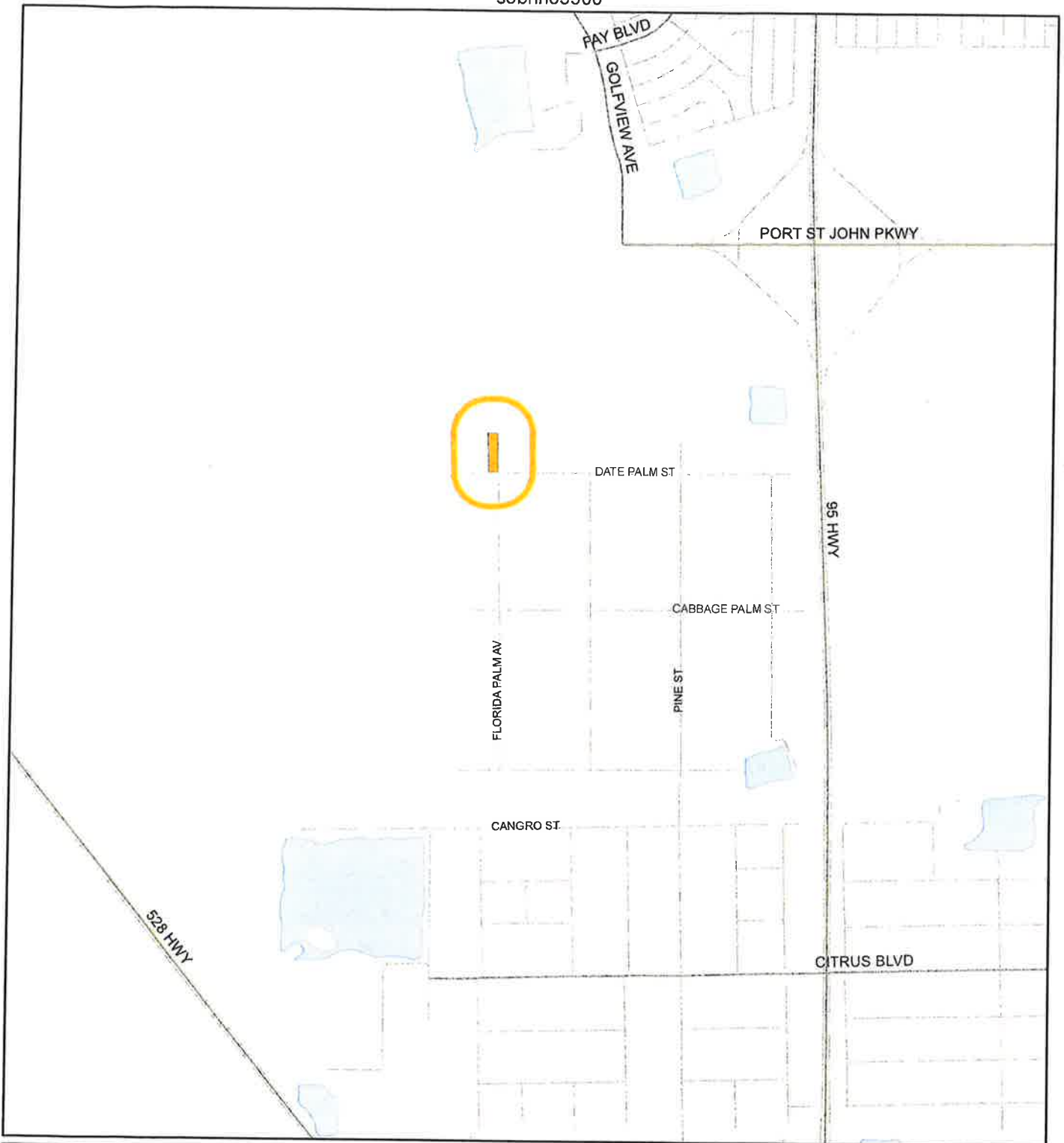
for Tammy Etheridge, Deputy Clerk

/cm

LOCATION MAP



BRINDLEY, SHARON B

sobri3500



1:24,000 or 1 inch = 2,000 feet

Buffer Distance: 500 feet

-  Buffer
-  Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

AERIAL MAP

BRINDLEY, SHARON B

sobrino3500



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2014

 Subject Property

 Parcels

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 1/15/2015

January 13, 2015

Robin Sobrino, Director
Brevard Cty Planning and Development
2725 Judge Fran Jamieson Way, Bldg. A-114
Viera, FL 32940

Dear Director Sobrino,

This letter is written to provide an update on the progress that the Central Florida Animal Reserve (CFAR) has made in relocating our big cat sanctuary from Canaveral Groves in Brevard County to the Forever Florida Ranch in Osceola County. Our fellow Board Member, Julia Kunigan, whose full time job for the past 18 months has been Project Manager on this endeavor has provided quarterly updates to Robin Sobrino over the past year and one-half. These may be referenced through Robin if you have not seen them. I will summarize the highlights here for your review:

1) **Fundraising:**

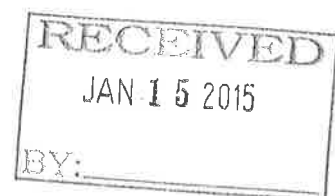
We have raised over \$500,000 toward our project and currently have under contract the fundraising professionals, The Donovan Group, who are aiding us in our ongoing efforts toward our goal. The \$500,000 may not seem like a huge amount but for an organization of our size it is substantial. Unfortunately, although many philanthropic individuals support human causes, it tends to be a rare few that endow animal causes. We are also in the process of trying to obtain commercial bank loan financing to bridge our short term financial needs.

2) **Present Facility Status:**

The present Canaveral Groves facility has been maintained to the standards of our governmental oversight agencies, United States Department of Agriculture (USDA) and Florida Fish and Wildlife Conversation Commission (FWC).

3) **New Facility Status Summary:**

- a. Ground leveling and enclosure pad buildup completed
- b. Major onsite road improvements completed
- c. Gopher Tortoise Conservation Move completed
- d. Two ground wells and pumps placed
- e. Underground plumbing placed to each enclosure pad
- f. 3-Phase electric provided to site



g. Pole Barn – Enclosure status: We have chosen to use a roofed pole-barn system as the basis for our enclosure system for our animal residents. They are hurricane rated to 145 MPH with concrete encased poles 6 feet in the ground. This will provide needed shelter from the elements for the animals. Each pole barn will be enclosed under chain link fence.

Accordingly:

- i) Maintenance pole barn complete
- ii) Twelve enclosure pole barn super structures complete (i.e. not yet enclosed with chain link, nor shift cages attached). Three pole barns of a total of fifteen remain to be erected.

h. Permitting is proceeding as required on each sub-project

4) Expenditure

We have spent \$515,000 to date on this project. This project is taking longer than any of us had planned or desired. Permitting has taken time, constructions crews have provided challenges, and we were stymied the entire month of September 2014 by torrential rain. Realistically though, our progress on-site has kept pace with our fundraising. Honestly, we are a small organization with limited financial resources and personnel and we are proceeding as rapidly as is humanly possible.

Therefore, the CFAR Board of Directors does hereby request a one year extension on our timeline. We feel this time is necessary, despite our excellent progress, to raise the required funds and complete this project in a professional manner. We promise to move as quickly as we possibly can. We request your understanding and patience on our project. We take this move very seriously and this project has our highest priority.

Please feel free to email or call me for any questions.

Sincerely,



Thomas J. Blue, DMD
President, Board of Directors, CFAR
(321) 258-3030
Tjbekb82@gmail.com

Sobrino, Robin M

From: Julia Kunigan <julia@cflar.org>
Sent: Wednesday, January 14, 2015 10:01 AM
To: Sobrino, Robin M; Tom & Effie Blue (tjbekb82@gmail.com)
Subject: CFAR at Forever Florida - Project Status - January 2015

Robin, since we're so close to the end, I'm going to change the focus of the status to cover quickly what's been accomplished since the last status, discuss the delays we've experienced, and current risks. At that point I'm going to provide the list of items left to accomplish before we can move the cats. I'm finishing up a burn down plan/schedule so we can track that work thru the point where we are able move. I'll have that ready in a day or so after my board has had time to review and input to it. If you agree, all subsequent status reports will focus on the burn down plan items only.

Accomplishments since last status

- Amended site plan was approved thru Osceola County – County Engineer convinced the Bldg Dept to allow us after this to just provide an as-built site plan amendment when all is complete rather than asking for amendments as we work thru our build out
- Plumbing site permit was issued
- All barn dirt pad prep completed
- All barns' footers were successfully drilled, poured and structural poles installed
- All barn (15) permits have been approved and issued
 - 2 barns are complete thru final bldg inspection
 - 7 barns are pending only the roof and final bldg inspection
 - Last 6 barns have structural members and are all inspected thru footer completion– pending roof installation this month to complete the work needed
- All plumbing laid in from the wells to the caging and food preparation area
- Pad for Indoor food prep area, outdoor walk-in freezers and staff parking complete
- Site basic grading completed to reinstitute simple drainage – full drainage work will be completed after all caging complete
- Lake edge was reshaped and replanted for stability – lake work reviewed by St Johns Water Mgmt District (SJWMD)
- Landscaping continues to provide visual barriers and stabilize the dirt pads where the cages will reside

Delays

As much as has been accomplished in this last period, the terrible rains that CFL experienced in September and October hit us and the entire Osceola County construction community very hard. As our barns require 6' concrete footers per approved dwg to meet the 150 mph wind loading of our area, the flooding that lasted for weeks shut down our progress for about two-three months. During that time we brought in a structural engineer to look at different footer options to try and work around the depth. We also requested and got permission from SJWMD to pump down our lake to try and draw water away from the areas we were building. Neither worked sufficiently to allow work to start. We then went thru a series of sleeving methods to hold the holes long enough to get the concrete poured and inspected. This finally worked at quite a bit of increase in time and expense per hole/pole. CFAR can also personally claim to be the reason there won't be any 36" concrete culvert type 2 or 3's (culls) anywhere in CFL! We had wonderful support from the construction community as we tried to solve this problem, but everyone else was dealing with the flooding, high water table, and everything those conditions drive, too.

Risks

Schedule – If everything goes exactly perfect per our plans, we can be done in time to move by the end of March. That isn't a practical statement, but is accurate. Nothing has yet gone perfectly, and I don't see a miracle in our immediate future. We will not meet our deadline.

Seasonal Animal Move – There is a serious consideration that has been discussed internal to our organization, but had not yet been discussed with the county as we didn't know if it would apply or not. That is that we cannot easily or safely move the cats during the heat of the summer. Big cats that have been sedated; their bodies cannot self-regulate their temperature. It is a dangerous activity to perform without climate controlled conditions. Most of our cats will need to be sedated to move. We are looking into the availability of transport vehicle(s) used for circus animal transport, but they are expensive and the summer is of course their busiest time. The probability of us being able to take advantage of this method to allow a move in the summer is low. So, If we don't get moved by late April or early May, depending on weather conditions not date, we can't move the cats until around October. Again, the fall time period will depend on weather conditions.

Transition – Our organization is 100% volunteer. Many of our volunteers will not be able to follow us to the new site due to the travel distance. We have started recruiting in Osceola, but until we move most folks can't support the travel time to come to us to train. It takes several months to a year to train to the level necessary to support a facility with animals that will be as stressed as our cats will be. This higher support level will be needed for several months after the move as the cats stabilize and settle in. As such, we do not have the personnel necessary to support two sites at the same time for very long (days, not weeks). So, when we move, we need to move all the cats as fast as is safe. Moving some and then moving the rest when we can to try and work around the weather or building constraints is not viable.

Funding – As always on this project, after bureaucracy, funding limits our forward movement. We build as quickly as funding is available. Up until this month, that had not been a problem, only on the horizon. We have just completed a 6 week holiday fund raising event that has raised enough to get us thru the next major building hurdles, but the funds are not disbursed until 1/15, this week. So, project work that doesn't require funds (donated) or work that is payment deferrable is all that could be done for a couple weeks.

To mitigate this, in addition to our already considerable fund raising efforts, we hired a fund developer, Donovan Management, Inc. in September. They have been working with us to line up grants and introduce us to the movers and shakers in the Osceola County arena. There are many irons in the fire.

Last, we have just been approved for a commercial loan that we hope will bridge the financial gap leading up to us completing the work necessary to move.

Burn Down List - Requirements to Move – not yet complete

- Electric – Electrical Engineer has not yet completed his Electrical Plan for the site permit. Pro bono seems to equate to glacially slow in many cases. This means no electrical work beyond Duke bringing power on site has occurred. We are working from generators so far.
- Water – Wells and all utility connections are installed, but pending electrical connection.
- Caging – Barns being completed this month. Caging/chain link and the feeding lockouts will start being attached to the barn structures later this month. Dens and tubs are already being moved in as barns are roofed. Completing caging will be the long pole in the schedule. More details will be added to this bullet as we progress on from here.
- Perimeter fence – This will likely be the near last item to go in to stay out of the way of construction.
- Food storage – Our walk-in freezer was procured last year. Its concrete pad needs to be laid in after the barns in its area are complete. It can then be delivered and placed, but connection is dependent on electrical.
- Food preparation area (modified construction trailer) – This can be downgraded to an outside feed area like the current facility only with oversight agency approval. They might not be willing to allow this. Otherwise, this is a costly piece that only has 50% of its funding currently allocated. On the plus side, we believe we have most of the furnishings for the bldg lined up as donation or deep discounts from a commercial kitchen designer from St. Cloud that now supports us.

The above list will be provided in a schedule-like form – Burn Down Plan – in a few days as noted in the opening paragraph. Please call with any questions you have so you are able to status the commissioners adequately. Tom Blue

has mailed letters to all of you and those letters should arrive today or tomorrow. It will be asking for another extension at the early February P&Z Meeting.

Thank you as always,

Julia Kunigan, PMP
Project Mgr, CFAR at Forever Florida
CFAR, Inc.
(321) 536-1393
julia@cflar.org

From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Wednesday, August 13, 2014 3:22 PM
To: 'Sobrino, Robin M'
Cc: 'Tom Blue'
Subject: CFAR at Forever Florida - Project Status - August 2014

Robin, here's our status as of 8/12/14.

1st Phase – Infrastructure – Complete – summary of accomplishments follows

- Site planning – complete – included due diligence research and planning of the following
 - Captive wildlife oversight agency plan review (state and federal)
 - Electrical plan
 - Plumbing plan
 - Septic plan
 - Modular building research and planning
 - Well contractor selection
 - Road planning
 - Fire, security, and life protection plan
 - Overall Site layout planning
- County Site Plan approval – complete
- Env. Survey – complete
- Two separate gopher tortoise relocation activities - complete
- Power – Duke Energy
 - 3-phase power was provided on site the week of 7/14. This includes the power pole and power company pedestal only
- Water – 2 Wells
 - Final hook up and final inspection pending electrical hook up
 - Sheds built to protect well heads and provide additional storage
- 1st phase buildings
 - Maintenance area pole barn – build out complete – final inspection scheduled for next week
 - Maintenance Office – Modular bldg delivered and installed/tied down. Permit approved. Final inspection pending electrical hookup and fire monitoring installation.
- 2 private internal roads – complete
- Under-road utility trenching and conduit installation - complete
- FL Trail Reroute - complete

Enclosure Build – 2nd Phase

- Oversight agency preview – both state and federal oversight agencies came to an onsite review of the plan. No issues identified.

- Site Plan Amendment – due to the change of cage design to a roofed structure, the county required a site plan amendment demonstrating how site drainage will be handled to prevent wetland damage. The updated site plan is signed & sealed and the amendment filed today. Pending review & approval.
- Electrical, Plumbing, Security & Fire Monitoring
 - The electrical main service permit application was filed by our contractor with Osceola County this week
 - Final material lists, procurement and trenching plans are pending the site plan amendment
 - While the cages are being built in the back property, the front area will have the utility work implemented. This will allow water and electrical support to be implemented for the facility while not impacting cage build.
- Cage Design & Planning
 - Complete - Cat enclosure design was finalized as the barn concept previously reported
 - Complete – Resident housing map
- Site Prep
 - 1st region (3 barn-cages) land clearing and layout – complete
 - Pad build up and compression in work this week
 - Lake edge work – reshaping and stabilizing the lake edge will be worked in the next two weeks. This will allow final layout of the front area utility trench lines and cage footprints.
- Enclosure Build
 - 1st barn permit is being reviewed for signature by the GC and should be filed this week. Osceola is allowing concurrent review of the permit and the site plan amendment to save time. Once the first permit is complete, the next two will be filed concurrently.
 - Barn vendor scheduled to build 1st cage-barn the week of 8/25, or as soon as the permit is approved. Barn raising takes less than a week
 - Barn vendor is training a second team due to our schedule so we will be able to accomplish multiple barn completions in the same time
 - Addition of the caging chain link and “furnishings” will be done in parallel with the ongoing barn build and utility work. So, the various cages will be in different stages of completion as the project progresses, much like a housing development. 😊
 - Based on our current population, (16) big cat resident enclosures are planned with an additional (3) for our other wildlife residents

Animal Move – 3rd Phase – Planning and Preparation

- Current Canaveral Groves facility continues to be maintained to USDA and FL Fish & Wildlife safety and animal care standards
- At this time, the timeline shows we will be moving our residents in January or February 2015. Per our vet’s recommendation, we will have to take several days to accomplish the complete move, that could easily translate into several weeks logistically. Our main concern is for their health and well-being as we have an aging population with the requisite potential health problems associated with sudden change and environmental disruption.
- Landscaping
 - Water availability will allow movement of various oaks and native plants from build areas
 - Various native species are being planted to provide visual barriers along the FL Trail and what will be the tour path or cage edges

General Information

- Lease amendment – to provide additional setback and buffer along our southern border, we are adding an acre to the lease hold
 - Surveying – complete
 - Env survey – in work
 - Another site plan amendment will have to be filed with the county before any work can occur in this new area, but no work is currently planned until Phase 3 (Resident Move) or 4 (Ready for Tours)

- Restatement: Project status, progress, and photo documentation is under News/CFAR at Forever Florida, accessible from the home page, but here's a direct link for your use. http://www.cflar.org/?page_id=924

Fundraising

- The new barn/cage design will save a great deal of the initial Phase 2 cost. The budget is pending a last set of barn component data expected this week. Do you wish for me to send you an updated project financial position at that time?

Conclusion

- Funding still remains our highest risk factor, though the new design and many discounts have nearly closed the gap for Phase 2. As before, funding will continue to be a trial, though so far it is staying ahead of need and not currently impacting the timeline.

Julia Kunigan, PMP
Project Mgr, CFAR at Forever Florida
CFAR, Inc.
(321) 536-1393
julia@cflar.org

From: Sobrino, Robin M [<mailto:Robin.Sobrino@brevardcounty.us>]
Sent: Friday, May 23, 2014 9:54 AM
To: Julia-CFAR
Cc: Tom Blue
Subject: RE: CFAR at Forever Florida - Project Status - May 2014

Julia,
CFAR is continuing to make remarkable progress. Thank you for the update.
I hope you are feeling well.
Robin

Robin M. Sobrino

Robin M. Sobrino, AICP
Director
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Building A
Viera, FL 32940
(321) 633-2069
(321) 633-2074 (fax)

From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Friday, May 23, 2014 9:08 AM
To: Sobrino, Robin M
Cc: Tom Blue
Subject: CFAR at Forever Florida - Project Status - May 2014

Here's our latest status as of 5/23/14.

1st Phase - Infrastructure

- Water – Well
 - Tanks & pumps are installed and sheds built over the well heads. Final operational inspection will be performed once power is on-site and connected.
- Power & Electrical/Wiring
 - Our application for new electric service was fully filed and pending internal review at Duke Power as of 5/5/14. There is a 4-5 week backlog once it's passes their review.
- Bldgs – 1st phase buildings
 - Ag pole barn – maintenance area – build out completed – discussions with Osceola County led to us finding that we had been misinformed originally regarding a need for permit. Permit application being filed for the barn in the next week. Turnaround for approval is usually 10 days.
 - Concrete pads for both the barn and the well heads - completed
 - Maintenance Office – Bought, but pending Osceola permitting process to be delivered. Permit application filed 5/14

Enclosure Build – 2nd Phase

- Site will be prepared for 2nd phase start by end of May
- Design & Planning
 - Board and officers continue finalizing enclosure designs and plans
 - The new pole barn so impressed our team (structurally, work process, and visually) and our landlords reps, we are now modifying our cage designs to incorporate the barns. This causes a footprint change that is in work in the site plan. We additionally have to file a site plan amendment with the Osceola County engineer for the additionally roofing runoff handling.
 - Permitting – By changing to a barn structure, we now have to file for permitting. We have spent a couple weeks working with the Bldg Dept learning the ropes and starting the permit application processes. Planning to file the permit application for all the barns that will become cages in the next 10 days. This is an iterative process between our team, the barn builder, and the county.
 - Vendor selection - complete
 - The site will be built out in regions. The following bullets will be repeated for each region as it is worked
- Site Prep
 - 1st region basic land clearing complete – pending new layout with footprint change
 - Burn pile – now looking at mulching the refuse as we learned burning will sterilize the soil in the burn area. Our site can't afford an area we can't have ground cover.
 - Trenching and conduit installation pending 1st region layout finalization
- Enclosure Build
 - Layout pending final design specs
- Utility Pad Installation
 - Pending conduit completion and enclosure layouts

Animal Move Planning and Preparation

- Current Canaveral Groves facility continues to be maintained to USDA and FL Fish & Wildlife safety and animal care standards

Fundraising

- The new barn/cage design should save a great deal of the initial Phase 2 cost. The budget will be rebaselined once that design process is complete.

General Information

- Restatement: Project status, progress, and photo documentation is under News/CFAR at Forever Florida, accessible from the home page, but here's a direct link for your use. http://www.cflar.org/?page_id=924

Conclusion

- Funding still remains our highest risk factor, though the new design should help nearly close the gap for Phase 2. Funding will continue to be a trial, though so far it is staying ahead of need and not currently impacting the timeline.

Julia Kunigan, PMP
Project Mgr, CFAR at Forever Florida
CFAR, Inc.
(321) 536-1393
julia@cflar.org

From: Sobrino, Robin M [<mailto:Robin.Sobrino@brevardcounty.us>]
Sent: Monday, March 31, 2014 4:44 PM
To: Julia-CFAR
Cc: Tom Blue
Subject: RE: CFAR at Forever Florida - Project Status - March 2014

Hi Julia,
Good to hear that you're making progress—both personally and project wise.
Thank you for the update and the link to the web site.
Robin

Robin M. Sobrino

Robin M. Sobrino, AICP
Director
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Building A
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(321) 633-2069
(321) 633-2074 (fax)

From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Monday, March 31, 2014 4:39 PM
To: Sobrino, Robin M
Cc: Tom Blue
Subject: CFAR at Forever Florida - Project Status - March 2014

Ms. Sobrino, this is the status of our project as of 3/31/2014.

1st Phase - Infrastructure

- Water – Well
 - (2) 300' wells have been drilled and inspected by Osceola County Health Dept. Pumps will be attached after barn installation. Final operational inspection will be performed once power is on-site and connected.
 - An old well has been abandoned and inspected by the county.
- Power & Electrical/Wiring
 - Old wire/pole removal complete

- New electric service is being worked between Duke Power and our electrical contractor. Expected installation is late May per current backlog. This does not affect any other on-site work for the next several months.
- Utility Trenching - Plumbing, Electric, and Security Infrastructure
 - Under road trenching and conduit laying complete
 - Trenching/conduit work in support of enclosures and buildings will be worked as each region is built out
- Roads – Two private, crushed concrete roads are planned on-site
 - Two new private roads complete
 - Third, existing private road will be worked after major construction is complete
- Bldgs – 1st phase buildings
 - Ag pole barn – maintenance area – scheduled for installation week of 4/7 – layout is staked and a level, compacted, dirt pad is in place in preparation - building materials being delivered late this week or early next week depending on truck availability
 - Concrete pads for both the barn and the well heads will be poured the week of 4/14
 - Staff (Future Animal Food Preparation Area) Trailer – being moved to end of Enclosure Build phase – addition of a trailer to the maintenance area made this bldg redundant until ready to support inhabitants
 - Maintenance Office – Final review/selection of modular vendor being worked. Delivery and installation of office trailer will be after barn completion and well pump installation (due to proximity). Per current plans, this should be on-site by mid to late May.

Enclosure Build – 2nd Phase

- Site will be prepared for 2nd phase start by end of May
- Design & Planning
 - Board and officers are finalizing enclosure designs and plans
 - Design drawings continue in work for use in finalizing material and manufacturing contractor proposals
 - Vendor selection will be complete by end of May
 - The site will be built out in regions. The following bullets will be repeated for each region as it is worked
- Site Prep
 - Land clearing has begun – 1st region being prepared
 - Burn pile in center of first region is pending certified burner availability and cooperative weather
 - Trenching and conduit installation pending 1st region layout finalization
- Enclosure Build
 - Layout pending final design specs
- Utility Pad Installation
 - Pending conduit completion and enclosure layouts

Animal Move Planning and Preparation

- Current Canaveral Groves facility continues to be maintained to USDA and FL Fish & Wildlife safety and animal care standards

Fundraising

- The 1st Phase is funded, and roughly 50% of the 2nd Phase. For reference, the 2nd phase represents 75% of the all funding required for the project.
- Numerous services and materials have now been donated or discounted. A total of what is required for completion is pending and I am planning to provide that with the next status update.
- Fundraising Event scheduled for late April with purpose of funding a portion of the 2nd Phase

General Information

- Restatement: Project status, progress, and photo documentation is under News/CFAR at Forever Florida, accessible from the home page, but here's a direct link for your use. http://www.cflar.org/?page_id=924

- My medical condition is on the upswing now. There was a new set of concerns a couple weeks ago, but with testing was determined to be nothing of long-term impact. From this point on, I sincerely hope to no longer be an impediment to progress.

Conclusion

- Funding still remains our highest risk factor. Funding will continue to be a trial, though so far it is staying ahead of need and not currently impacting the timeline.

Julia Kunigan, PMP
Project Mgr, CFAR at Forever Florida
CFAR, Inc.
(321) 536-1393
julia@cflar.org

From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Sunday, December 22, 2013 11:43 AM
To: Brevard - Robin Sobrino (robin.sobrino@brevardcounty.us)
Cc: Tom Blue
Subject: RE: CFAR at Forever Florida - Project Status - 4th Qtr of 6

Updates are in Red. It's more detail than is really required I believe, but I hoped it would show the commission that for every delay we're trying to compensate with pulling in opportunities that will save time or funding in later phases. We have a net loss in time, but I actively look for ways to minimize the impacts on the broader scale.

Julia Kunigan

From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Wednesday, November 13, 2013 10:20 AM
To: Brevard - Robin Sobrino (robin.sobrino@brevardcounty.us)
Cc: Tom Blue
Subject: CFAR at Forever Florida - Project Status - 4th Qtr of 6

Ms. Sobrino, the following is the status of the project as of 11/11/13.

Land

- A lease amendment is going to be required to handle a verbal change pressed by and negotiated with the land lord on one of the roads. This change will impact both our north and south boundaries with possible Osceola County site plan changes. This just occurred Friday, so there has not yet been time to discuss solutions with the surveyor and engineer regarding the drawings. Most work can continue, but some will be delayed by several weeks. ** No lease amendment or county site plan updates are required by the landlord or the county, though internal plan redesign is still in work. Osceola Coutny has requested as-built updates to the site plan at completion of the project. No time or funding impact.

Osceola County Approval Process

- Start of Work inspection is scheduled for tomorrow, November 12. Additional inspection points will be defined during the meeting preceding the inspection. **Update 11/13/13 – SoW Inspection delayed due to silt fence installation delay noted below. ** SoW inspection was completed 11/26 with no issues.

1st Phase - Infrastructure

- The gopher tortoises have been relocated from our original site plan's footprint as of last week. This will allow us to begin construction. The change to our boundary is likely going to add additional gopher tortoise impacts to the plan. The initial survey showed several in the area under discussion.
 - The relocation process has taken months longer than was originally planned into the timeline in part due to my medical issues hampering scheduling.
 - A second round of gopher tortoise relocation had to be performed when we reworked our perimeter plan. All tortoises were moved before the SoW inspection on 11/26.
- Security
 - Silt fencing is being installed tomorrow, November 12. As previously stated, this will be run along the entire planned perimeter fence line to prevent gopher tortoise return. Additional fencing to be laid to protect the lake edge where vulnerable. **Update 11/13/13 – The silt fence contractor was unable to finish installing due to several areas requiring additional land clearing. The clearing is in work, but will take several days. ** Silt fencing was finally worked and completed 11/25 immediately after the last gopher tortoise move.
- Water – Well
 - Contractor coming onsite with the Osceola County Health Dept to review the plan tomorrow, November 12. Permitting will follow. ** Contractor is working permitting with plan for work start in mid-January.
- Power & Electrical/Wiring
 - New engineer identified for our account by Duke Energy.
 - Permitting, start of wire/pole removal, and new electric service installation is pending his verification of the existing plan's criteria and the Start of Work Inspection. ** No permitting will be required as all work will be within the existing easement. Existing wire/pole removal will be 4-6 weeks from 12/9/13 due to Duke Power's work backlog. This work is constraining trenching and road completion.
- Utility Trenching - Plumbing, Electric, and Security Infrastructure
 - Trenching and conduit laying pending Layout and Start of Work Inspection.
- Roads – Two private, crushed concrete roads are planned on-site
 - Contractors, materials and equipment selected and planned.
 - Start of work is pending utility trench completion.
 - 3rd road, that was upgrading the existing private road is on hold pending the boundary discussions. This will not impact time directly, but if worked at a different time than the two on-site roads will impact cost. Cost increase always means increased fund raising time on this project.
 - During the time the gopher tortoise relocation, silt fence installation, and fill dirt deliveries were occurring we were able to additionally get the initial land clearing and grading complete in preparation for road construction. This was an opportunity to pull work in while the plan redesign processes.
- Bldgs – both 1st phase buildings are pending Gopher Tortoise Relocation, Layout Survey, and Start of Work Inspection
 - Ag pole barn – maintenance area – pending Layout and Start of Work Inspection
 - Staff (Future Animal Food Preparation Area) Trailer – pending boundary discussions – this entire area of the site plan is being re-planned – this will, at the least, be moved to a subsequent phase

Enclosure Build – 2nd Phase

- Animal Habitat design continues to go thru several diligence iterations
- Design drawings in work for use in finalizing material and manufacturing contractor proposals
- During Phase 2 contractor initial contacts and proposal work, an opportunity arose to acquire all clean fill required for the project at a greatly reduced cost. The board agreed, and the dirt was delivered the 1st week of December. This was a very large cost savings for our habitat building phase.

Animal Move Planning and Preparation

- Current Canaveral Groves facility continues to be maintained to USDA and FL Fish & Wildlife safety and animal care standards

Fundraising

- The 1st Phase is funded, and roughly 50% of the 2nd Phase. For reference, the 2nd phase represents 75% of the all funding required for the project.

General Information

- Restatement: Project status, progress, and photo documentation is under News/CFAR at Forever Florida, accessible from the home page, but here's a direct link for your use. http://www.cflar.org/?page_id=924
- Unfortunately, though we tried to keep my medical procedures from impacting work, it inevitably did. No substantive work occurred during the time I was being treated. At this time, I am past the major portions of the treatment regimen and will only have occasional call to be unavailable from December through February (a day or two every three weeks during those months). ** Treatment side effects cause additional time away from work. Based on the first occasion, it looks like I will be unable to be on-site 50% of the time from now thru mid-March. Treatment and short term side effects will be done at that time.

Conclusion/Question

- As previously stated, the groundwork in both the timeline and our contractor support is such that we may still be able to make the original move date for the cats. The enclosure build, our longest time line, has a great deal of padding as we did not know how much faster subsequent builds would be as we learn the assembly process and how much funding might affect build out. ** We no longer have time to accomplish all goals necessary to move cats before the end of March.
- Funding still remains our highest risk factor though schedule has now jumped to a close second as a risk. Funding will continue to be a trial though so far it is staying ahead of need and not impacting the timeline.
- As it would take an optimal set of conditions to meet our original schedule, I am stating that it is very unlikely we will be able to move all our cats by the date set by the commission. At the March 12, 2014 deadline we should have most or all of the habitat's built. Work subsequent to the habitat build is primarily security and animal care support. E.g. perimeter fence, security cameras, and food preparation and storage buildings. ** Infrastructure work, based on mandatory outside contractors schedules (well, electric), will cause delays that push start of habitat building until February at the earliest.
- At this time, before we commit to Phase 2 construction funding and effort, it seems appropriate to ask the commission what their position and feelings are on our status, progress, and plans?

Julia Kunigan, PMP
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From: Sobrino, Robin M [<mailto:Robin.Sobrino@brevardcounty.us>]
Sent: Thursday, August 15, 2013 2:01 PM
To: Julia-CFAR
Subject: RE: CFAR at Forever Florida - Project Status - 3rd Qtr of 6

Julia,
Thank you for the update on the CFAR project. Every status report demonstrates your continued diligence in preparing the Osceola County site for transfer of the animals.

I know your involvement has been instrumental in the ongoing successes. I am sorry to learn of your health issues and wish for your speedy and thorough recovery.
Sincerely,

Robin M. Sobrino

Robin M. Sobrino, AICP
Director
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way Building A
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(321) 633-2069
(321) 633-2074 (fax)

From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Wednesday, August 14, 2013 2:11 PM
To: Sobrino, Robin M
Cc: Tom Blue
Subject: CFAR at Forever Florida - Project Status - 3rd Qtr of 6

Ms. Sobrino, the following is the status of the project as of 8/13/13.

Land

- FL Trail has been rerouted and is now in use.

Osceola County Approval Process

- County approval and Permit received back in May as previously stasured.
- Pending word from the county inspector on the Start of Work inspection.

1st Phase - Infrastructure

- Our on-line FL Fish & Wildlife Commission account is created and the Gopher Tortoise Relocation Plan application is being prepared by our Environmental Engineer. Contractors and equipment are lined up to perform the work as soon as the plan is approved. Forever Florida is a Gopher Tortoise recipient site, saving transport distance and time for the tortoises. The reservation for this site is already documented.
 - The relocation process has taken several weeks more than was originally planned into the timeline.
- Property layout survey pending final gopher tortoise relocation plan approval
- Security & Fire Safety and Life Protection
 - Fire Protection & Life Safety designs added to the plan for late phase implementation. These requirements are in addition to the hard requirements out of Osceola County's Public Safety Office.
 - Silt fencing will be run along the entire planned perimeter fence line to prevent gopher tortoise return. Additional fencing to be laid to protect the lake edge where vulnerable. - pending Gopher Tortoise Relocation, Layout Survey, and Start of Work Inspection
- Water – Well
 - Contractor selected
 - Permitting, start of defunct well removal, and new well drilling is pending Gopher Tortoise Relocation, Layout Survey, and Start of Work Inspection.
- Power & Electrical/Wiring
 - Work planned with Duke Energy.
 - Permitting, start of wire/pole removal, and new electric service installation is pending Gopher Tortoise Relocation, Layout Survey, and Start of Work Inspection.
- Utility Trenching - Plumbing, Electric, and Security Infrastructure
 - Trenching and conduit laying pending Gopher Tortoise Relocation, Layout Survey, and Start of Work Inspection.
- Roads – Two private, crushed concrete roads are planned on-site
 - Contractors, materials and equipment selected and planned.
 - Start of work is pending utility trench completion.

- Bldgs – both 1st phase buildings are pending Gopher Tortoise Relocation, Layout Survey, and Start of Work Inspection
 - Ag pole barn – maintenance area
 - Staff (Future Animal Food Preparation Area) Trailer

Enclosure Build – 2nd Phase

- Animal Habitat design continues to go thru several diligence iterations
- Cage base/floor, tub, den, and latching designs have been thru State and Federal oversight agency review – all approved for use with standard stipulations
- Design drawings in work for use in finalizing material and manufacturing contractor proposals

Animal Move Planning and Preparation

- Current Canaveral Groves facility continues to be maintained to USDA and FL Fish & Wildlife safety and animal care standards

Fundraising

- 1st Phase is funded, 15% of 2nd Phase is funded. Cat Quad Fund Raising Campaign is being kicked off to complete funding of this business critical portion of the project.
- Several other promotional activities
 - Billboard on US 192 in St. Cloud
 - 104.1 News Junkie – Sabrina on the Job at CFAR – promoting our Keeper for a Day program
 - Tiger Tracks 5K Run – in Vero in October
 - Bike Run in November

General Information

- New CFAR website released, www.cflar.org
- Project status, progress, and photo documentation is under News/CFAR at Forever Florida, accessible from the home page, but here's a direct link for your use. http://www.cflar.org/?page_id=924
- Last, and possibly most importantly, I am facing some medical issues/treatment that will affect my time for a couple months. My team is working to minimize how that will impact the project, but we know it will. I believe we have laid the groundwork in both the timeline and our contractor support such that this will not affect the final move date of the cats. I believe that funding still remains our highest risk factor.

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From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Tuesday, May 14, 2013 5:34 PM
To: 'Sobrino, Robin M'
Cc: 'Tom Blue'
Subject: RE: CFAR at Forever Florida - Project Status - 2nd Qtr of 6

Here's the timeline I discussed with the board. It shows us complete moving the cats by the 1st week of March 2014. Though there are always risks to schedule in a construction project, our plan should hold with the amount of time buffer added throughout. The risk is funding. Our fund raising activities continue and most of our contractors are giving

us discounts, but our project progress will be dependent on achieving several optimistic fund raising goals. As we progress I will try to keep you apprised when funding has delayed anything, if it even happens.

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From: Sobrino, Robin M [<mailto:Robin.Sobrino@brevardcounty.us>]
Sent: Wednesday, April 17, 2013 9:08 AM
To: Julia-CFAR
Cc: Tom Blue
Subject: RE: CFAR at Forever Florida - Project Status - 2nd Qtr of 6

Julia,
Your reliability in keeping Brevard County in the loop is greatly appreciated. I agree that the time table that is anticipates unexpected wrinkles is the best way to go. Rarely in the development world does a project proceed to a perfectly timed ending! I also am comfortable with waiting for the CFAR board to bless the schedule in a couple of weeks, before providing it to Brevard County.

Again, thank you for your ongoing cooperation and diligence.
Robin

Robin M. Sobrino

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From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Tuesday, April 16, 2013 6:04 PM
To: Sobrino, Robin M
Cc: 'Tom Blue'
Subject: RE: CFAR at Forever Florida - Project Status - 2nd Qtr of 6

We just filed the final responses to Osceola's planning and development requests on our site/engineering plans. They tell me we should expect our general permit in the next couple weeks. That is key to the timeline having any validity at all. I have two questions on what you'd like to see in that timeline.

I can show you the timeline from a purely optimistic perspective; where everything lines up perfectly, there are unlimited resources to accomplish the work (including funds) and no delays. Alternatively, I can show padded time in

those areas that have the higher complexity or likelihood for delays. I was about to assume the latter, since I believe you want this to prepare the board for any possible delays, but I may be assuming too much.

Second, this product will be a roll-up version of the schedule I will be presenting to the CFAR board in the next couple weeks for kickoff of the construction phase. I'd prefer you receive the same thing they will be approving. The timing is due to schedule conflicts among all of us. Is that an acceptable timeframe for me to provide this to Brevard or should I rush a pre-approval version thru the CFAR board for you?

Thank you.

Julia Kunigan
Project Mgr, CFAR at Forever Florida
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Julia

From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Thursday, April 04, 2013 12:08 PM
To: 'Sobrino, Robin M'
Cc: 'Tom Blue'
Subject: RE: CFAR at Forever Florida - Project Status - 2nd Qtr of 6

I am back in town and at least nominally caught up from being gone a month. I am finishing up an IRS filing that was also impacted by my unexpected absence. That will be complete tomorrow. I will start on collating the timeline information over the weekend and get the updated status with timeline to you next week. I will note that we are still in the interactive phase of site plan approval with Osceola County so the start point of the timeline is still in question. We've been close to complete for several weeks, but there's always something else to work. Maybe this is normal to the process? You know better than we do! ☺ From hat I'm being told, permitting starts after that.

I will be sending you a second email shortly that is time critical. I didn't know who in the county to ask, so I hope you can direct that email where it needs to go to get an answer for us. We had storm damage to our walk-in freezer and need to replace it. This raises a question I think is zoning, but am not sure. More in the next email.

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From: Julia - CFAR [<mailto:julia@cflar.org>]
Sent: Friday, March 08, 2013 10:31 AM
To: 'Sobrino, Robin M'
Cc: 'Tom Blue'
Subject: CFAR at Forever Florida - Project Status - 2nd Qtr of 6

Robin, I will be out of town for another week or two handling my mother's estate and affairs. She passed suddenly last week. Due to that, I didn't want to go past the 12th for sending you something, but I will still have to owe you a timeline when I get back with my notes and detailed data.

Here's a quick version of our status. Our site plan has completed initial review by Osceola County and we are completing their requested changes. We have continued to line up contractors for our construction phase, including several donating or deeply discounting their services/materials! Promotion and fundraising also continue with our participation in several community events, Clear Channel radio spots and a new billboard on US 192.

I hope this is acceptable until I can get back in town and get my feet under me?

Julia Kunigan
Project Mgr, CFAR at Forever Florida
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321-536-1393

From: Sobrino, Robin M [<mailto:Robin.Sobrino@brevardcounty.us>]
Sent: Wednesday, December 05, 2012 12:34 PM
To: Julia-CFAR
Cc: Tom Blue
Subject: RE: CFAR at Forever Florida - Project Status - 1st Qtr of 6

Julia,
It sounds like you have many balls in the air, but are making diligent efforts toward moving the facility. The Brevard BCC granted an 18 month extension (to March 2014) from the Sept. 12, 2012 deadline to move the animals. While it's still early in the process, do you foresee any obstacles that would undermine that timetable? You've provided an excellent outline of tasks, but no context of timeframes. I hope that the next quarterly update (in March 2013) does provide a sense of timeline.

Thank you for proactively reaching out to me with this first status report.

Robin M. Sobrino

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From: Julia-CFAR [<mailto:julia@cflar.org>]
Sent: Monday, December 03, 2012 11:10 AM
To: Sobrino, Robin M
Cc: Tom Blue
Subject: CFAR at Forever Florida - Project Status - 1st Qtr of 6

Ms. Sobrino, the following is the status of the project to move CFAR, Inc.'s facility in Canaveral Groves to Forever Florida in Osceola County. As this is the first status being provided to you, some of the content will be baseline rather than new accomplishments. I have created headers that I believe can be used thru the life of the project for organizing the activities. Please tell me if you would prefer additional/fewer/different topics or a different format or style.

Land

- Lease signed
- FL Trail currently runs through our site. The landlord has begun discussions with the local FL Trail team regarding rerouting it along our border.

Osceola County Approval Process

- Pre-application meeting held with all the key planning and development reps
 - Zoning stated as appropriate and within the commercial development plan for the parcel/property
 - Bldg Dept, Environmental, Planning, Zoning, Development Review, Public Safety/Emergency Services, and Concurrency departments provided input into the plans. Meeting was positive and instructive.
- Further discussion has occurred with the following departments as site planning has progressed – So far, no major risks to the plans
 - County Engineer
 - Dept of Health
 - Building Dept
 - Public Safety/911 Addressing

Site Planning

- Time constraints necessitated a handoff from our original architect's role. Attempts at internal mitigation cost time and were of limited success, resulting in a vetting and hiring process for a professional engineer.
- Professional Engineer (PE) hired 11/20 to help CFAR thru the site planning approval process (called an Engineering Improvement Plan – EIP – in Osceola County)
 - Site plan drawings are in development with surveyor, environmental team, and misc. contractors
- Property survey, to obtain legal description, completed prior to lease signing
 - Final boundary survey in work now that environmental survey (wetlands and protected species) is complete
- Environmental Survey completed 11/29 – final report pending – Preliminary results:
 - Wetlands confirmed along the length of the eastern boundary – flagged for the property survey team – no impact to preliminary plans
 - Multiple gopher tortoise burrows identified, and more may be identified in the final report. Of the burrows identified to date, some are inactive and some are within the lawful buffer zone of planned improvements.
 - Discussions have begun with the environmental rep as to the requirements, processes, and costs for relocation of the tortoises within the plan footprint
 - Forever Florida is being considered as a potential relocation site for conservation; situation still developing
 - The seriousness of the tortoise presence will have an impact on timing and scheduling
 - No other protected species found as of the preliminary report
- Water – Well
 - Contractor selected
 - Existing on-site well analyzed and declared defunct – permitting required to cap it
 - Analysis of facility water needs completed – two redundant well/water systems settled on as final plan – permitting will be part of contract and will be worked with the overall EIP filing
- Power & Electrical/Wiring
 - Progress Energy engineer developed an engineering plan and pricing for our site – invoice is pending scheduling after EIP approval
 - 3-phase power planned

- Existing poles, wire and light to be removed at that time at cost – our facility will use underground wiring due to the potential danger to caging
- Septic & Plumbing
 - Soil engineer and several septic contractors contacted
 - Final design is pending discussions with the Dept of Health and the PE
- Bldgs - Per electrical, water, septic, and county habitability reqs, the following have been tentatively determined for our structures:
 - (2) modified cargo containers – walk-in/drive-in freezer and cooler
 - (3) Modified construction-type trailers of different sizes and configurations
 - Animal food preparation/staff area
 - Visitor/Education Center
 - Medical area
 - Ag pole barn – maintenance area – plus cargo container for storage
- Security
 - Lighting, perimeter fencing, cameras, etc. planned. Design pending above assessments.

Construction/Implementation

- Caging design has gone thru several diligence iterations
 - Cage base/floor, tub, den, and latching designs pending State and Federal oversight agency review before final planning
 - Obtained donation from local concrete construction vendor for several large culverts and pipes to be used for dens and tubs
 - Obtained donated services from concrete cutting vendor for preparing the culverts and pipes for use
- Caging and perimeter layout
 - Landlord has prescribed guidelines on clearing of existing vegetation and usage of native flora
 - These guidelines, in part, have driven many new layout concepts to incorporate basic caging needs and desired innovations with the landlord’s desire for untouched natural Florida flora
 - The gopher tortoise presence will impact the choices even further.
- Numerous vendors and contractors have been vetted and contacted in preparation for construction – most material and service providers already researched

Animal Move Planning and Preparation

- Current Canaveral Groves facility continues to be maintained to USDA and FL Fish & Wildlife safety and animal care standards
- Preliminary planning started
 - Definition of which cats will reside in which areas of the new site is in work
 - Discussion started with the company vet regarding process and the reqs to support it

Fundraising

- Donor and Member base engaged over the last year in preparation for a big funding push – obtained ideas, networking, and commitment from key donor stakeholders
- Several promotional activities are being kicked off for the holiday season
 - Listen to KISS 95.1, Lite Rock 99.3, and WMMB News Talk radio stations to hear our first ads
 - Holiday donation drive
 - 1st phase funding call campaign

General Information

- Discussions with the company insurance agent on liability coverage during construction
- CFAR website, www.cflar.org, has new Tumblr added to allow on-going status of the project on the web. it’s just going in place as I send you this email. If interested beyond our normal reporting times, please watch as it will be incorporated into outward communication of my weekly status to the CFAR board shortly.

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