



**AGENDA REPORT**  
**April 23, 2019**

**Approval, Re: EEL Program, Support for Exchange of Land between the  
State of Florida and Private Landowner, (D3)**

---

**SUBJECT:**

Approval, Re: Support for exchange of land between private landowner and State of Florida, District 3

**FISCAL IMPACT:**

This action has no fiscal impact to the General Fund or the Environmentally Endangered Lands (EEL) Program Funds.

**DEPT/OFFICE:**

Parks and Recreation

**REQUESTED ACTION:**

It is requested the Board of County Commissioners approve the Environmentally Endangered Lands Selection and Management Committee recommendation to support an exchange of State land managed under the EEL Program with Tropical Group Investments Two, LLC (Pinkerton).

**SUMMARY EXPLANATION and BACKGROUND:**

The Brevard County EEL Program is the designated manager for lands acquired by the State of Florida within the County's Brevard Coastal Scrub Ecosystem (BCSE) Florida Forever Project.

The Florida Forever Project lands are managed by the County under Lease #4263 with the State of Florida. Some of the Florida Forever Project acquired lands have become isolated due to expanding residential development in the area. A number of these parcels are good candidates for exchange with private lands within the interior of the acquisition area. Land exchanges create opportunities to connect existing conservation lands allowing for more effective management.

Tropical Group Investments has approached the EEL Program with an exchange proposal. Tropical Group Investments is offering 11.04 acres of their land to the State of Florida in exchange for 5.56 acres of State owned property within the County's State lease.

As per the Board-approved policies and procedures in the EEL Land Acquisition Manual,

on January 9, 2019 the EEL Selection and Management Committee reviewed and unanimously recommended approval of the proposed exchange. Approval of this action by the Board of County Commission will allow staff to notify the State of Florida that Brevard County is supportive of the exchange proposal and will allow staff to coordinate with the landowner and the State during the application reviewal process.

Following the submittal of the land exchange application to the State by Tropical Investments Two LLC, the State will request the EEL Program to provide confirmation of the County's support for the exchange. The State Acquisition and Restoration Council will review the application along with the County's input and either approve or deny the exchange request. If the exchange is denied, the State-owned parcels will continue to be managed by the County on behalf of the State.

**CLERK TO THE BOARD INSTRUCTIONS:**

Please send Board Memo to the EEL Program office.

**ATTACHMENTS:**

**Description**

- ▯ **Exchange Proposal**



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

April 24, 2019

**M E M O R A N D U M**

**TO:** Mike Knight, Environmentally Endangered Lands Program Manager

**RE:** Item J.2., Environmentally Endangered Lands Exchange of Land between Private Landowner and the State of Florida

The Board of County Commissioners, in regular session on April 23, 2019, approved the Environmentally Endangered Lands (EEL) Selection and Management Committee recommendation to exchange the State of Florida land managed under the EEL Program to Pinkerton.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/ds

cc: Asset Management

## **Pinkerton Exchange Proposal**

### **Conceptual Exchange for 1<sup>st</sup> 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
<b>TOTAL ACRES</b>		<b>11.04 Acres</b>

**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 2<sup>nd</sup> 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)

