



Brevard County Environmentally Endangered Lands Program Application (Form EEL 1.97)

- Application Form
- Owner's Authorized Representative Form
- Authorization to Enter Property

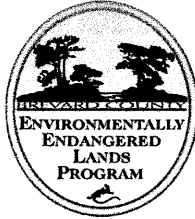
Instructions:

The Brevard County Environmentally Endangered Lands (EEL) Program was authorized by the citizens of Brevard County by public referendum in September 1990. The referendum provided ad valorem revenues to support bond funds for the acquisition and management of environmentally endangered lands. The EEL Program goal is to establish a sanctuary network throughout Brevard County that protects the finest examples of Brevard's natural communities, endangered species and rich biological diversity. Nature sanctuaries established in the program will consider public access, passive recreation and environmental education as components of the overall acquisition and conservation objectives of the program.

The Land Acquisition Selection and Management Committee is authorized to review lands for acquisition consideration and to acquire property rights necessary for the protection of environmentally endangered lands in Brevard County. If a parcel or parcels fulfill the resource criteria as established by the EEL Selection and Management Committee, the Committee will consider it for inclusion in its land acquisition plan. All property purchases will be submitted to the Board of County Commissioners for review prior to initiating a contract purchase.

For a property to be considered by the EEL Selection and Management Committee the following three items **MUST** be completed and submitted to the Environmentally Endangered Lands Program at the address indicated on the letterhead:

1. Application Form
2. Owner's Authorized Representative Form
3. Authorization to Enter Property




Brevard County Environmentally Endangered Lands Program Application

I. PROGRAM (see Note 1)

- A. Property Name: Plan One LLC
- B. Property is located in: Township 28 South; Range 37 East; Section 36
- C. Tax Parcel Number: 28-37-36-00-757
- D. Does the Property have a lien? _____; If Yes, Explain:
- E. Size of Parcel: 2.11 acres.
- F. This property is located on the north (north, south, east, west), side of Malabar Road _____ (road), approximately _____ (feet, miles) from its intersection with _____ (road) in the community of Malabar. The property is near _____ (recognizable landmark).
- G. Attach a legal description and survey or map showing the boundaries of the property, existing streets, buildings, watercourses, easements, section lines and any deed restrictions or encumbrances.
- H. List owner(s) of record:

NAME	ADDRESS	TELEPHONE & FAX
<u>Plan One Inc/James McManus 3925 TOBY AVE GRANT VALKARIA FL 32950</u>		
- I. Attach a copy of the deeds(s) if available.
- J. Briefly describe the character of the parcels(s) (e.g. wetlands, swamp, scrub, pine forest etc.)
Upland forest. Potentially overgrown scrub habitat.
- K. Briefly explain why this parcel(s) should be considered as environmentally endangered and eligible for purchase in the Brevard County EEL Program:
Adjacent to Malabar Scrub Sanctuary
Adjacent to Malabar Scrub Sanctuary
- L. This application is being submitted by owner, owner authorized representative, other (circle one). If other, explain below:

APPLICANT'S NAME (print)	ADDRESS	TELEPHONE
<u>Jame McManus</u>	<u>106B Pierce Avenue Cape Canaveral, FL 32920</u>	<u>321-610-0159</u>
		<u>10/14/25</u>
APPLICANT'S SIGNATURE		DATE



II. ATTACHMENTS

- a. Vicinity map at a scale of 1" – 20000'; with sufficient information to locate the property in the field (i.e. roads, water bodies, landmarks, etc.) (See note 2).
- b. Existing zoning (See note 3).
- c. Land use designation according to the current Brevard County Comprehensive Plan (See note 4).
- d. A topographic quadrangle map (U.S.G.S. with boundaries of property sketched in) (See note 1).
- e. Photographs or video tape representing the characteristics of the property (optional: if available).

III. VALUATION

- a. Fair market value (document with current appraisal, if available or asking price).
- b. Documentation of current assessed value (See note 1).
- c. Documentation of owner(s) willingness to sell.

NOTES:

1. Information available at Property Appraisers Office
2. Information available at Transportation Department
3. Information available at Zoning Division
4. Information available at Planning Department



Authorization to Enter Property

Re: Land submitted to the Brevard County Environmentally Endangered Lands Program.

I Jame McManus the Owner or Owner's Representative of the property described below agree that from the date this Agreement is executed, the members of the Environmentally Endangered Lands Selection and Management Committee, upon reasonable notice, shall have the right to enter the property located at Malabar Road for the purposes of environmental site review and for all lawful purposes associated with the evaluation of the property for acquisition consideration by the Environmentally Endangered Lands Program.

The granting of this permission by the undersigned is not intended, nor should be construed, as an admission of liability on the part of the undersigned or undersigned successors.

This permission is contemplated to be used for the following activities which may be performed by the Brevard County Parks and Recreation Department, its agents, representatives, or contractors.

- a. Survey of the natural community types on-site or property boundary survey prior to closing.
- b. Nondestructive surveys of the flora and fauna on-site including the identification and survey of rare, threatened or endangered plants and animals.
- c. The collection of written and photographic data required for comprehensive site review during the EEL site selection process or property appraisal review.
- d. Survey of the property boundaries.

Name of Authorized Representative

James McManus

Name of Owner

Date

10/14/25

Signature

Signature

A handwritten signature in black ink, appearing to be "James McManus", written over the signature line.

BLA No.:
Parcel No.:

Seller: Plan One Inc.

PROPERTY OWNER(S) AUTHORIZATION TO REVEAL CONFIDENTIAL INFORMATION

In accordance with Chapter 253, and/or Chapter 259, Florida Statutes, this is to advise that the individual(s) named below is/are authorized to receive any confidential information on behalf of the owner(s) of the real property described below, which is located in Brevard County, Florida, for any negotiations concerning conveyance of the property to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

NOTICE

Owner's signature below is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands, as agent for the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, from contacting the property owner(s) directly concerning the sale of the property to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named below. Owner understands that any commission or fee charged by the person named below in connection with the sale of this property to the State is the sole responsibility of the Owner.

THIS AUTHORIZATION WILL REMAIN IN EFFECT UNTIL WRITTEN NOTICE OF RECISSION BY ALL OF THE OWNER(S) NAMED BELOW IS RECEIVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS.

NAME OF AUTHORIZED ORGANIZATION: Plan One Inc.
NAME OF AUTHORIZED PERSON: James McManus
ADDRESS: 106B Pierce Avenue
CITY, STATE, ZIP: Cape Canaveral, FL 32920
EMAIL ADDRESS: jimmc2008@gmail.com
TELEPHONE NO.: 321-610-0159



Owner Signature

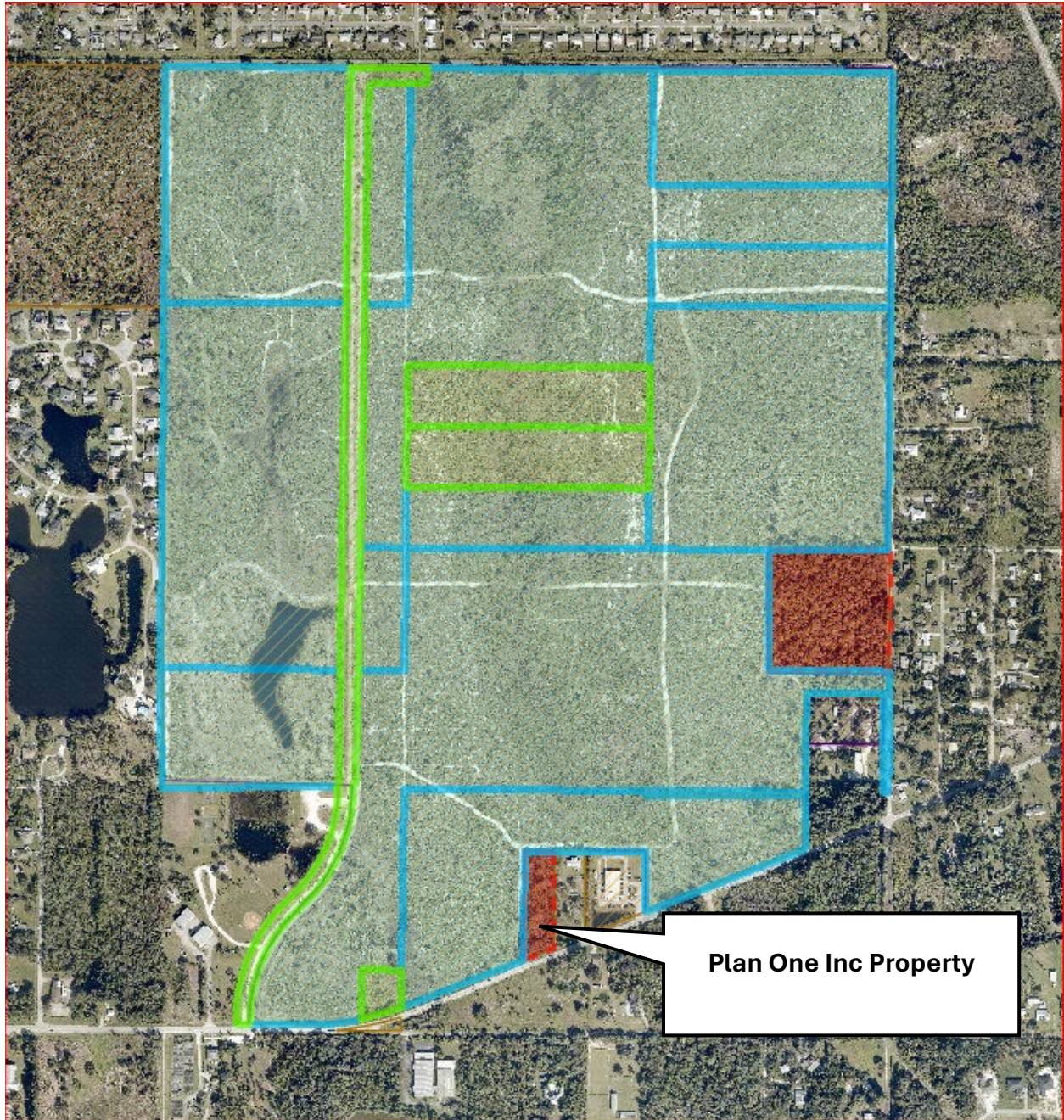
Owner Signature

Owner Signature

10/14/25

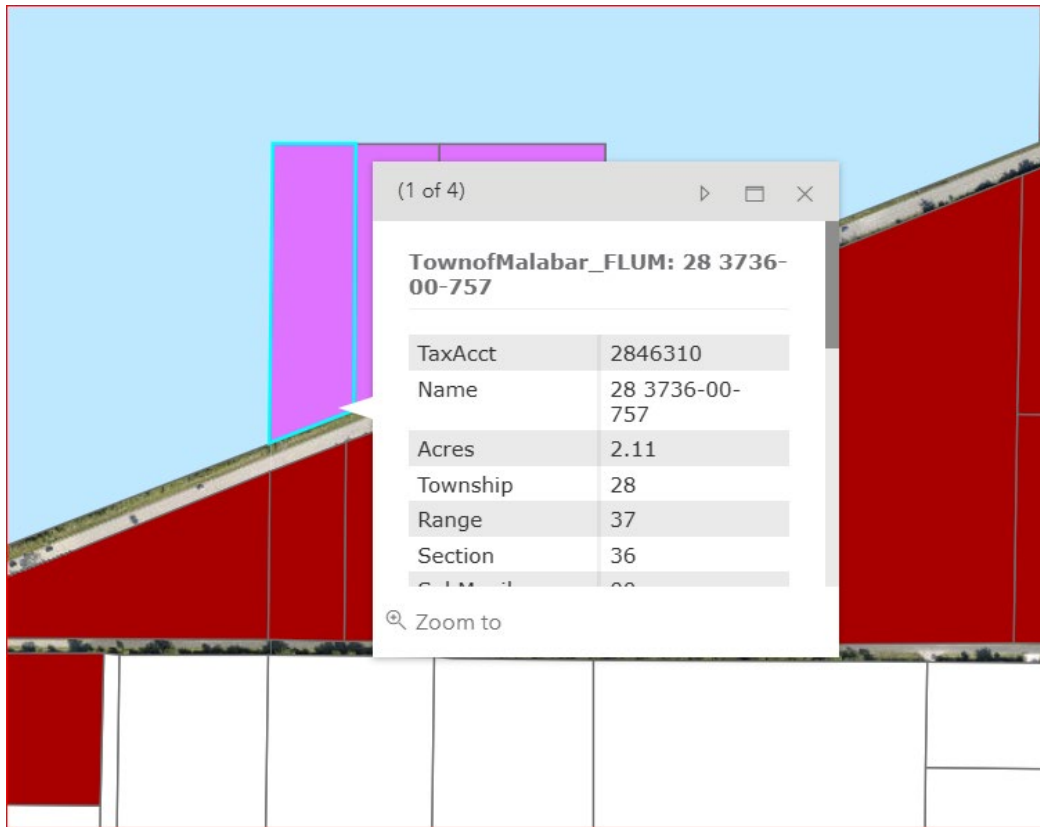
Date signed

Plan One Inc – Malabar Scrub Sanctuary
Parcel ID 28-37-36-00-757



Plan One Inc 28-37-36-00-757

Zoning & Future Land Use

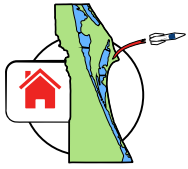


Zoning & Future Land Use = Residential and Limited Commercial

Plane One Inc – 28-37-36-00-757

2.11 Acres





REAL PROPERTY DETAILS
Account 2846310 - Roll Year 2025

Owners	PLAN ONE INC
Mailing Address	3925 TOBY AVE GRANT VALKARIA FL 32950
Site Address	NONE
Parcel ID	28-37-36-00-757
Taxing District	34Z0 - MALABAR
Exemptions	NONE
Property Use	0009 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, UNPLATTED)
Total Acres	2.11
Site Code	0381 - MALABAR RD (SR514)
Plat Book/Page	0000/0000
Subdivision	--
Land Description	PART OF E 1/2 OF SW 1/4 OF SE 1/4 AS DES IN ORB 317 PG 197



VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$158,250	\$116,050	\$111,210
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$127,650	\$116,050	\$111,210
Assessed Value School	\$158,250	\$116,050	\$111,210
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$127,650	\$116,050	\$111,210
Taxable Value School	\$158,250	\$116,050	\$111,210

SALES / TRANSFERS

Date	Price	Type	Instrument
11/01/2004	\$75,000	WD	5381/2693
08/01/1972	\$5,000	--	1269/0817

No Data Found