



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.3.

2/4/2021

Subject:

Brevard Tower Communications, Inc. (Bruce Moia) requests a change of zoning classification from GU to BU-2. (20Z00015) (Tax Accounts 2802674 and 2802676) (District 5)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from GU (General Use) to BU-2 (Retail, Warehousing, and Wholesale Commercial).

Summary Explanation and Background:

The applicant is requesting a change of zoning classification from GU (General Use) with a Conditional Use Permit (CUP) for Towers and Antenna to BU-2 (Retail, Warehousing and Wholesale Commercial) and the removal of the CUP for Towers and Antenna. The applicant's request is for the development of a storage facility which could be performed under the BU-2 request pursuant to Section 62-1833.5 Contractors' offices, plants and storage yards.

The existing tower is located to the north and outside of this zoning action's legal description. The applicant does not wish to retain the CUP over this property description. The property is also known to contain an unlicensed landfill. Brevard County entered into a Settlement Agreement on March 25, 1991 to close the site. The landfill operation ran from January 1984 through December 1991.

The subject property contains the NC (Neighborhood Commercial) and RES 2 (Residential 2) FLU (Future Land Use) designations. Although the existing GU zoning is consistent with both FLU designations, the proposed BU-2 zoning requires the CC (Community Commercial) FLU designation. A companion LSCPA request proposed under 20PZ00072 has been submitted to amend the current FLU designations to CC. If that request is approved, this request can be heard.

The developed character of the surrounding area is mostly vacant/unimproved land. To the north is a developed single-family lot zoned AU (Agricultural Residential). There is also a developed communication tower on GU zoning. To the east is a vacant GU zoned parcel and city zoned parcels which are vacant/unimproved. To the south is the Norfolk Parkway road right-of-way. To the west is a large retention tract/lake for the Sawgrass Lakes community. The four adjacent city zonings abutting this area allow for residential, intuitional and commercial use.

On January 11, 2021, the applicant submitted a BDP with the following stipulations: 1.) to develop the property as a boat and RV storage facility and related ancillary services and facilities; 2.) to provide a 50-foot buffer along the west and north boundaries of the property, in lieu of a 6-foot wall; 3.) to limit the number of outdoor storage spaces to 350; 4.) to limit ingress and egress to Norfolk Parkway; 5.) the site shall be developed as a Boat & RV storage facility and related ancillary service and facilities; 6.) to prohibit a sewage dump station unless public sewer connection is obtained; 7.) to limit outdoor lighting to 17 feet in height from grade to bottom of light fixture; 8.) to provide a traffic study detailing any required roadway improvements including, but not limited to a right turn lane, at the time of site plan submittal. If an improvement is warranted, and approved by the City of West Melbourne, it shall be constructed accordingly; 9.) to prohibit residing and overnight stays within the stored vehicles.

On January 11, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval with a BDP as presented, and further stipulated that the developer/owner comply with the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida.

The Board may wish to consider whether this request is consistent and compatible with the surrounding area and the whether the proposed BDP limitations mitigate potential impact.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the director of the Planning and Development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County Planning and Development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:

1. historical land use patterns;
 2. actual development over the immediately preceding three years; and
 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;

- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.

- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application."

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon

a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.

- a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
 - b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
 - c. Noise levels for a conditional use are governed by Section 62-2271.

- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.

- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

(321)633-2070 Phone / (321)633-2074 Fax
<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS

20Z00015

Brevard Tower Communications Inc.

GU to BU-2 with removal of CUP for Towers and Antenna

Tax Account Number: 2802674 & 2802676
Parcel I.D.: 28-36-13-00-756 and 758
Location: North side of Norfolk Parkway, 1,200 feet west of Minton Road (District 5)
Acreage: 17.5 acres

Planning and Zoning Board: 01/11/2021

Board of County Commissioners: 02/04/2021

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can NOT be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would NOT maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	GU with CUP for towers and antenna	BU-2 with removal of CUP
Potential*	Two single-family lots	213,444 square feet
Can be Considered under the Future Land Use Map	Yes NC & RES 2	No NC & RES 2 Yes** Community Commercial

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. **There is a Large-Scale Future Land Use Map (FLUM) amendment companion application under **20PZ00072** which proposes to change the NC and RES 2 Future Land Use (FLU) designations to Community Commercial FLU.

Background and Purpose of Request

The applicant is requesting a change of zoning classification from GU (General Use) with a Conditional Use Permit (CUP) for Towers and Antenna to BU-2 (Retail, Warehousing and Wholesale Commercial) and the removal of the CUP for Towers and Antenna.

The CUP for towers and antenna approved under **Z-6769** was adopted on July 12, 1984. The existing tower (480-foot tall) is located to the north and outside of this zoning action's legal description. The applicant does not wish to retain the CUP over this property description. The GU zoning is original zoning dating back to May 22, 1958. The property is also known to have had an

unlicensed landfill at this location. Brevard County entered into a settlement Agreement on March 25, 1991 to close the site. The landfill operation activity started in January, 1984 and was terminated on December 31, 1991.

Land Use

The subject property contains the Neighborhood Commercial (NC) and Residential 2 (RES 2) FLU designations. Although the existing GU zoning is consistent with both FLU designations, the proposed BU-2 zoning requires the Community Commercial (CC) FLU designation. A companion request proposed under **20PZ00072** will attempt to amend the current FLU designations to the CC FLU. If that request is approved, this request can be heard. If the FLUM request is denied, this action should be withdrawn by the applicant or denied by the Board.

Environmental Constraints

No noteworthy land use issues were identified. NRM reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

Preliminary Concurrency

The closest concurrency management segment to the subject property is Minton Road, between Hield Road to Eber Boulevard, which has a Maximum Acceptable Volume (MAV) of 39,800 trips per day, a Level of Service (LOS) of D, and currently operates at 80.65% of capacity daily. The maximum development potential from a proposed shopping center use would increase the percentage of MAV utilization by 22.85%. With the maximum development potential from the proposed rezoning, the corridor is anticipated to operate at 103.5% of capacity daily (LOS F). The proposal is anticipated to create a deficiency in LOS. If the applicant binds the property under a Binding Development Plan to mini-storage use only, the traffic potential would increase only 1.29% thereby reducing potential traffic demand to 81.94% capacity (LOS C).

No school concurrency information has been provided as the project is not intended for residential uses.

The parcels currently do not have access to either potable water or sanitary sewer. In the future, the parcels may be able to obtain potable water from the City of West Melbourne. If they can connect to the main located on the south side of the Norfolk Parkway.

Applicable Land Use Policies

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 through 8 of the Future Land Use Element, outlined in the Administrative Policies.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area. This site contains the RES 2 (3.5 acres) and NC (14.0 acres) FLU designations from Brevard County. If the accompanying request under **20PZ00072** which proposes to change the NC and RES 2 Future Land Use (FLU) designations to Community Commercial FLU is approved, the BU-2 zoning classification would become a potential option for Board approval.

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. The adjacent county zoning is residential, AU and GU zoned parcels.

The AU zoning classification permits single-family residences and agricultural uses on 2.5 acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl and beekeeping.

The GU classification is a holding category, allowing single-family residences on five acre lots with a minimum width and depth of 300 feet. The minimum house size in GU is 750 square feet.

Adjacent city zoning is a mixture of RLS, R-1A, P-1 and C-1. RLS use allows single-family dwellings and may include duplexes, townhomes, garden apartments and similar low to medium density residential dwelling units. The principal use in the R-1A single-family residential district are single-family dwellings. The principal uses in the P-1 institutional district are as follows: (1) Public and semipublic buildings and activities. (2) Public elementary, junior, middle, and high schools and learning centers. (3) Health institutions, including hospitals, clinics, nursing and convalescent homes, homes for the elderly, children's homes and adult congregate living facilities. (4) Cultural institutions. The C-1 low density commercial district allows the following uses: (1) Retail stores, sales and display rooms, except automotive and similar uses, including places in which goods are produced and sold at retail upon the premises. (2) Personal service establishments such as beauty shops and barbershops, laundry and dry cleaning pickup stations, tailor shops and similar uses. (3) Professional offices, studios, clinics, laboratories, general offices, business schools and similar uses. (4) Hotels, motels and guest cottages. (5) Eating and drinking establishments. (6) Vocational and trade schools not involving operations of an industrial nature. (7) Banks and financial institutions. (8) Public and private parking lots and garages. (9) Telephone switching stations, electrical substations, and similar operational equipment used by public utilities.

There does not appear to be any emerging development trends in the existing area located north or east of this site.

Analysis of Administrative Policy #4 - Character of a neighborhood or area. The subject parcel abuts a large retention tract/lake to the west. A developed single-family residence is located to the north together with an abutting site developed with a communication tower. To the east are multiple properties that are/may be used as a private school/learning center.

Buffering the proposed development from adjacent residential sites, a site plan condition, can be performed by providing a six-foot high masonry wall. The Board can request additional buffers and/or setbacks to assist in buffering existing development from any negative effects of this site's development.

Surrounding Properties

The developed character of the surrounding area is mostly vacant/unimproved land. To the north is a developed single-family lot zoned Agricultural Residential (AU). There is also a developed communication tower on General Use (GU) zoning. To the east is a vacant GU zoned parcel and city zoned parcels which mostly seem to be vacant/unimproved. To the south is the Norfolk Parkway road right-of-way. To the west is a large retention tract/lake for the Sawgrass Lakes community.

The applicant's request is for the development of a storage facility which could be performed under the BU-2 request pursuant to Section 62-1833.5 Contractors' offices, plants and storage yards. This use identified under subsection (a) requires: Storage yards to be enclosed with a six-foot wall, louvered fence or chain-link fence (outside of structures).

The four adjacent city zonings abutting this area allow for residential, institutional and commercial use. The 2016-2020 aerials do not reflect any current development pattern except for the residential subdivision buildout (west) of this parcel in the immediate neighborhood.

There have been no recent county zoning actions within a half-mile of the subject property within the last three years.

For Board Consideration

The Board may wish to consider whether this request is consistent and compatible with the surrounding area and the history of the property.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary**

Item # 20Z00015

Applicant: Andy Gardner for Jack Hunt

Zoning Request: GU to BU-2; Removal of CUP for Tower & Antenna

Note: Applicant wants RV and boat storage facility.

P&Z Hearing Date: 01/11/21; **BCC Hearing Date:** 02/04/20

Tax ID Nos: 2802676 & portion of 2802674

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- National Wetland Inventory (NWI) Wetlands
- Aquifer Recharge Soils
- Protected and Specimen Trees
- Protected Species

No noteworthy NRM land use issues were identified. NRM reserves the right to assess consistency with environmental ordinances at all applicable future stages of development.

Land Use Comments:

Wetlands

The subject parcel contains mapped NWI (Freshwater emergent wetlands) as shown on the NWI Wetlands map, an indicator that wetlands may be present on the property. A wetland delineation was performed in December 2019 by Andrew Conklin Environmental Services, LLC (ACES), and found approximately 0.22 acres of wetlands in the northeast corner of the parcel.

Per Section 62-3694(3), commercial and industrial land development activities shall be prohibited in wetlands contained in properties designated on the Future Land Use Map as commercial or industrial, and in surrounding upland buffers for such wetlands, except as provided below for I-95 interchanges, mitigation qualified roadways, abutting properties, and access to uplands. In no instance shall a proposed land development activity result in increased flooding on adjacent properties. Where the State does not require a buffer, wetland buffers shall be established in accordance with Section 62-3694(c)(10). Where impacts are permitted, the applicant is encouraged to propose innovative wetland preservation alternatives. Where the State does not require mitigation for any wetland impact, mitigation shall be provided to meet the County's no net loss policy as defined in Section 62-3696. Any permitted wetland impacts must meet the requirements of Sections 62-3694(e) including avoidance of impacts, and 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any site plan design or permit submittal.

Aquifer Recharge Soils

A small area of the parcel contains mapped aquifer recharge soils (Palm Beach sand) as shown on the USDA Soil Conservation Service Soils Survey map. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Protected and Specimen Trees

Aerials indicate that Protected (greater than or equal to 10 inches in diameter) and Specimen Trees (greater than or equal to 24 inches in diameter) may reside on subject property. Per Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4341(18), Protected and Specimen Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Per Section 62-4332, Definitions, Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for tree preservation and canopy coverage requirements. Land clearing is not permitted without prior authorization by NRM.

Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

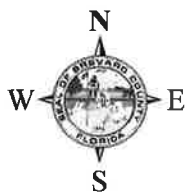
Other

According to Florida Department of Environmental Protection (FDEP) records, the subject property was utilized as a construction and demolition debris landfill site from approximately 1984 to 1992. The applicant should contact FDEP at (407) 897-4313 for guidance regarding disturbing/developing old landfill sites to ensure that public health and the environment will not be harmed by the disturbance of the waste at the site.

LOCATION MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



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

Buffer Distance: 500 feet

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.

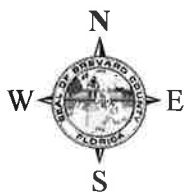
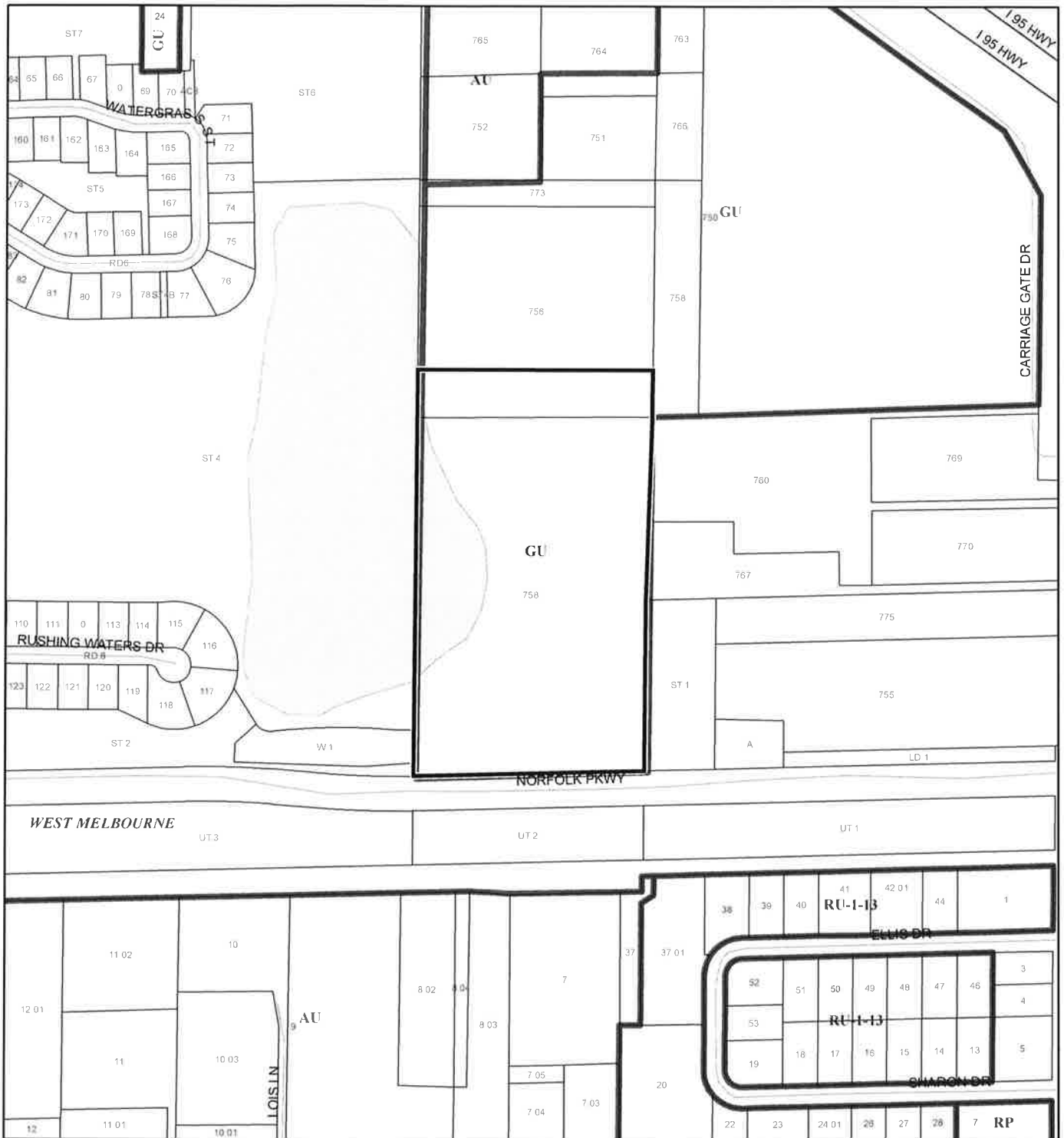
Produced by BoCC - GIS Date: 10/26/2020

— Buffer
■ Subject Property

ZONING MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

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.

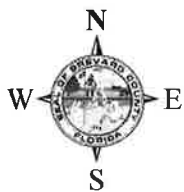
Produced by BoCC - GIS Date: 10/26/2020

- Subject Property
- Parcels
- Zoning

FUTURE LAND USE MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

— Subject Property
 □ Parcels

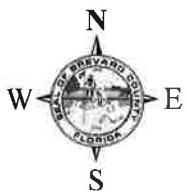
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 10/26/2020

AERIAL MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2020

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 BoCC - GIS Date: 10/26/2020

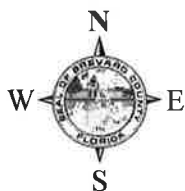
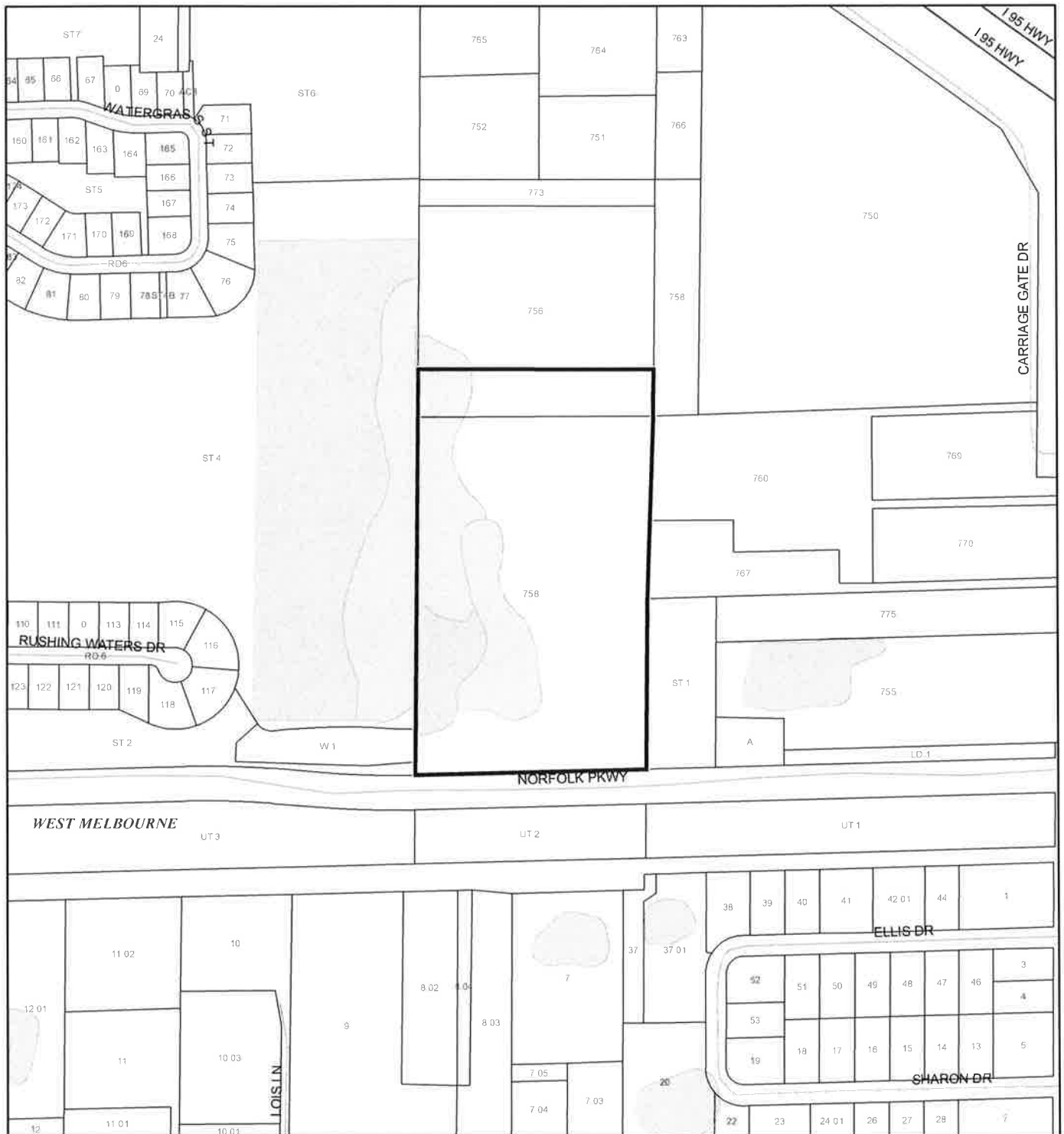
— Subject Property

▭ Parcels

NWI WETLANDS MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 10/26/2020

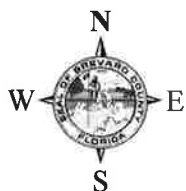
National Wetlands Inventory (NWI)

Estuarine and Marine Deepwater	Freshwater Pond
Estuarine and Marine Wetland	Lake
Freshwater Emergent Wetland	Other
Freshwater Forested/Shrub Wetland	Riverine
	Subject Property
	Parcels

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 10/26/2020

SJRWMD FLUCCS WETLANDS

- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

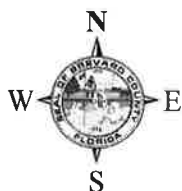
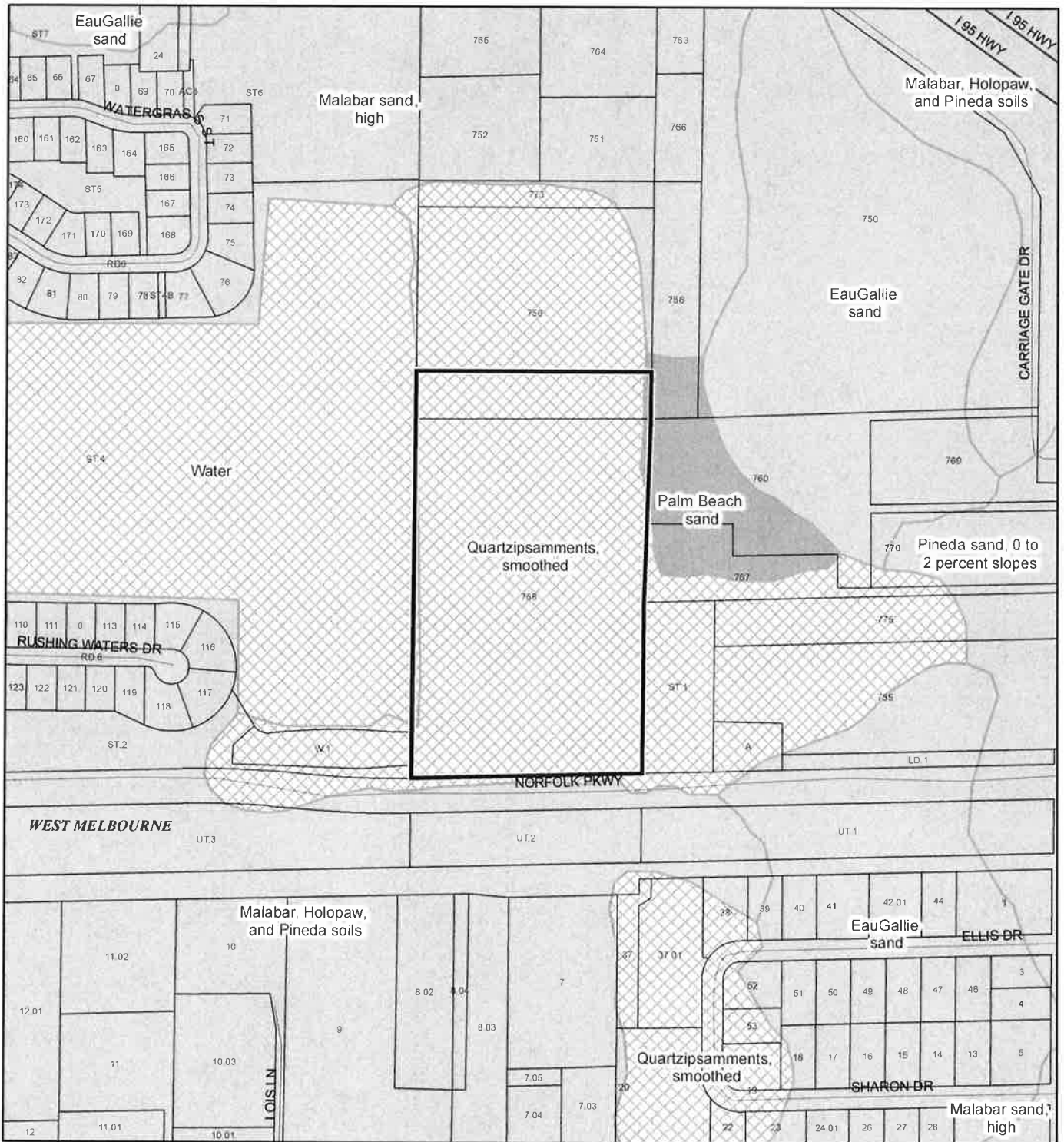
Subject Property

Parcels

USDA SCSSS SOILS MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 10/26/2020

USDA SCSSS Soils

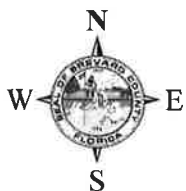
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 10/26/2020

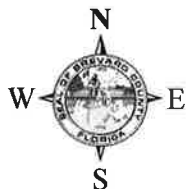
FEMA Flood Zones

- | | | |
|---|------------|----------------------|
| A | AO | X |
| AE | Open Water | X Protected By Levee |
| AH | VE | |
| 0.2 Percent Annual Chance Flood Hazard | | |
| 0.2 Percent Annual Chance Flood Hazard Contained in Channel | | |
| Subject Property | Parcels | |

COASTAL HIGH HAZARD AREA MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 10/26/2020

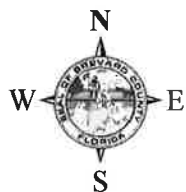
— Subject Property

□ Parcels

Coastal High Hazard Area

■ SurgeZoneCat1

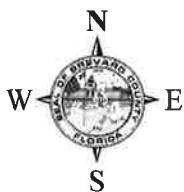
20Z00015



Produced by BoCC - GIS Date: 10/26/2020

☐ All Distances

20Z00015



1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 10/26/2020

Subject Property

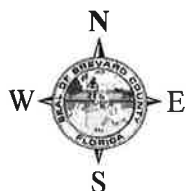
☐ Parcels

Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

BREVARD TOWER COMMUNICATIONS, INC.




20Z00015



1:4,800 or 1 inch = 400 feet

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.

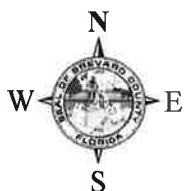
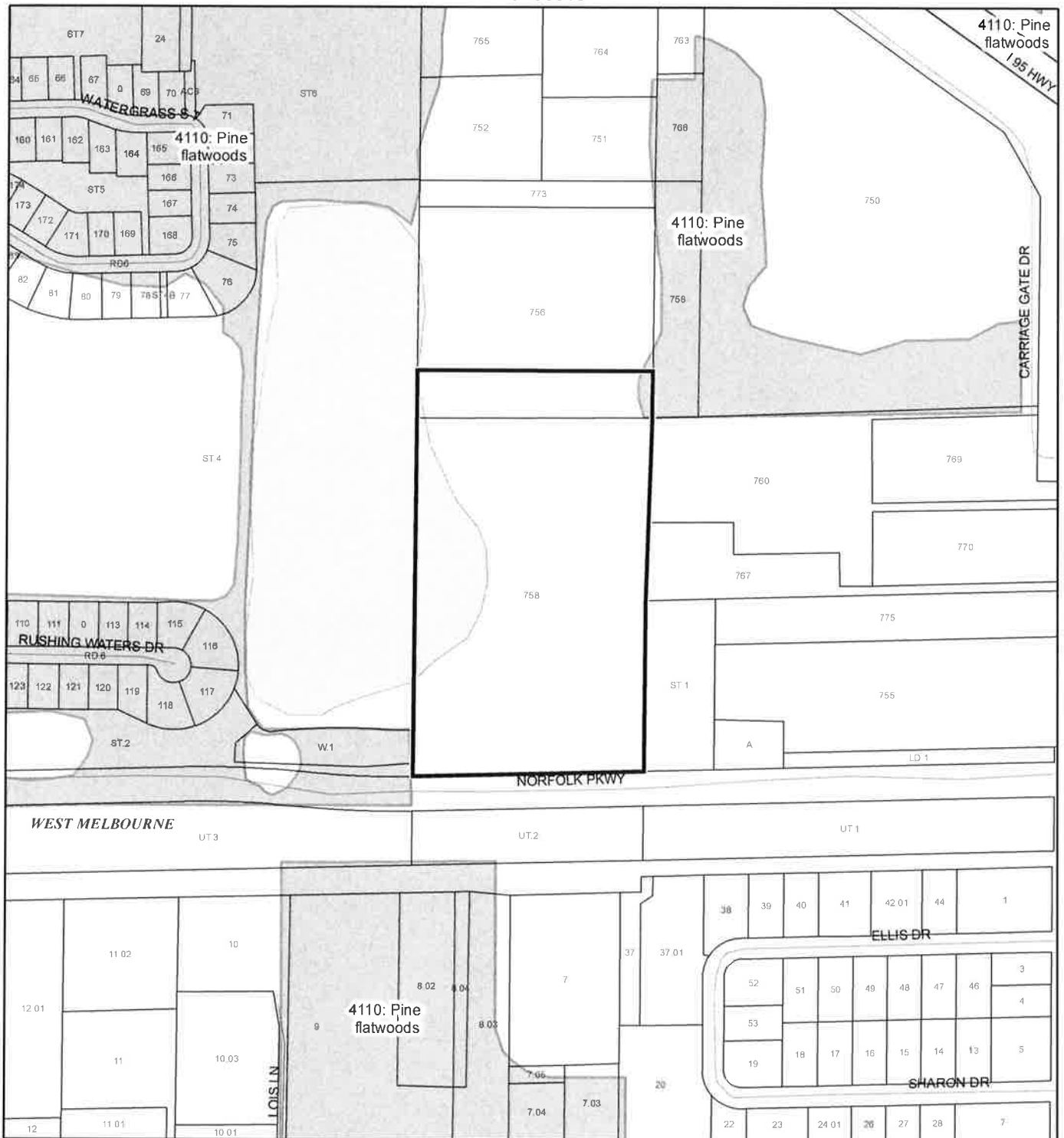
Produced by BoCC - GIS Date: 10/26/2020

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

BREVARD TOWER COMMUNICATIONS, INC.

20Z00015







1:4,800 or 1 inch = 400 feet

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 BoCC - GIS Date: 10/26/2020

SJRWMD FLUCCS Upland Forests

-  Upland Coniferous Forest - 4100 Series
-  Upland Hardwood Forest - 4200 Series
-  Upland Mixed Forest - 4300 Series
-  Tree Plantations - 4400 Series

 Subject Property  Parcels



BOARD OF COUNTY COMMISSIONERS

Application Pages
20Z00015
Brevard Tower

Planning and Development

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

**Application for Zoning Action, Comprehensive Plan Amendment, or
Variance**

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 20Z00015

Existing FLU: NC & RES2 Existing Zoning: GU

Proposed FLU: _____ Proposed Zoning: BU-2 - Removal of CUP for
Tower and Antenna.

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

Jack Hurt

Brevard Tower Communications Inc.

Name(s)

Company

405 Newfound Harbor Drive Merritt Island FL 32952

Street

City

State

Zip Code

jhurt@cfl.rr.com

407-679-1748

Email

Phone

Cell

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

☐ Attorney ☐ Agent ☒ Contract Purchaser ☐ Other _____

Andy Gardner

Condev Properties, LLC

Name(s)

Company

921 N Pennsylvania Avenue Winter Park FL 32789

Street

City

State

Zip Code

andyg@condevfl.com

407-679-1748

Email

Phone

Cell

(1)

APPLICATION NAME

- ☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)
- ☐ Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)
- ☐ Text Amendment (CP): Element _____
- ☐ Other Amendment (CP): _____
- ☒ Rezoning Without CUP (RWOC)
- ☐ Combination Rezoning and CUP (CORC)
- ☐ Conditional Use Permit (CUP)
- ☐ Binding Development Plan (BDP)
- ☐ Binding Development Plan (BDP) (Amendment)
- ☐ Binding Development Plan (BDP) (Removal)
- ☐ Variance(s) (V)
- ☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- ☐ Administrative Approval of Flag Lot or Easement
- ☒ Other Action: Remove CUP for Communication Tower

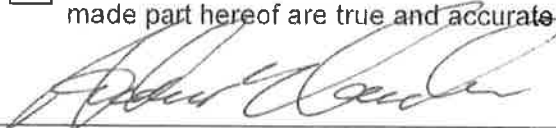
Acreage of Request: 17.5

Reason for Request:

Development for Storage Facility to include paving, stormwater, utilities and landscape.

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- ☒ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☒ I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- ☒ An approval of this application does not entitle the owner to a development permit.
- ☒ I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.




Signature of Property Owner or
Authorized Representative

02/18/2020

Date

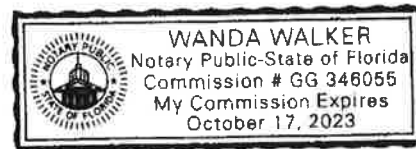
State of Florida
County of Brevard

Subscribed and sworn to me before me this 18th day of February, 2020
personally appeared Andrew Gardner, who is personally known to me or
produced personally known as identification, and who did / did not take an oath.



Notary Public Signature

Seal



Office Use Only:

Accela No. 20200015 Fee: \$1916.00 Date Filed: 7/24/20 District No. 5

Tax Account No. (list all that apply) part of 2802674 & 2802676

Parcel I.D. No.

28 36 13 00 756 + part of 758
Twp Rng Sec Sub Block Lot/Parcel

Planner: GCR Sign Issued by: GCR Notification Radius: 500'

MEETINGS

DATE

TIME

☒ P&Z

4/11/21

3pm

☐ PSJ Board

☐ NMI Board

☐ LPA

☐ BOA

☒ BCC

W/ST/2021
2/4/21

5pm

Wetland survey required by Natural Resources ☐ Yes ☐ No Initials _____

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension? -NO

☒ Yes

☒ No

If yes, list

James Allen

Location of subject property:

ON North side of Norfolk Pkwy 1,200 feet
West of Minson Road

Description of Request:

Remove from GU to Bldg 2
Remove CUP for Communication Tower
2-6769

Notice to Applicants for Change of Land Use

The Planning and Zoning Office staff will be preparing a package of written comments concerning your request. These comments will be provided to the Planning and Zoning Board and Board of County Commissioners. The comments will address the following:

The current zoning of the property along with its current development potential and consistency with the Brevard County Comprehensive Plan use and density restrictions.

The proposed zoning of the property along with its development potential and Consistency with the Board County Comprehensive Plan use and density restrictions.

The proposal's impact on services, such as roads and schools.

The proposal's impact upon hurricane evacuation, if applicable.

Environmental factors.

Compatibility with surrounding land uses.

Consistency with the character of the area.

You may place your own written comments regarding these items into the record. Up to two typewritten pages can be included in the package if received 10 working days prior to the Planning and Zoning Board hearing. You are not required to provide written comments. *An Applicant presentation to the Planning and Zoning Board is required regardless of written submittals.* The board may approve the requested classification or a classification which is more intensive than the existing classification, but less intensive than the requested classification.

Staff comments will be available approximately one week prior to the Planning and Zoning Board hearing. These comments will be made available to you at that time. In order to expedite receipt of staff's comments, please provide an e-mail address or fax number below. Alternatively, a copy of staff's comments will be mailed via the U.S. Postal Service.

NOTES:

- ☐ If your application generates public opposition, as may be expressed in letters, petitions, phone calls, testimony, etc., you are advised to meet with concerned parties in an effort to resolve differences prior to the BCC taking final action on the request; therefore, you are encouraged to meet with affected property owners prior to the public hearing by the Planning & Zoning Board/Local Planning Agency (P&Z/LPA). During the course of conducting the public hearing, if the P&Z/LPA finds the application is controversial, and the applicant has not met with affected property owners, the item shall be tabled to the next agenda to allow such a meeting to take place. If the item is controversial, despite the applicant's efforts to meet with affected property owners, the P&Z/LPA may include, in their motion, a requirement to meet with interested parties again prior to the BCC public hearing. The BCC may also table your request in order for you to meet with interested parties, if this has not occurred prior to the public hearing before the BCC. If you need assistance to identify these parties, please contact the Planning & Zoning Office.
- ☐ BCC approval of a zoning application does not vest a project nor ensure issuance of a permit. At the time of permit application, land development regulations and concurrency-related level of service standards must be met.

Please transmit staff's comments via:

brucem@mbveng.com or () _____ or U.S. Mail _____
e-mail address fax number

Yes/No

I have received a copy of this notice:

[Signature]
(APPLICANT SIGNATURE)

63487

IN THE CIRCUIT COURT OF THE
EIGHTEENTH JUDICIAL CIRCUIT,
IN AND FOR BREVARD COUNTY,
FLORIDA

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

CASE NO. 90-8148-CA-D

Plaintiff,

vs.

JACKIE D. HURT, individually,
BREVARD FILL, INC., a Florida
corporation, and GCOM, INC., a
Florida corporation,

Defendants.

SETTLEMENT STIPULATION

Plaintiff, BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY,
FLORIDA, and Defendants, JACKIE D. HURT, BREVARD FILL, INC.,
GCOM, INC., and MELBOURNE FILL AND MATERIAL, INC., by and through
their undersigned attorneys, have reached a settlement agreement
in the above-styled action and desire to set forth the terms and
conditions of the settlement in this Settlement Stipulation.
Plaintiff and Defendants agree and stipulate as follows:

1. Defendants shall cease and desist from operating on the
real property which is located on Minton Road and which is the
subject of this lawsuit, a landfill operation, on December 31,
1991. Up to and including December 31, 1991, Plaintiff shall not
interfere or attempt to interfere with the operation of the
landfill on the property through any means and shall not take any
action to dissuade or discourage customers from using the
commercial landfill on the subject site through Code Enforcement

RETURN TO:
CIVIL LAW DIVISION

EK3110P34265

RECORDED & VERIFIED
633672

633672

Handwritten signature

43

intent of this provision is to allow and permit the unimpeded and uninterrupted operation of the commercial landfill on the site without any interference by Plaintiff whatsoever, up to and including December 31, 1991. On December 31, 1991, Defendants shall shut down and cease operation of the landfill and the landfill shall be closed.

2. Plaintiff shall within ten (10) days from the date of this Stipulation pay the sum of \$100,000.00 (ONE HUNDRED THOUSAND DOLLARS) to MELBOURNE FILL AND MATERIAL, INC., as a contribution toward loss of business income and business revenue. Said \$100,000.00 shall be paid to the attorneys for MELBOURNE FILL AND MATERIAL, INC., for disposition. The \$100,000.00 check shall be made payable to Broad and Cassel Trust Account.

3. After the landfill is closed on December 31, 1991, Plaintiff shall forthwith take such action to complete the closure of the landfill so that the closure meets all requirements, laws, ordinances and regulations of the Department of Environmental Regulation, Environmental Protection Agency, Brevard County and all other governmental and environmental agencies applicable. The cost, if any, of finalizing closure after December 31, 1991, shall be borne by Plaintiff. Defendants shall permit Plaintiff reasonable access to the property to permit this required closure.

4. Plaintiff shall take no action on the property which will damage or interfere with the telecommunications, radio tower

INC., on the subject site, and Plaintiff shall not damage any of the communication or telecommunications equipment, buildings, or facilities on the site.

5. Other than as provided for herein, each party shall bear its own attorneys fees and costs.

6. Defendants agree to operate the aforesaid landfill up to and including December 31, 1991, in accordance with, and in compliance with, the existing DER permit issued for the site and applicable DER regulations.

7. After the landfill operation ceases on December 31, 1991, and the aforesaid sums of money are paid as described in Paragraph 2 above, and the County has completed closure of the landfill as described in Paragraph 3 above, this action shall be dismissed.

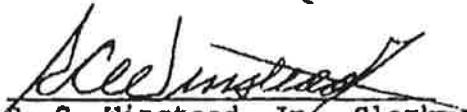
8. In the event any party to this Stipulation should breach same, this Stipulation shall be enforceable by the Court by the granting of preliminary and/or permanent injunctive relief, or otherwise, upon application by another party to this Stipulation.

9. Upon the completion of the landfill operation on December 31, 1991, and payment of the aforesaid \$100,000.00 by Plaintiff, and completion of the aforesaid closure by Plaintiff, the parties hereto shall exchange limited general releases which shall provide that each party releases the other from any and all claims and causes of action from the beginning of time to the date of this Stipulation arising out of the subject matter of

this action.

DATED this 25th day of March, 1991.

ATTEST:


R. C. Winstead, Jr., Clerk

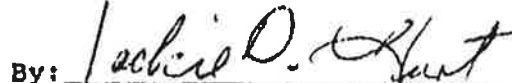
BROAD AND CASSEL
By: ROBERT D. GATTON, P.A.
PARTNER

By: 
Robert D. Gatton, Esquire

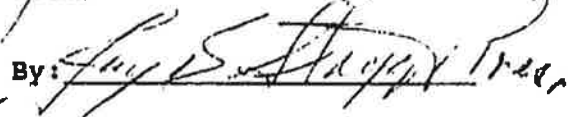
BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

By: 
Sue Schmitt, Chairman

JACKIE D. HURT

By: 
Jackie D. Hurt

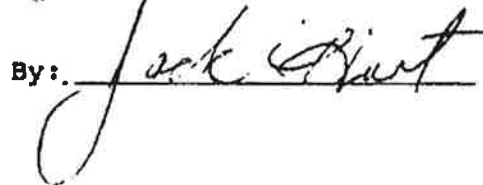
GCOM, INC.

By: 
Guy E. Stapp, President

BREVARD FILL, INC.

By: 
Jack Hurt

MELBOURNE FILL AND MATERIAL,
INC.

By: 
Jack Hurt

Legend

- City Limits
- CRA Overlay
- Palm Bay Road Overlay
- Town Center Overlay
- Commercial
- Conservation-Recreation
- Integrated Business
- Industrial
- Institutional
- Low-Density Residential
- Medium-Density Residential
- Urban-Density Residential
- Manufactured Home Residential
- Parkway Interchange
- County FLU Designations Still Apply As Noted

Brevard County Future Land Uses

- Community Commercial
- Neighborhood Commercial
- Residential 1 (1 DU/A)
- Residential 2 (2 DU/A)
- Residential 4 (4 DU/A)

Designations not shown on map

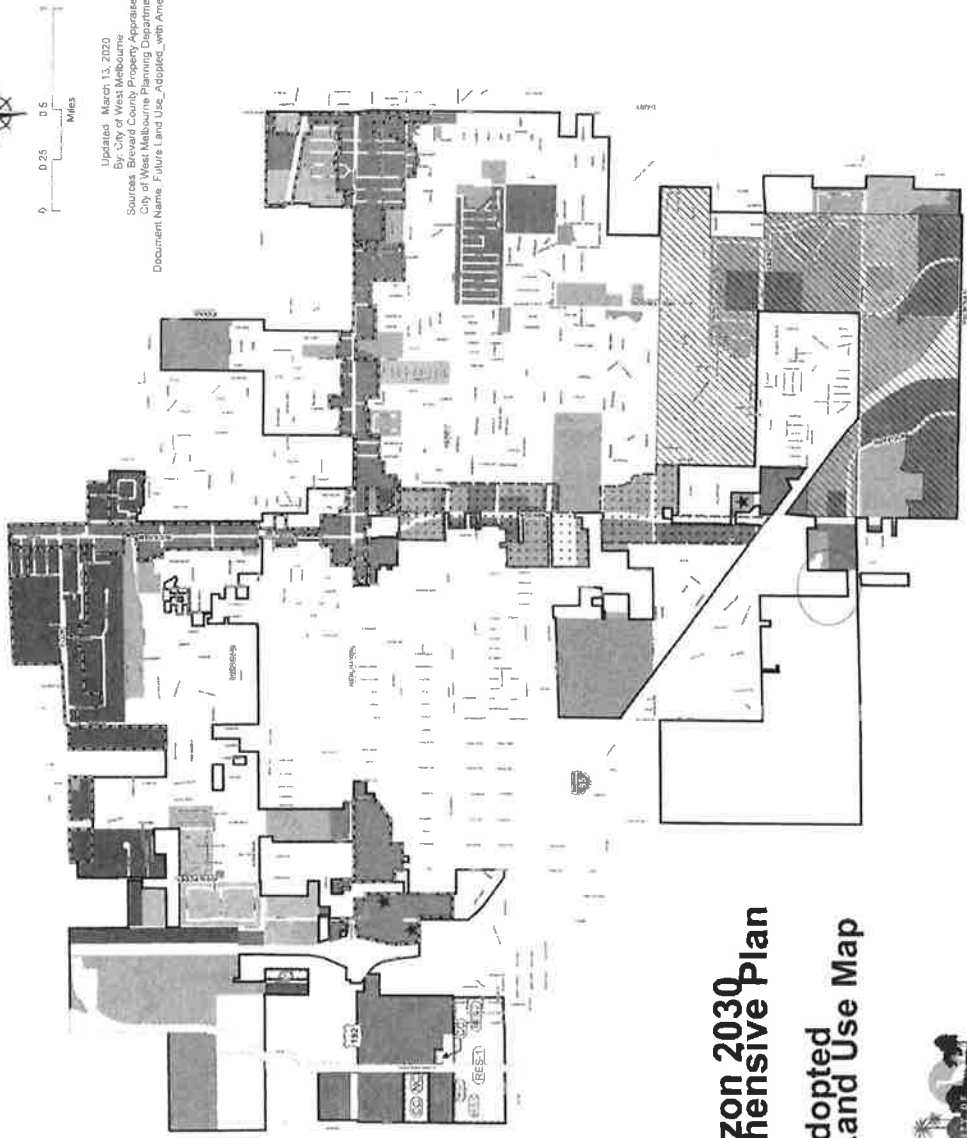
- General Use
- Neighborhood Activity Center
- Urban Mixed Use

★ These properties have additional density and intensity restrictions. Please refer to the Future Land Use Element of the Comprehensive Plan.

Horizon 2030 Comprehensive Plan Amendments

Amendment No.	Ordinance No.	Effective Date	Ordinance No.
SSA 2012-01	2012-01	2012-01	2012-01
SSA 2012-02	2012-02	2012-02	2012-02
SSA 2012-03	2012-03	2012-03	2012-03
SSA 2012-04	2012-04	2012-04	2012-04
SSA 2012-05	2012-05	2012-05	2012-05
SSA 2012-06	2012-06	2012-06	2012-06
SSA 2012-07	2012-07	2012-07	2012-07
SSA 2012-08	2012-08	2012-08	2012-08
SSA 2012-09	2012-09	2012-09	2012-09
SSA 2012-10	2012-10	2012-10	2012-10
SSA 2012-11	2012-11	2012-11	2012-11
SSA 2012-12	2012-12	2012-12	2012-12
SSA 2012-13	2012-13	2012-13	2012-13
SSA 2012-14	2012-14	2012-14	2012-14
SSA 2012-15	2012-15	2012-15	2012-15
SSA 2012-16	2012-16	2012-16	2012-16
SSA 2012-17	2012-17	2012-17	2012-17
SSA 2012-18	2012-18	2012-18	2012-18
SSA 2012-19	2012-19	2012-19	2012-19
SSA 2012-20	2012-20	2012-20	2012-20
SSA 2012-21	2012-21	2012-21	2012-21
SSA 2012-22	2012-22	2012-22	2012-22
SSA 2012-23	2012-23	2012-23	2012-23
SSA 2012-24	2012-24	2012-24	2012-24
SSA 2012-25	2012-25	2012-25	2012-25
SSA 2012-26	2012-26	2012-26	2012-26
SSA 2012-27	2012-27	2012-27	2012-27
SSA 2012-28	2012-28	2012-28	2012-28
SSA 2012-29	2012-29	2012-29	2012-29
SSA 2012-30	2012-30	2012-30	2012-30
SSA 2012-31	2012-31	2012-31	2012-31
SSA 2012-32	2012-32	2012-32	2012-32
SSA 2012-33	2012-33	2012-33	2012-33
SSA 2012-34	2012-34	2012-34	2012-34
SSA 2012-35	2012-35	2012-35	2012-35
SSA 2012-36	2012-36	2012-36	2012-36
SSA 2012-37	2012-37	2012-37	2012-37
SSA 2012-38	2012-38	2012-38	2012-38
SSA 2012-39	2012-39	2012-39	2012-39
SSA 2012-40	2012-40	2012-40	2012-40
SSA 2012-41	2012-41	2012-41	2012-41
SSA 2012-42	2012-42	2012-42	2012-42
SSA 2012-43	2012-43	2012-43	2012-43
SSA 2012-44	2012-44	2012-44	2012-44
SSA 2012-45	2012-45	2012-45	2012-45
SSA 2012-46	2012-46	2012-46	2012-46
SSA 2012-47	2012-47	2012-47	2012-47
SSA 2012-48	2012-48	2012-48	2012-48
SSA 2012-49	2012-49	2012-49	2012-49
SSA 2012-50	2012-50	2012-50	2012-50
SSA 2012-51	2012-51	2012-51	2012-51
SSA 2012-52	2012-52	2012-52	2012-52

Updated March 13, 2020
Brevard County Planning Department
City of West Melbourne Planning Department
Document Name: Future Land Use, Adopted, with Amendments.mxd



Horizon 2030 Adopted Future Land Use Map



DISCLAIMER
This map is not a survey and should not be used as a survey. Read right-of-ways are approximate.



ANDREW CONKLIN ENVIRONMENTAL SERVICES, LLC
INTEGRATING SUCCESSFUL DEVELOPMENT AND ENVIRONMENTAL INTEGRITY

P.O. Box 500407, MALABAR, FLORIDA, 32950
PHONE: (321) 848-1143 EMAIL: ACESLLC7@GMAIL.COM



December 19, 2019

Mr. Andrew Gardner
Condev Properties, LLC
PO Box 1748
Winter Park, Florida 32790

Re: Parcel No. 28-36-13-00-758, Norfolk Parkway, West Melbourne, Florida
ACES File No. 1993

Dear Mr. Gardner,

Andrew Conklin Environmental Services, LLC (ACES) has completed a review of environmental issues associated with the above-referenced ± 18.11 -acre property, located in Section 13, Township 28 South, Range 36 East, Brevard County, Florida. Figure 1 depicts the location of the subject site, and Figure 2 is a recent aerial photograph of the site depicting current conditions thereon. On December 16, 2019, ACES inspected the property for the presence of wetlands, surface waters, protected species, and indications of protected species habitat. The purpose of our study was to estimate the current extent of wetlands and protected species habitat on the site. To assess the presence and extent of wetlands, we implemented the jurisdictional wetland identification methodologies of the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (ACOE), which incorporate an analysis of on-site vegetation, soils, and hydrology to determine the presence or absence of state-jurisdictional wetlands. Where jurisdictional wetlands were found to exist, ACES identified their boundaries on a recent aerial photograph of the site. The likelihood of protected species habitation was determined by identifying the various vegetative communities, habitat types, and species indicators currently present on the site, and referencing these against standards and indicators used by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS). Following is a presentation of our findings.

Soil Types

The USDA Natural Resource Conservation Service (NRCS) identifies one soil type on the property (see Figure 3). Soil maps are used by the environmental regulatory agencies as a general guideline to determine the likelihood of wetland and upland conditions on reviewed properties; soils more commonly associated with wetland conditions potentially indicate areas of lower elevation and greater surface hydrology, whereas soil types that are more commonly associated with uplands are expected to exhibit fewer or no wetland characteristics. Potentially hydric (i.e., wetland) soil types are listed in the *Hydric Soils of Florida Handbook* (Victor W. Carlisle, et al., 2000). It should be noted that the soil types listed by NRCS are based on a 1974 soil survey of Brevard County by the USDA Soil Conservation Service, and no comprehensive soil survey of the county has been completed since 1974. As such, it is not uncommon for there to be some inconsistencies between historically-mapped soil types and current on-site soil conditions. ACES sampled soil types throughout the subject property by excavating 6-inch diameter, 12-inch deep cylindrical plugs from the surface, and assessing the soil profiles and characteristics



of each plug. Following is a brief description of the soil type that is mapped on the subject site, compared to our observations of current soil conditions.

Quartzipsammments, Smoothed – NRCS Code No. 52: These are nearly level to steep sandy soils that have been reworked and shaped by earthmoving equipment. They are commonly near urban centers or along major highways on the mainland. Many areas are former sloughs, marshes, or shallow ponds that have been filled with various soil material to surrounding ground level or to elevations above natural ground level. Drainage is variable. Most excavated areas are well drained, but the water table is generally within a depth of 50 inches in filled areas. This soil type is not listed in the *Hydric Soils of Florida Handbook*.

This upland soil type is mapped over the entire site, except for a very narrow strip along the west site boundary, which consists of the open waters of a large pond. Soils on the property consist of an amalgam of materials, including sand, shell, gravel, marl, clay, crushed asphalt, and crushed concrete. In some areas (such as the dirt road that meanders through the site), soils have been so compacted that they are very difficult to penetrate with hand tools. Elsewhere, soils exhibit non-hydric characteristics, being composed of loamy sand over a gravel and sand mixture.

Soils examined within an upland-cut ditch that parallels the eastern site boundary exhibit mucky-textured sand, a hydric soil characteristic. Further north along the ditch, soils become more hydric, and are associated with a small on-site wetland (see Figure 4), where they are composed of mucky-textured sand and muck.

Thus, except for a narrow strip of open water along the west property boundary and a linear path of upland cut ditch and wetland along the eastern site boundary, the site appears to be underlain entirely by non-hydric soils.

Community Types

Using the Florida Land Use, Cover and Forms Classification System (FLUCFCS) as a guideline, ACES categorized the different natural communities and land uses on the subject site according to FLUCFCS designations and code numbers. Figure 4 depicts the different FLUCFCS communities on the property. The major FLUCFCS categories on the site are:

Industrial – FLUCFCS Code No. 150: This category refers to two buildings near the south end of the site. Their use is unclear, but their size and appearance seem consistent with light industrial use and/or storage. The area occupied by these structures is estimated at 0.17 acres.

Herbaceous – FLUCFCS Code No. 310: This non-forested upland community exists mainly as a grassy expanse extending south from near the middle of the property, then narrowing into a cleared access drive that meanders back north through the site. The total area occupied by this community on the site is estimated at 3.70 acres. It is dominated by grasses, low shrubs, and herbaceous species, including cogongrass, Johnson grass, smutgrass, Bahia grass, Bermuda grass, lantana, Mexican clover, Spanish needles, and rattlebox. Underlying soils are composed of non-hydric loamy sand; along the access drive, soils also contain compacted gravel, crushed concrete, crushed asphalt, shell, and other foreign materials. No wetland hydrologic indicators are present in this community.

Brazilian Pepper – FLUCFCS Code No. 422: This forested upland community dominates the site, covering approximately 13.47 acres. It consists of a dense cover of Brazilian pepper, and invasive exotic species. A few slash pines, cabbage palm, Chinese tallow, strangler fig, and air potato vines are scattered throughout. Underlying soils are composed of non-hydric loamy sand mixed with gravel, shell, and marl. No wetland hydrologic indicators were observed in this community.

Water – FLUCFCS Code No. 500: This category refers to the man-made pond (surface waters, not wetlands) that extends westward from the site. The eastern ± 0.42 acres of the pond extends slightly onto the western boundary of the site. The pond has no littoral shelf, but falls off into deep water almost immediately; as such, no wetland plants are present, and no wetland fringe exists along the edge of the pond.

Streams and Waterways – FLUCFCS Code No 510: This category refers to the north/south drainage ditch that runs along the eastern property boundary. Like the pond, the ditch is considered surface waters, not wetlands, where it is cut through uplands. The area occupied by the ditch is estimated at 0.12 acres.

Exotic Wetland Hardwoods – FLUCFCS Code No. 619: This degraded wetland community is covered with a monoculture of dense Brazilian pepper growing over mucky-textured sand. Although once just a northern extension of the ditch, this area appears to have broadened over time and now is perennially hydrologically connected to the Wetland Shrub community (see below). The presence of hydric soils and wetland hydrology (high water marks, saturated soil) allows this small area (± 0.10 acre) to be claimed as degraded low-quality wetlands.

Wetland Shrub – FLUCFCS Code No. 631: This wetland community is present in the northeast corner of the site, where it occupies approximately 0.12 acre of the property. It contains a fringe of Carolina willow, saltbush, creeping oxeye and cattails around a deep-water depression. Soils are composed of mucky-textured sand and muck, and hydrologic indicators show that this area is inundated virtually year-round.

Thus, the entire site contains a total of approximately 17.34 acres of uplands, 0.55 acres of surface waters (the pond and ditch), and 0.22 acres of low-quality wetlands. The surface waters and wetlands fall under the jurisdiction of SJRWMD and ACOE. If impacts are proposed to any of the hydrologic resources (wetlands and/or surface waters), the appropriate permits must be obtained from the applicable regulatory agencies. Following is a discussion of potential wetland permitting and mitigation issues for this site.

Wetland Considerations

SJRWMD and ACOE have jurisdiction over the small wetland area. Both agencies require that all proposed wetland impacts be justified by the permittee, who is responsible for demonstrating that all reasonable efforts have been made to design the site development project in a way that avoids or minimizes wetland impacts. Simply put, the onus is on the applicant to show that proposed wetland impacts are essentially unavoidable. Although SJRWMD's rules have a caveat that allows applicants to impact any wetlands if mitigation is provided that is "regionally significant" (i.e., the purchasing of mitigation bank credits), ACOE does not provide that flexibility. Furthermore, ACOE does not accept any mitigation that does not meet the very strict standards of a wetland mitigation bank, essentially

obligating all applicants to purchase credit at a federally approved mitigation bank for any wetland impacts the Corps deems acceptable.

In addition to direct wetland impacts (dredging or filling within wetlands), an applicant must also consider the extent of secondary wetland impacts, which are assessed by SJRWMD. Secondary wetland impacts are those potentially adverse effects to wetlands that occur due to the proximity of human activities (i.e., noise, traffic, pollution, lighting, human intrusion, pets, yard waste, etc.). To protect against secondary impacts, SJRWMD encourages applicants to preserve a naturally-vegetated upland buffer around all portions of wetlands that are to remain undisturbed. The buffer must be at least 15 feet wide, with a minimum average width of at least 25 feet. In all areas where the minimum buffer cannot be provided, SJRWMD will assess secondary impacts extending into the adjacent wetlands. The extent of secondary impacts is determined on a case-by-case basis, but is typically determined by extending a 100 to 200-foot radius into the affected wetland from each point where an adequate upland buffer cannot be provided. Secondary impacts are considered to be significantly less adverse than direct impacts. Thus, although secondary wetland impacts (if assessed) add to the amount of mitigation that an applicant must provide to satisfy SJRWMD, they are typically only a small percentage of the whole. Since SJRWMD (unlike ACOE) recognizes the long-term value of on-site wetland preservation and enhancement, the secondary wetland impact issue can frequently be addressed by the placement of a conservation easement over remaining on-site wetlands and their adjacent upland buffers. If all on-site wetlands are proposed for direct impacts (dredging and/or filling), then secondary wetland impact issues will not apply.

For this site, as long as development plans do not encroach within 25 feet of the small wetland area, no wetland permitting or mitigation will be required by SJRWMD or ACOE. It seems reasonable to assume that most site planning will be able to accomplish this. However, in the event that wetland impacts are proposed, some form of wetland mitigation must be provided to offset those impacts.

As mentioned, due to the restrictions of ACOE wetland mitigation standards, the purchase of wetland mitigation bank credits will be the only means of addressing direct wetland impacts for this site. Currently, the subject site falls into the service areas of two wetland mitigation banks: Mary A Mitigation Bank and Lake Washington Mitigation Bank. Both have herbaceous wetland mitigation credits available, and both are within the same SJRWMD drainage basin as the subject site. The two banks use different methods of assessing how many mitigation credits are necessary to offset proposed impacts; currently, the most affordable option is Lake Washington Mitigation Bank, which calculates mitigation credits according to the Uniform Mitigation Assessment Method (UMAM).

UMAM is a method of assessing and calculating environmental losses (Functional Loss, or FL) and environmental gains (Functional Gain, or FG). Wetlands proposed for impact are assigned a specific FL via a set of standardized evaluations and calculations; whatever the total FL is for a particular project, the proposed mitigation (assessed in units of FG) must be equal or greater than the FL. In general, the calculated FL is a measure of the current quality (value and function) of the wetlands that are proposed for impact. As stated previously, the quality of wetlands on the subject site is low; we do not expect that on-site wetlands will rate an FL of more than 0.5 per acre of impact. Therefore, if all ± 0.22 acres of wetlands on this site are proposed for impact, the total calculated FL is expected to be no more than 0.11 ($0.22 \times 0.50 = 0.11$). To offset this, at least 0.11 units of FG would need to be provided. Lake Washington Mitigation Bank charges \$99,000 for each unit of FG. Therefore, the maximum anticipated wetland mitigation cost if this project (assuming all on-site wetlands are proposed for impact) would be about \$10,890 ($0.11 \times 99,000 = 10,890$).

If wetland permitting is necessary, the time associated with it is expected to be between two and three months for SJRWMD. Permitting through ACOE occurs concurrently, but typically takes a bit longer to complete than state permitting, since ACOE requires more documentation and is not subject to minimum time frames in their review process.

Surface Waters

A SJRWMD permit is required for any impacts to surface waters, to ensure that such impacts do not adversely affect the existing hydrologic regime of the site, or any properties that are upstream or downstream from the site. Surface waters that are greater than 1.0 acres in size are assumed by SJRWMD to provide aquatic habitat that is beneficial to fish and wildlife; as such, if impacts are proposed to surface waters that are greater than 1.0 acre in size, such impacts must be offset by mitigation, which is typically accomplished on a 1:1 basis on-site. For example, if 0.25 acres along the eastern shore of the pond were proposed to be filled to accommodate the size and configuration of a proposed project, an acceptable form of mitigation would be to excavate 0.50 acres of the Brazilian Pepper community on the western boundary of the site down to the pond elevation, thereby resulting in no net decrease in the size, volume, and habitat potential of the pond.

Protected Species

On the date of our site assessment, ACES examined the property for any indications of habitation by protected wildlife species. This included inspecting the property for direct visual and auditory evidence of protected species themselves, as well as assessing the site for the presence of secondary indicators, such as burrows, nests, nesting cavities, scat, tracks, trails, rookeries, etc. We also used on-line mapping resources from Brevard County, USFWS, and FWC to identify the known location of certain protected species populations, such as bald eagles. Following is a discussion identifying the extent to which protected species are thought to be using the site, and the procedures by which such concerns can be addressed during the project permitting process.

Gopher Tortoises: Gopher tortoises are protected as a Threatened species by the Florida Fish and Wildlife Conservation Commission (FWC). Gopher tortoises require habitat that includes well-drained sandy soils for burrowing, open sunlit areas for nesting, and adequate herbaceous forage. Although adequate herbaceous cover, open sunlit areas, and sufficiently drained soil appear to be present within the Herbaceous community, we found no evidence of gopher tortoises (no burrows, scat, tracks, trails, etc.). The disturbances associated with the historical land uses on the site are likely to have precluded its habitation by this species. It is our professional opinion that gopher tortoises are not present on the property, and no gopher tortoise permitting or mitigation will be required prior to site development.

American Alligator: Alligators are protected by USFWS due to their similarity in appearance to the American crocodile. It is illegal to kill, harm, or feed alligators, or to destroy their nests. Nuisance alligators can only be relocated or killed by licensed and permitted professionals. Mature alligators may be present in the pond. However, due to the lack of littoral zones or lateral upland banks adjacent to the pond, no alligator nesting habitat is expected to exist on the site. As such, no nest surveys are expected to be required during nesting season (June through September), and site development is not expected to have any adverse impacts to this species.

Wading Birds: A variety of protected wading birds may occasionally be present within the Wetland Shrub community and the edge of the pond for foraging purposes. These include the tricolored heron, great egret, white ibis, snowy egret, sandhill crane, and greenback heron. There is no rookery habitat on the site to support nesting of any of these species, and none of these species were observed on the site during our inspection. Although it is possible that some or all of these species may be present from time to time in the wetland areas on a transitory foraging basis, such behavior is opportunistic, and not indicative of critical reliance on any on-site natural resources. Therefore, no special permits for potential impacts to these species are expected to be required.

Wood Stork (*Mycteria americana*): Wood stork nesting habitat is not present on the site. However, the Wetland Shrub community does provide foraging habitat for this federally listed endangered species. Federal rules require that when a project falls under federal jurisdiction, the potential for federally-endangered species must be assessed. In the case of the wood stork, the mere potential of wood stork foraging behavior within affected wetlands is enough to impose regulatory oversight, as long as: a) the affected wetland contains Suitable Foraging Habitat (SFH) for wood storks (the on-site Wetland Shrub community does); b) the affected wetland falls within the Core Foraging Area (CFA) of at least one known wood stork rookery (on-site wetlands fall within the CFA of several wood stork rookeries); and c) more than 0.5 acres of CFA are proposed for impact (this is not the case for the site). Since wetlands are less than 0.50 acres, no adverse impacts to wood storks are expected to be assessed for this site.

Bald Eagle (*Haliaeetus leucocephalus*): No recorded bald eagle nests exist within at least 1.0 miles of the subject site, and no eagle nests, eagle activity, or potential nest trees were observed on the site. Therefore, it is not expected that potential impacts to this species will need to be addressed prior to site development.

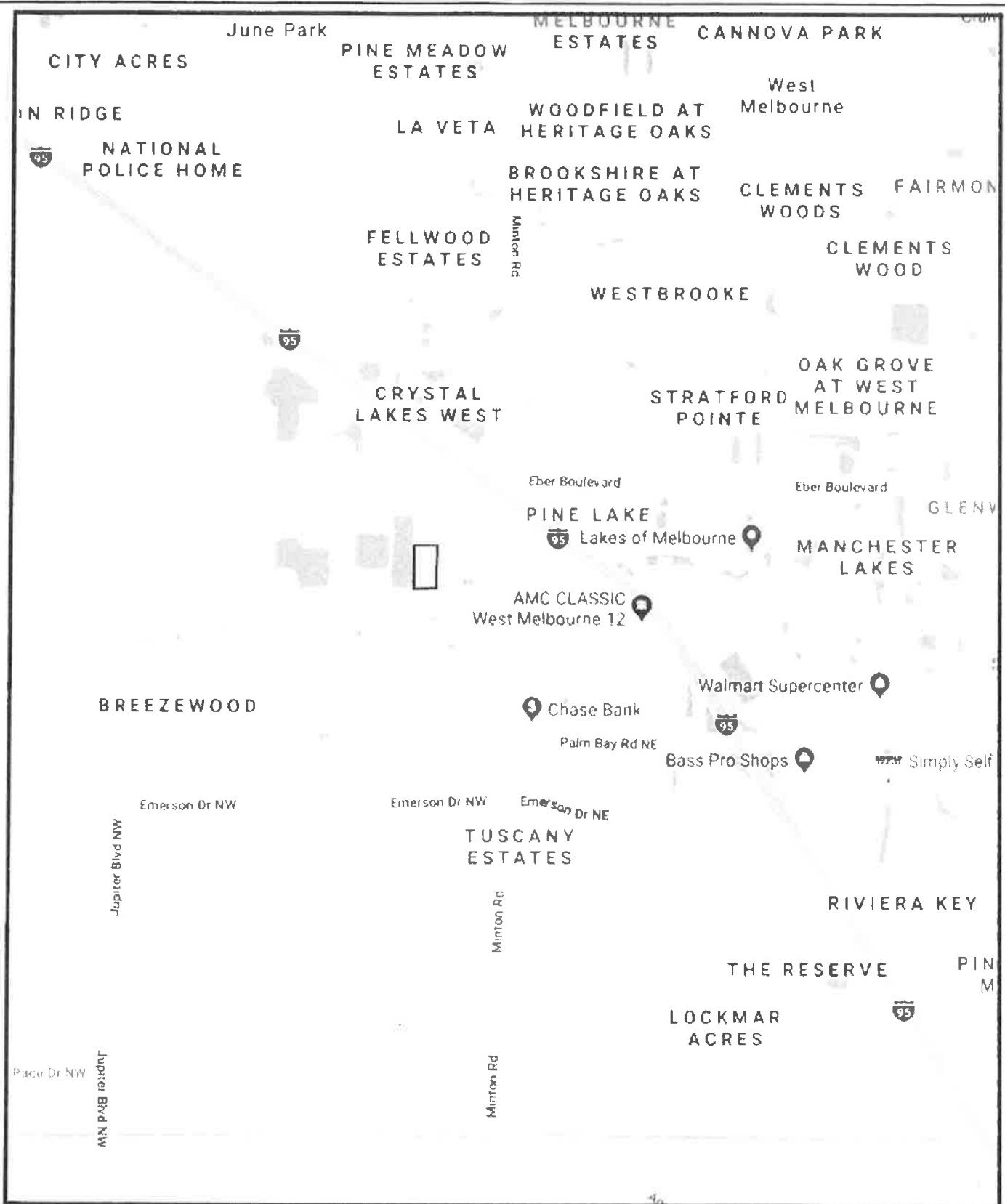
Summary and Conclusion

ACES has completed an environmental assessment of Parcel No. 28-36-13-00-758, Norfolk Parkway, West Melbourne, Florida. It is our determination that approximately 17.34 acres of uplands, 0.55 acres of surface waters (the pond and ditch), and 0.22 acres of low-quality wetlands are present on the site. If impacts are proposed to wetlands, then permits will be needed from SJRWMD and ACOE, and mitigation will be required. If impacts are proposed to the ditch, a permit will be needed from SJRWMD, and the project design must show that the current volume and rate of flow within the ditch will be sustained in the post-development condition. If impacts are proposed to the pond, a permit will be needed from SJRWMD, and 1:1 compensation will be required. No evidence of listed species occupation of the site was found during our inspection; as such, no permits or mitigation for potential impacts to listed species are expected to be required prior to site development. Upon your review of this report, should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,



Andrew Conklin – President, ACES, LLC



Source -Google Maps





Figure 1 - Location Map

ACES File No. 1993 - Parcel 758, Norfolk Parkway

- Property Boundary

PO Box 500407, Malabar, FL 32950 Phone (321) 848-1143 Email: acesllc@aol.com






Source -Brevard County Property Appraiser



Figure 2 - Aerial Site Photograph
ACES File No. 1993 - Parcel 758, Norfolk Parkway

 - Property Boundary

PO Box 500407 Malabar FL 32956 Phone (321) 848-1143 Email acesllc@gmail.com







Source -USDA Natural Resources Conservation Service (NRCS)



Figure 3 - NRCS Soils Map
ACES File No. 1993 - Parcel 758, Norfolk Parkway

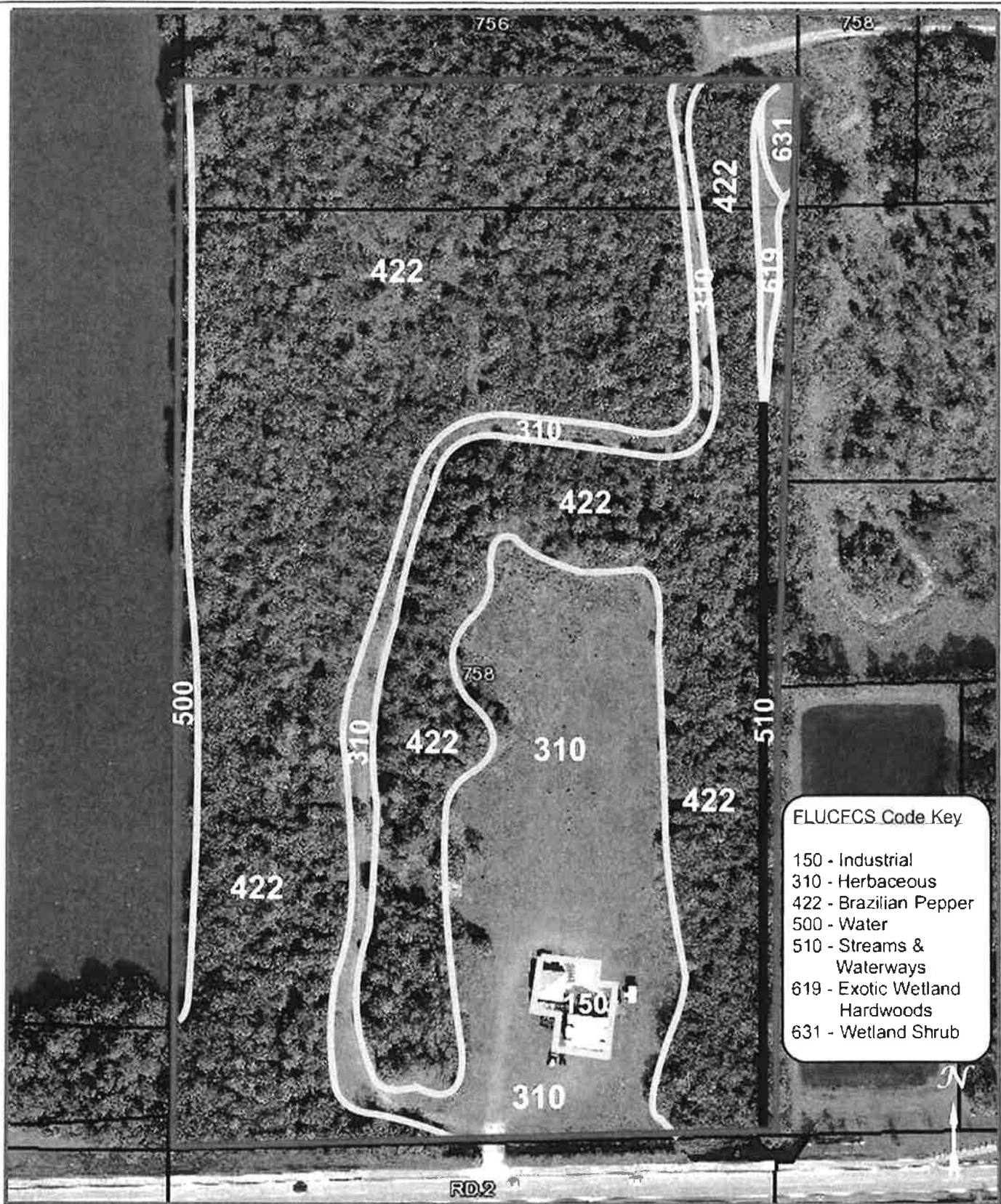
 - Property Boundary

 - NRCS Soil Type Boundaries

52 - Quartzipsammments, Smoothed
 99 - Water

PO Box 506407, Malabar FL 32950, Phone: (321) 848-1143 Email: acesllc7@gmail.com





FLUCFCS Code Key

- 150 - Industrial
- 310 - Herbaceous
- 422 - Brazilian Pepper
- 500 - Water
- 510 - Streams & Waterways
- 619 - Exotic Wetland Hardwoods
- 631 - Wetland Shrub

Source -Brevard County Property Appraiser

Codes referenced to the Florida Land Use Cover and Forms Classification System (FLUCFCS)



Figure 2 - Aerial Site Photograph

ACES File No. 1993 - Parcel 758, Norfolk Parkway

- Property Boundary
- FLUCFCS Community Boundaries



- Ditch

- On-site wetlands, +0.22 acres

PO Box 500407 Malabar FL 32950 Phone (321) 848-1143 Email: acesslc7@gmail.com



Owner's Name: Brevard Tower Bmm.

Hearing Date: January 11, 2021

20200015

THIS AFFIDAVIT IS TO BE PRESENTED AT THE PUBLIC HEARING

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, this undersigned authority, personally appeared, Brian Lock,
to me well known and known to me to be the person described in and who executed the foregoing
affidavit, after being first duly sworn, says:

1. That the affiant posted the notice provided by the Brevard County Planning & Zoning Office, which contains the time(s) and date(s) of the Public Hearing(s) involved.
2. Said posted notice contains the name of the applicant, the total acreage of the property in question, the existing land use classification, special use classification or conditional use designation, and the requested amendment to the official zoning maps. Said notice also contains the time and place of the public hearing on the consideration of said application by the Board of County Commissioners of Brevard County, if applicable.
3. The said notice has been posted in a conspicuous place on the subject property not more than twenty-five (25) days, nor less than fifteen (15) days prior to the first public hearing before the applicable board (as indicated on notice). If the property abuts a public road right-of-way, the notice has been posted within ten (10) feet of the road right-of-way in such a manner as to be visible from the road right-of-way.
4. The affiant understands that this affidavit is intended to be submitted as a requirement for a public hearing, and as such, will be officially filed with the Government of Brevard County, Florida.

Brian Lock

Signature

Sworn and Subscribed before me, this 21st day of December



KIM KENNEDY
Commission # GG 322387
Expires April 10, 2023
Bonded Thru Troy Fain Insurance 800-385-7018

(Print, Type, or Stamp Commissioned Name of Notary Public)

K. Kennedy

Notary Public, State of Florida

Personally known OR Produced Identification

Type of I.D. Produced: _____

THIS AFFIDAVIT IS TO BE PRESENTED AT THE PUBLIC HEARING

PHOTOGRAPHS



BREVARD COUNTY CODE ENFORCEMENT



Mo./Day/Year	Address	Zng App.#
12/21/2020	21-35-08-00-503	20Z200101



Brian Lock

From: Josh Post
To: Jones, Jennifer
Subject: Proposed RV/Boat/Storage facility West Melbourne
Date: Tuesday, December 29, 2020 5:43:59 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mrs. Jones,

Please take into consideration my email when deciding to approve or deny the planing and zoning for this establishment off of Norfolk RD in West Melbourne.

My family and I picked this development for is semi seclusion which is rare to find in Brevard County. We are somewhat off the beaten path and allowing this storage facility to happen on the one way in our out of our neighborhood will detract from this seclusion, as anyone who misses their turn to the facility will have absolutely no where to turn around except our neighborhood.

Adding this facility will also increase the amount of traffic on this heavily traveled residential road

The turning area and lines of sight to enter this facility are very limited and will cause more accidents which is already a major issue in this area, mainly Minton and Norfolk BLVd. if approved, larger vehicles will be coming into and out of the area which will increase the accident risks tremendously. Which will then task West Melbourne PD, Florida State Police, and Brevard County Fire Rescue to have a larger burden.

I am sure you will hear many more responses to this,I just wanted to make sure my voice was heard.

Josh Post
4061 Dragonfly Dr
West Melbourne, FL 32904
757-947-5569

From: [Doug St John](#)
To: [Jones, Jennifer](#)
Subject: Re-zoning of parcel of land east of Sawgrass Lakes
Date: Thursday, January 7, 2021 7:01:52 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings,

I am a resident of Sawgrass Lakes in West Melbourne, FL. There is currently a request before Brevard County from a company named Condev to have a parcel of land adjacent to our Sawgrass Lakes re-zoned for an RV and boat storage parking lot. I and many others in the community are concerned about this. As of right now, we have a petition in opposition to this RV/Boat parking lot with over 520 signatures.

In a rather insulting display of salesmanship, representatives from Condev called for a meeting with our community with 48 hours' notice, three days before Christmas. To "appease our concerns." What they did was dismiss every concern we had. Claiming we would never see them, hear them, or be inconvenienced by their presence what so ever. According to them, it would be a blessing for us to live next door to such a fantastic business. I then went home to watch The Muppets version of the Charles Dickens classic "A Christmas Carol." I honestly found the movie to be a more realistic version of reality than the fantasy of a parking lot with 300 LARGE vehicles that would somehow exist in a vacuum of time and space.

The first and most important issue for me is the location of the proposed storage lot. Sawgrass Lakes will soon be a community of over 900 homes. In addition to Pine Apple Cove, which will soon be adding a high school. All 900 houses and the school share one single lane road, Norfolk Parkway, in and out of Sawgrass Lakes. This is already something of a disaster at peak driving hours. The proposed RV/Boat storage lot is at a horrible spot, atop a hill, where several accidents have occurred. And it is in the front portion of our community. Meaning everyone will have to drive past it every single day. If Condev were interested in developing land at the end of Norfolk, it wouldn't be in everyone's face every day, and I doubt they would be getting this much resistance from the community. We are also worried about pollution from the parking lot as all cleaning chemicals and motor fluids from the 300 plus large vehicles will undoubtedly find their way into our lake.

These are my primary issues with the proposed RV/Boat Storage on Norfolk Parkway. Others in the community have different concerns, and I hope they reach out to you to express them. Thank you very much for your time. I wish you a Happy New Year.

Sincerely,

Doug St John

From: [Kelly Therrien](#)
To: [Jones, Jennifer](#)
Subject: Deny Rezoning
Date: Friday, January 8, 2021 7:16:02 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Ms. Jones,

I am contacting you in regards to the upcoming zoning meeting set for January 11. I am asking that you vote no to rezoning. The proposed plan for a storage unit at the top of the hill on Norfolk Parkway would be disruptive to all residents of Sawgrass as well as the Pineapple Cove school. As it is, there have been traffic accidents on this ride which has one lane in each direction. To get recreational vehicles and trailers into the narrow driveway at the top of the hill will result in drivers crossing into oncoming traffic to make the turn necessary for large vehicles and trailers. Not the mention if the driveway is missed there is no place for a large vehicle to make a u-turn the street dead ends at the school.

Please consider the negative impact on the families that live in Sawgrass to this proposed change and say no to rezoning.

Thank you,
Kelly

Kelly Therrien
Resident of Sawgrass Lakes since 2017

Sent from my iPhone

From: Elbert Schaffert
To: Jones, Jennifer
Subject: Zoning meeting for the RV/Boat storage
Date: Friday, January 8, 2021 9:22:02 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Jennifer -

I'm very concerned with the proposed RV/Boat storage that is planned on Norfolk parkway.

That will bring so much undesirable elements and issues to all the residents here in Sawgrass. This is a prime location and it should be used for things that would bring value to our properties, and I feel a storage unit will only bring values down.

Please help us, all the residents at Sawgrass, maintain our property values and keep this a desirable family neighborhood.

Thanks,
Elbert
321-501-9686

From: Julie Arthur
To: Jones, Jennifer
Subject: Re-zoning of the property located at the entrance of the Sawgrass Lakes community
Date: Friday, January 8, 2021 10:13:53 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

I am currently a resident of the Sawgrass Lakes community in West Melbourne. I am opposed to the re zoning of the property at the entrance of our neighborhood. There are a variety of reasons for my position.

The traffic leaving Sawgrass Lakes has been a major safety issue for quite a while. A few years ago there were fires near the entrance and no way for the residents to get out of the neighborhood. It is one lane each way for approximately 1000 homes which has already proved to be a major issue. I can't imagine it would be any better with people coming in and out of a storage facility with large RV's and boats. If the entrance would be on Minton Rd the traffic at the intersection is very congested and there are traffic issues there as well which the city is aware of.

There is also a property value issue. Our homes that face the proposed RV/boat storage facility are \$400,000-\$600,000. Would you pay for a home like that to look at an RV/boat storage facility? I'm sure it will devalue our homes. Would you like to have a commercial property in the entrance of your neighborhood? Being close to a commercial facility can make you ineligible for insurance with some homeowners insurance carriers.

We are also concerned about the environmental issues being that this was a prior landfill that will now be disturbed. The potential buyer does not plan on doing anything to address the potential issues.

Many of our residents including children walk and ride their bikes home from school along this sidewalk on Norfolk Parkway because it is part of the entrance to our neighborhood.

The residents of our neighborhood are also concerned with the potential for crime in these types of facilities.

Please reconsider the re zoning of this property as it is unfair the the homeowners of Sawgrass Lakes. Thank you for your time.

Sent from my iPhone

Julie Arthur
3780 Watergrass St
West Melbourne, FL 32904
321-213-3308

From: [D.Y Braithwaite](#)
To: [Jones, Jennifer](#)
Subject: Re: Rezoning of property at 3851 Norfolk ParkWay 32904
Date: Friday, January 8, 2021 10:32:55 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Correction on property address .
Please note file accordingly.
Thank you

Sent from my iPad

On Jan 8, 2021, at 10:28 AM, D.Y Braithwaite <dybraithwaite@gmail.com> wrote:

My name is Ysmin Braithwaite of 3402 Rushing Waters Dr 32904. I am a resident of the Sawgrass Lakes community, a 900+ houses development directly west of the property that is seeking re-zoning. My family and numerous others oppose the building of a commercial RV/Boat storage facility for many reasons, including, but not limited to:

Landfill disturbance could result in health issues for families located in close proximity to this property. The disturbance of unknown and possibly toxic content of the former, illegal landfill that makes up the parcel. The county should be fully conversant of this situation and should have adequate data to support this concern. We do not want to become another negative situation as captured in numerous studies being conducted regarding poor environmental conditions which resulted from dumping legal or illegal matter affecting the residents of Brevard County.

Traffic and added undue pressure to the already strained traffic situation on Norfolk Parkway, which is where the only ingress/egress point for the storage facility has been proposed. This despite data indicating that the property had an entrance off Carriage gate when dump was in effect. This property is located on the rise of the parkway resulting in blind spots for those going both east and west. This area of the roadway cannot be expanded unless substantial cost is injected into the needs of this proposed commercial venture which developers do not appear to want to finance. Also this location is very close to the lights leading on to Minton Road and would be detrimental to the usage of Norfolk Parkway. I might add that Pine Cove Academy is located at the west end of Norfolk Parkway and adds safety and congestion issues to this venture location.

Crime. The almost certain attraction of crime (break-ins), and the homeless seeking shelter as experienced by many such storage facilities.

Property values. The likely devaluation in property values for adjacent communities due to the above mentioned grievances. This is not what was "sold" to us at purchase. I can only assume that the County and West Melbourne took this past issue of the dump into consideration prior to approving the application of

DrHorton to built the SawGrass development.DrHorton as a responsible corporate member ensuring that this community would not have to be affected by any adverse issues which could affect health ,value or enjoyment of the homes sold to the homeowners.

Thank you for your time and looking forward to our concerns being considered in this re zoning request.

Respectfully,

Ysmin Braithwaite

Sent from my iPad

From: Maxwell J Perez
To: Jones, Jennifer
Subject: No zoning change near Sawgrass Lakes
Date: Friday, January 8, 2021 10:39:29 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning Jennifer,

I am a resident of Sawgrass Lakes in West Melbourne, FL. I am a software engineer who moved to Florida several years ago for several reasons. The primary reason for moving to Brevard County is because of the opportunities that are available to engineers in the aerospace industry. Secondly, Brevard is one of the few places in the country where engineers like me can live and raise a family far away from urban blight, yet still have great amenities at the same time. There is plenty of nature here, and that is one of the attractive features about Brevard, and especially here in Sawgrass Lakes. We are surrounded by forests, lakes and wildlife. I could not imagine living anywhere else. These are the things that many potential new residents look for when moving from other parts of the country, and doing their home search in Brevard county.

There is a property directly adjacent to the east of the Sawgrass community. This property was a former landfill that was later capped in the 1990s, and rezoned to ensure that it does not cause additional environmental impacts. Currently, this landfill has construction debris like concrete and lumber buried below the surface soil. However, this landfill has had a shady history, and was previously cited for dumping illegal substances, which could potentially cause environmental concerns if disturbed. Brevard County took the correct action in closing this landfill in the 1990s, and designating it as a zone to prevent development on this site. It needs to stay this way.

I am not a very happy resident at the moment, and many in my community are not either. A business owner with the company Condev wants Brevard County to change the zoning of this property in order to build an RV and Boat storage facility. However, we residents do not want this changed. There are many reasons why Sawgrass residents oppose this request. Despite meeting with the owner in our Sawgrass Lakes community center, the owner who wants to build his business on a landfill directly adjacent to our neighborhood did not seem to be very accepting of our concerns.

I'd like to state a few concerns that I have as a resident, and these were shared with the owner as well when we spoke to him. First of all, the landfill where the RV and Boat storage would be built is directly adjacent to the major lake that is owned by the Sawgrass Community HOA. This lake provides waterfront property to many homes, which is a feature that helps our home values. The RV and Boat storage facility, if built, would sit on a higher elevation adjacent to our neighborhood because of the landfill. We at Sawgrass Lakes do our very best to keep our neighborhood clean and safe for our community. Despite the RV and Boat storage owner's efforts to help prevent contaminants and pollutants from spilling into our lake, this is largely the responsibility that belongs to patrons that will use his business. Unfortunately, there would be little for him or his employees to control oil leaks and spillage of fuel, raw sewage

and cleaning products on his site. There could be up to 300 boats and RVs on this facility. Sawgrass residents would be at the mercy and will of RV and boat owners that do not even live in our community. RVs and boats tend to leak oil and fuels if not properly maintained by the owner, especially if these RVs and boats are sitting on the property for weeks or months without being used. The contaminants spill onto the surface of the RV and boat site, and are carried away by rainwater. Some of these pollutants are absorbed into the soil, and carried into groundwater, which we use to water our lawns with. Since the landfill has slopes on all four sides, the western slope goes directly into our lake. The oils and contaminants over time will eventually runoff of the RV and Boat storage facility through rainwater, and collect into the Sawgrass community lake. Directly to the east and adjacent of the proposed RV and Boat storage facility is a retaining pond that is owned by the Sawgrass Community residents, and it too is susceptible to rainwater runoff from the RV and Boat site. There are plenty of reasons why residents are opposed to this. Contaminants and pollutants, especially from cleaning products, oils and fuels cause environmental issues with lakes. They also potentially cause cancer if the contaminated water is absorbed by the lake, and carried to our homes via groundwater. There are plenty of fish and wildlife that live in or near this lake, and are part of our community as well.

We brought this up to the engineer that was representing the owner for the Boat and RV storage facility. His argument is that residents of Sawgrass have vehicles that sometimes are parked on home driveways, and these can also leak oil. This may be true, but residents that live within the community are a lot more careful of our vehicles and our property, and take care of these vehicles because we live here. The rainwater from driveways get carried into storm drains and moved through storm drain systems. They are not draining into our lakes. The owner simply did not show any sympathy or remorse to this fact, as we voiced our concerns about this several times. Instead, he kept making excuses for his business.

The second issue is crime and security. Historically, RV and Boat storage facilities tend to attract crime. Despite having high-tech security cameras or lighting, these are places still increase the rate of theft and other suspicious activity. These are also places where people tend to live in their RVs, potentially using drugs and other criminal behavior. We do not want that here next to our community. Sawgrass Lakes is already having a wave of car thefts and break-ins, and we do not need more of that here. There is a school, Pineapple Cove, which is less than a mile away from where the proposed RV and Boat storage facility would be, and this creates problems for children and families.

Light pollution is another issue that was brought up. Being that are community is somewhat distanced from the main road of Minton and other areas, we enjoy have limited light pollution in the area. As stated before, the RV and Boat storage adjacent to our neighborhood, and sits on top of a landfill at higher elevation than the homes below. The glow of the security lighting, even if pointed downward, will still be visible from the night sky being that it is so close to our homes. The owner made the argument that the lights are shorter than the canopy level of the trees. However, lighting depending on output power and how many light fixtures there are still give a glow into the night sky, which is easily apparent. Residents enjoy the darker night sky being somewhat on the western edge of the city, and not too close to nearby businesses.

Traffic and safety is another concern. Norfolk Parkway is just a two lane road, and is the only egress point in and out of Sawgrass Lakes. We had an accident last year, where a vehicle crashed into the side of the guardrail during rush hour. This blocked traffic completely as

there was no way in or out for residents. There have also been numerous accidents at the intersection of Minton and Norfolk, which also blocks access for residents. Congestion is also increasing due to the Pineapple Cove school, and is expected to increase as more homes are being built, and potentially a new high school on Norfolk. Commute times for us Sawgrass Lakes residents is increasing due to having the one and only egress point with two lanes. Adding another business to Norfolk Parkway not only would increase traffic, this increases hazards as well. The RV and Boat storage site would sit on top of a hill, which means that large vehicles like RVs and trucks towing boats take longer to climb. This slows down traffic behind it. Also, due to the size of RVs and boat trailers, they need a larger turning radius. There could potentially be plans for an additional turning lane. However, I would argue that this still would cause problems unless Norfolk were to be expanded to a four lane road. Any accident involving an RV or Boat coming into our out of the RV/Boat storage site potentially blocks Sawgrass residents from getting in or out of our community. Several years ago, there was a forest fire between our neighborhood and Minton/I-95. Had this fire approach Norfolk, we would be completely blocked off. We do not need to increase other chances or opportunities to be blocked in our own community, and I can only see an accident with an RV or boat creating a menacing situation for us.

There is also the questionable practice of building anything on top of a landfill in the first place. An inspector who conducted a survey on the site dug bore holes with a hand auger at several place at the proposed site to test the soil compaction, and concluded that the soil was not sufficient for construction. There is only several inches of soil at the top layer before reaching the debris of concrete and lumber materials from the landfill. Since his hand augers were not able to breach the concrete and lumber debris of the landfill, he was not able to determine soil compaction down to 5 feet, and concluded this is not safe. Furthermore, the inspector suggested the landfill be excavated. I agree with him. Even there were limited development on the site for fencing, light poles and canopies, there would still be the weight of 300 RVs and boats in which I cannot imagine the landfill would be compact enough or structurally sound to support. There will be settling issues on the landfill site if the RV and Boat storage facility were approved.

We asked the owner why this site location was important to him as opposed to building an RV and Boat storage at other sites in Brevard. He explained that he expects this site to serve customers within a 10 mile radius, but that the reason this site was special was because it already has a building on it. This owner has several site locations for his business, and does not live at those businesses. We live here. I am not an expert on real estate, so having a building already built perhaps serves the RV and Boat storage well. But to me, this is still a disadvantage for residents. We do not want a RV and Boat storage facility next to our community. This will lower our home values due to the things mentioned above. A very small portion of residents do have RV and boats, but the mass majority do not. Therefore, it is not a benefit to us to have this zoning change. We'd prefer that the zoning of this property be left as is, and potentially be developed into a park or a community area for residents around the area. This would serve the community a lot better.

If this RV and Boat facility were built 4 years ago, I would not have purchased a home in Sawgrass Lakes. I would have looked elsewhere. I think many of my fellow residents would agree. Sawgrass Lakes is a smaller version of Viera, but in West Melbourne. This is great because it is so close to all of the aerospace companies. As an engineer moving from other parts of the country, I would want a place to live far from businesses like an RV and Boat storage, and this site would have been a turn-off for me as a potential home buyer. I do not

see how this zoning change benefits anyone except the buyer of the property.

I am asking that the Brevard County zoning commission listen to the residents of Sawgrass and nearby communities as we express our dislike for an RV and Boat storage facility next to us, or for a zoning change in general. We'd prefer that the zoning be left as is, and the landfill property utilized as green space or a park that serves the community and residents nearby. Doing this would show that the county cares more about its residents, instead of a single business owner.

Thank you.

Sincerely,
Max Perez

From: Pam Evanskey
To: Jones, Jennifer
Subject: RV/Boat Storage Proposal
Date: Friday, January 8, 2021 10:59:17 AM
Attachments: [image.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jones,

I am requesting respectfully that you help our Sawgrass Lakes community stay “toxic free” by not allowing any type of development of this toxic waste dump.

I know money talks but so does cancer! Exposing the citizens of this large community to toxic waste disturbances that could cause health issues is not a good idea. No matter what the developer tells you or plans you must know that doing any kind of digging here is going to result in release of those toxins into our lakes and the air we breathe.

There is plenty of undeveloped land in Brevard away from large communities that do not sit on toxic waste dumps available for development. Please ensure that this developer goes there and stays away from our family oriented community.

Not only will this development cause health issues it may also devalue our homes. This too is a major concern.

Maybe if I have not yet convinced you, Brevard County officials should visit our community and the road situation that involves a school full of children that would also be impacted negatively. It is already a traffic nightmare during school hours when everyone is back at work and in school. People that live here have to add at least 30 minutes to their commute just to get out of our community to go to work. Imagine adding a storage area that requires large boats and RV's access to that same road?



Altogether, this is just not a good idea for our community and will most likely result in bad press for

Brevard County when the EPA is called in to assess this situation and the impact to our great community.

We appreciate your help and support with voting against this development.

Sincerely,
Pamela Evanskey
3241 Watergrass Street
West Melbourne, FL 32904

Sent from my iPhone

From: Kelley Maynard
To: Jones, Jennifer
Subject: Zoning for RV storage on Norfolk Parkway
Date: Friday, January 8, 2021 1:21:24 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Ms. Jones. I am writing to voice my concerns regarding the rezoning of the property on Norfolk Parkway. I am against this rezoning because it will allow for a large RV/boat storage facility at the beginning of the Sawgrass Lakes neighborhood where my family lives. This property is not conducive to an RV storage for multiple reasons including the following:

1. It is located at the top of a hill that has limited visibility and turn radius which will be very dangerous for large RVs and boats to turn out of and potentially deadly for our neighbors.
 2. Sawgrass is a large residential neighborhood with over 900 families. The sidewalks on Norfolk Parkway are heavily used by neighbors with many walking, running and biking. An RV storage entrance would be a danger to people using sidewalks for exercise.
 3. Norfolk Road is already overused due to the school also located at the end of Norfolk. This is a one way in/one way out road and cannot handle a 300+ RV storage to be added to our already heavy traffic.
 4. This property is the home of an illegal landfill and the earth should not be disturbed to let potential toxins into our neighborhood. It should be left alone as is.
 5. The storage facility has the potential of bringing unwanted crime to the area.
 6. Light pollution from the storage facility would ruin the neighborhood at night affecting many people's property.
- This should remain a residential area and not a commercial zone.

Thank you for your attention to this matter,
Sincerely,
Kelley and Ryan Maynard
3840 Watergrass Street
West Melbourne, FL 32904

Sent from my iPhone

From: [Bob and Pam Rutherford](#)
To: [Jones, Jennifer](#)
Subject: RV-Boat Norfolk Storage Facility
Date: Sunday, January 10, 2021 12:59:42 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the Planning and Zoning Board,

I oppose the advancement of the proposed RV-Boat Norfolk Storage Facility on Norfolk Parkway in West Melbourne, Florida. While I have many concerns that are listed on the petition I signed, including any movement or disturbance to the ground at the old landfill, I have traffic concerns in the event of an emergency in my neighborhood (Sawgrass Lakes) or at the school (Pineapple Cove Classical Academy at West Melbourne).

My home in Sawgrass Lakes backs up to Norfolk Parkway. I see emergency vehicles come down Norfolk Parkway heading toward my neighborhood entrance or the school several times a week with their sirens on. Having a RV-boat storage facility off of Norfolk Parkway will not only add to the traffic issue that already exists, it could add precious time to an emergency response. The proposed entrance to the RV-boat storage facility is at the top of a hill on a two lane road that already has traffic backups. Adding additional traffic or the possibility of an RV or boat trailer crossing and potentially blocking the path of an incoming emergency response vehicle(s) should be considered important and not allowed. Seconds count in the event of an emergency.

Regards,

Pam Rutherford

From: catigbeletha@gmail.com
To: [Jones, Jennifer](#)
Subject: Landfill development
Date: Sunday, January 10, 2021 2:23:54 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jones,

Please don't permit the landfill property at Sawgrass Lakes to be developed into a boat/rev storage. The road will not accommodate the size of the vehicles and the development is going to be massive. We already have traffic problems due to the school which will be adding a high school. There is only one way in and out and if there would be any type of accident we would be locked in. In addition, that landfill was illegal and the contents are unknown. They say they won't dig, but mentioned bringing in backhoes. They were changing their story every five minutes. They also want to put in a detailing area, but said they won't be using chemicals. This won't be a good addition to our residential area. Please consider how well West Melbourne has been growing. We have many young families with children to take care of. This would be a detriment to our community and town. Thank you for your kind consideration and stay healthy and safe in the new year.

Letha Catigbe, Arturo Catigbe, Arthur Catigbe

From: [Christel Reaves](#)
To: [Jones, Jennifer](#)
Subject: Norfolk Parkway Rezone Concerns
Date: Sunday, January 10, 2021 4:45:22 PM
Attachments: [image.png](#)
[image.png](#)
[RV-Boat KSM-Hand Augers 08-05-2020.pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3491 Watergrass Street West Melbourne, FL. Our backyard has a direct view of the property. Our concerns extend further than aesthetic reasons.

1. Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils from the surface to a depth of approximately 2 feet consist mostly of fine-grained sand. Below a depth of 2 feet, we found a layer of fine-grained sand with pieces of wood and concrete. After this layer, the debris was so dense that we could not penetrate it. Please refer to the soil boring logs for specific information relative to the soil description.

The debris layer of fine-grained sand with wood and concrete would cause settlement to the planned structure. This settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure. Therefore, our recommendations are concerned with removing the debris and replacing it with compacted sand.

The following sections provide recommendations for the site preparation and foundation design.

Site Preparation:

Excavate the debris layer from within the proposed foundation pad. Excavated fine sand may be stockpiled and re-used provided that it is not mixed with construction debris or other unsuitable material. All over-excavation of unsuitable soils, replacement, and compaction of suitable clean fine sand backfill material should take place in the "dry". It is important on this project to have the removal of the debris layer inspected to ensure all unsuitable material is removed. After the unsuitable soils have been removed, the site may be prepared.

Structural fill shall consist of clean granular sand containing less than 5% material passing the U.S. Standard No. 200 mesh sieve. Fill should be placed in layers of 12 inches in thickness. Compact each lift to at least 95 percent of its modified Proctor value (ASTM D 1557).

For any over excavation, the disturbed footing subgrade should be recompact to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled jumping jack.

We recommend field density tests be performed at appropriate times during the earth work operations in order to verify that the site has been properly constructed.

Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table below the bottom of excavations to avoid compaction related problems.

Due to the debris, we were not able to provide an exact bearing capacity. We recommend that after removal of debris you contact our office for additional deeper soil borings in order to provide a bearing capacity and settlement calculations.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

- Is the county ready for possible consequences from excavation?
- What if material not properly handled causes health issues for residents and children?
- Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?
- What about the tax revenue that will be lost when property values plummet?
- How can you trust them?
- What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?
- If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago.

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,
Christel Reaves

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

July 28, 2020

Condev
Andy Gardner
921 N. Pennsylvania Avenue
Winter Park, FL 32789

**Re: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
KSM Project #: 203434-ha**

Dear Mr. Gardner:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

At the time of drilling, the site was flat with light surface vegetation (grass).

Project Description:

An aluminum canopy for the storage of recreational vehicles is planned to be constructed on the site. Loads from the structure will be transferred to the ground by either pad foundations or helical piles. We anticipate the maximum individual column loads will be less than 20 kips per individual column load.

Site Investigation:

The site investigation program consisted of performing seven (7) hand-auger borings on the site. The borings were terminated at depths of 3 to 5 feet below existing grade. The borings were terminated at the shallower depth due to debris. The locations of the borings are shown on the attached location plan.

During the hand-auger borings, a shaft with a conical point is pushed through the soil and the thrust required to push the cone tip is measured on an attached calibrated gauge. The value of the bearing pressure exerted by the cone point allows the operator to estimate the existing soil density. After the thrust was measured, the hole was advanced with a hand-auger in 1-foot increments to permit a continuation of measurement of relative density versus depth.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-2-

July 28, 2020

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

PEN Table:

The relationship of the static cone penetrometer reading to the relative density is listed below:

Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15 – 40
Medium Dense	40 – 70
Dense	70+

The static cone penetrometer readings are indicated on the attached boring logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils from the surface to a depth of approximately 2 feet consist mostly of fine-grained sand. Below a depth of 2 feet, we found a layer of fine-grained sand with pieces of wood and concrete. After this layer, the debris was so dense that we could not penetrate it. Please refer to the soil boring logs for specific information relative to the soil description.

The debris layer of fine-grained sand with wood and concrete would cause settlement to the planned structure. This settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure. Therefore, our recommendations are concerned with removing the debris and replacing it with compacted sand.

The following sections provide recommendations for the site preparation and foundation design.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-3-

July 28, 2020

Site Preparation:

Excavate the debris layer from within the proposed foundation pad. Excavated fine sand may be stockpiled and re-used provided that it is not mixed with construction debris or other unsuitable material. All over-excavation of unsuitable soils, replacement, and compaction of suitable clean fine sand backfill material should take place in the "dry". It is important on this project to have the removal of the debris layer inspected to ensure all unsuitable material is removed. After the unsuitable soils have been removed, the site may be prepared.

Structural fill shall consist of clean granular sand containing less than 5% material passing the U.S. Standard No. 200 mesh sieve. Fill should be placed in layers of 12 inches in thickness. Compact each lift to at least 95 percent of its modified Proctor value (ASTM D 1557).

For any over excavation, the disturbed footing subgrade should be recompacted to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled jumping jack.

We recommend field density tests be performed at appropriate times during the earth work operations in order to verify that the site has been properly constructed.

Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table below the bottom of excavations to avoid compaction related problems.

Due to the debris, we were not able to provide an exact bearing capacity. We recommend that after removal of debris you contact our office for additional deeper soil borings in order to provide a bearing capacity and settlement calculations.

Helical Piles:

In order for a shallow foundation to perform satisfactorily, it must be able to support the structural loads with an acceptable factor of safety against excessive settlements; both total and differential. Due to the settlement potential of the soft layers found on the site, we do not recommend supporting the proposed residence on conventional shallow footings. The anticipated settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-4-

July 28, 2020

In order to avoid any damaging structural distress due to settlements, a more appropriate foundation system would be an engineered concrete steel reinforced "waffle type" structural slab supported by Helical piles.

We recommend the contractor to consult with the Helical manufacturer to design the Helical piles, recommended depth, diameter and torque of the Helical piles for the design load based on our test borings. The Helical piles shall be installed in accordance to the manufacturers' installation specifications. The depth, spacing and termination torque shall be documented to verify that the helical piles were properly installed.

Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practice based on the results of the test borings and assumed loading conditions. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,



E-mail to: andyg@condevfl.com; brucem@mbveng.com

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-1, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		56	
-2-		51	
-3-	30" – 40"	43	Dark Gray Sand with Pieces of Wood and Concrete
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-1ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-2, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 24"		Brown Sand with Some Clay and Shell
-1-		52	
-2-	24" – 60"	50	Dark Gray Sand with Pieces of Wood
-3-		30	
-4-		12	
-5-	60"	70+	Refusal

Water Table: 60"+ Below Existing Grade
Job #: KSM 203434-2ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-3, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Light Brown Sand with Some Clay and Shell with Pieces of Rock
-1-		60	
-2-		55	
-3-	30" – 40"	40	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-3ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-4, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		51	
-3-	30" – 40"	48	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-4ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-5, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 36"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		50	
-3-	36"	70+	Refusal

Water Table: 36"+ Below Existing Grade
Job #: KSM 203434-5ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-6, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 20"		Grayish Brown Sand with Some Clay and Shell
-1-		53	
-2-	20" – 48"	56	Gray and Brown Sand with Some Shell and Pieces of Rock
-3-		50	
-4-	48"	70+	Refusal (Pieces of Concrete)

Water Table: 48"+ Below Existing Grade
Job #: KSM 203434-6ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-7, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 16"		Brown Sand with Shell and Pieces of Rock
-1-		46	
	16" – 30"		Dark Gray Sand with Pieces of Concrete
-2-		40	
	30"	70+	Refusal
-3-			

Water Table: 30"+ Below Existing Grade
Job #: KSM 203434-7ha

From: Tracy LaMonica
To: Jones, Jennifer
Subject: Sawgrass Lakes/Stop rezoning!
Date: Sunday, January 10, 2021 5:20:26 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 4188 Alligator flag circle West Melbourne, FL. Our concerns extend further than aesthetic reasons.

1) Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

image.png (Picture attached)

image.png (Picture attached)

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well

above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Tracy LaMonica

Sent from my iPhone

From: [stephanie.freilich](#)
To: [Jones, Jennifer](#)
Subject: Rezoning of property off of Norfolk Parkway
Date: Sunday, January 10, 2021 5:33:28 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3491 Watergrass Street West Melbourne, FL. Our backyard has a direct view of the property. Our concerns extend further than aesthetic reasons.

1) Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

image.png (Picture attached)

image.png (Picture attached)

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well

above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Stephanie Freilich

Sent from my iPhone

From: [Christy Tardy](#)
To: [Jones, Jennifer](#)
Cc: [Christy Tardy](#); jmtardy@gmail.com
Subject: Rezoning Concern in West Melbourne
Date: Sunday, January 10, 2021 5:45:28 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property.

We believe the location should not be rezoned for several reasons. We live at 3420 Salt Marsh Circle, West Melbourne, FL.

Our greatest concern is the toxic risk associated with preparing the property for the structure they want to build and the honesty of the company. During the community meeting the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation. This property is classified as a class 4 landfill, with locals reporting that the landfill turned away no one. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children? Will the company stand by and cover the costs of medical, lost property values, and proper clean-up? What about the tax revenue that will be lost when property values plummet? How can you trust them? What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site? If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the Pineapple Cove school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county may be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above and put the health and safety of my family (and 902 other families in Sawgrass Lakes) above the interests of a storage facility buyer with questionable intentions that go against the engineering recommendations.

Thank you,
Christy Tardy

From: Erica Stacey
To: Jones, Jennifer
Subject: Rezoning Concerns, Norfolk Parkway
Date: Sunday, January 10, 2021 5:52:18 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live in The Sanctuary subdivision of Sawgrass Lakes at 3279 Salt Marsh Circle, West Melbourne, FL.

1) Our greatest concern is the Pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. All kinds of chemicals. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation? What if material not properly handled causes health issues for residents and children? Will the company stand by and cover the costs of medical, lost property values, and proper clean-up? What about the tax revenue that will be lost when property values plummet? How can you trust them? What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site? If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in my subdivision and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Erica L Stacey

From: Dan Rodriguez
To: Jones, Jennifer
Subject: Sawgrass lakes rezoning
Date: Sunday, January 10, 2021 5:56:21 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3530 Saltmarsh circle West Melbourne, FL. Our concerns extend further than aesthetic reasons.

1) Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

image.png (Picture attached)

image.png (Picture attached)

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well

above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Christel Reaves

From: [Lena Dixon](#)
To: [Jones, Jennifer](#)
Subject: Re-zone hearing Norfolk Pkwy Property
Date: Sunday, January 10, 2021 6:13:02 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3705 Salt Marsh Cir West Melbourne, FL. In Sawgrass Lakes and will be impacted if this property is re-zoned.

1) One of our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied to residents when asked about the excavation.

I know this property is classified as a class 4 landfill and I understand from residents that anyone could bring whatever they wanted to that landfill. All kinds of chemicals. They never turned anyone away and there were fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. This facility will attract higher-end RV's and

boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Elena Dixon

From: R Willwerth
To: Jones, Jennifer
Subject: property rezoning - West Melbourne Norfolk Parkway
Date: Sunday, January 10, 2021 6:36:45 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Ms. Jones

I hope that your year is off to a great start.

I am writing to you about the land that is being proposed to be rezoned in order to accommodate an RV/Boat storage facility on Norfolk Parkway.

I am a resident of Sawgrass Lakes at 864 Musgrass Circle.

After an open forum with the potential land purchaser and some independent research of the land, rezoning and/or building on this area is not a good choice at this time.

The surrounding infrastructure is not suitable for the increase in traffic during the construction phase and also at completion. The fact that a K-12 school is at the end of this one way in and way-out road, should in itself be enough of a concern to prohibit a zoning change and any business from being developed at this point. My concern for emergency vehicles to be able to get to and from our neighborhood or the school is significant. At peak times, this roadway is not passable. I have seen an emergency vehicle that was forced to drive on the sidewalk when our two lane road to over 800 homes and a school was filled with the normal school and resident traffic. This rezoning will increase this burden.

In addition to this concern, the environmental impact during and after construction would be significant. This land is surrounded by wetland and until further study of the soil and the buried contents is done, there should be no significant moving of soil or land contents. Since this was used as a landfill (of unknown chemical and solid waste), there will be a need for remediation when investigating or building on this land. This is necessary in order to reduce the impact of runoff that will negatively affect the wild life, surrounding fauna and our waterways.

Along with my concern of safe access to the school and potential negative effects to the water and wildlife, the rezoning for this business will have a negative result on property value and therefore tax revenue.

It is in the best of interest of the surrounding residents, staff and students of the area school and the county to keep the zoning as is. This land should not be rezoned or developed until the safety, financial and environmental impacts can be studied and proven to be safe and in the

best interest of the local community.

Thank you for your time and for your consideration of this matter.

Ronnica and Marc Willwerth
864 Musgrass Circle
West Melbourne, FL 32903
321-536-2093

From: Leslie Kelsheimer
To: Jones, Jennifer
Cc: Todd Kelsheimer
Subject: Property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility
Date: Sunday, January 10, 2021 6:52:16 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 850 Fiddleleaf Circle West Melbourne, FL.

Our greatest concern is the Pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

We know this property is classified as a class 4 landfill. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up.

Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county

will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Best Regards,

Todd & Leslie Kelsheimer

From: [Deon Harkey](#)
To: [Jones, Jennifer](#)
Subject: Re-zoning petition of the parcel of land immediately East of Sawgrass Lakes
Date: Sunday, January 10, 2021 6:57:14 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Zoning Commission,
C/O Ms Jones,

I would like to share my family's concerns about the property on Norfolk Parkway that is being considered to be rezoned to commercial so that an RV/Boat storage facility can be built.

We STRONGLY disapprove of this action, for a multitude of reasons.

- * We live at 3421 Watergrass and we have a direct view of the property. Since we do have that view, there was a premium lot charge. We do not want to be looking at a RV/Boat facility with
it's lighting, tops of vehicles being seen, etc.
Aesthetics are NOT by means the only concern we have, which include
- * digging and disturbing the land in which is in question. From the KSM Engineering and test report a variety of work to do on this
property that one would consider no feasible and inappropriate, such as excavation. This was a land field! With who knows
what was deposited into it! Chemicals of all kinds, hazardous materials that have decomposed of leaked! This would
become very dangerous to all that live around it. I'm sure YOU would not want intrusion into YOUR water or the land being
disturbed to cause other issues!!!!
In good conscious, can you allow this???? In my view THERE IS A REASON WHY THIS PROPERTY HAS NEVER BEEN DEVELOPED.....there are just TOO MANY questions about the dangers it might open the community, the city, and the county up to as far as lawsuits...is the county willing to take that on??
- * The company pursuing this has not been truthful or forthcoming with information to Sawgrass Lakes residents.
- * The real likelihood of property values being impacted negatively is a real concern....not only to the residents, but also as a tax
revenue
- * Traffic!! It is a huge concern now and would be even more! There is one way in....one way out. Think of emergency
responders, school, and just every day traffic
- * Increase in crime

I did want to express our concerns. Please reference the email from Christel Leahy Reaves as she makes very strong points that we agree with.

Lastly, I ask the board....

YOU put YOURSELF in OUR POSITION.... IS IT WORTH THE RISK TO YOUR FAMILY??? IT IS NOT TO OURS AND WE ASK THAT YOU DO NOT APPROVE OF THIS REZONING

Thank you for you time and hearing the concerns of the "Sawgrass family"

Deon Harkey
Marilyn Harkey

From: [Lauren Degory](#)
To: [Jones, Jennifer](#)
Subject: Plans for RV and boat storage west melbourne
Date: Sunday, January 10, 2021 7:54:35 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My family and I have been residents in Sawgrass Lakes in west melbourne since early 2017. We have worked hard to maintain beauty throughout the neighborhood. I am writing you this with my concern for the rezoning of the property at the top of the hill on Norfolk parkway. The loss of tree line that provides a sound barrier to a residential area is important to us. The future plans would eliminate much of that, making where we live to noisy for a normal residential neighborhood.

The limited access and road width at the top of the hill is a major concern. There is a blind spot at the top which would certainly increase accidents. Furthermore there is a single lane into our community and no emergency vehicles could access our homes or school in a reasonable time frame.

The residents who live in this area highly apposed the change in zoning in the past.

The land fill is not stable to support the structure let alone hundreds of RVs and boats per the report published by the research group.

This matter is pressing and it is the responsibility of the county to listen to the current residents. I would love to be present at the meeting tomorrow but my work schedule does not permit. Please take this letter as my objection to the above matter of rezoning.

Lauren Degory
Sawgrass Lakes resident

From: Jennifer Rutherford
To: Jones, Jennifer
Subject: Norfolk RV Storage Unit
Date: Sunday, January 10, 2021 8:14:38 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mrs. Jones,

I am a resident in the Sawgrass Lakes community. I drive daily on Norfolk and am very concerned about the traffic it will cause having an RV and boat storage on the top of the hill. This is the only way in and out. If an RV or a Boat were to overturn, we would be stuck in our community with no where to go. What will happen if emergency crews are trying to get in or someone is in an emergency to get out?

Also, I am very concerned with it being a former landfill. While they are preparing for the structure they want to build, they will have to dig up land, and that can be toxic, as this landfill was allowed to have anything dumped there, including chemicals. This land could be toxic and cause major health issues for the residents and children. Who is going to cover the costs of medical, loss of property values, and proper clean up?

The property values of these homes will plummet. Many of these homes will have a view of this structure and it will be an eyesore. We have all invested our hard earned money into our homes and to have the value fall because of a storage unit is crazy.

I thank you for taking the time to hear my concerns and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Jennifer Rutherford

From: [Michelle St. John](#)
To: [Jones, Jennifer](#)
Subject: Refining of Norfolk Property
Date: Sunday, January 10, 2021 8:35:11 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

As a resident of Sawgrass Lakes, I wanted to take a moment to express my concern over the proposed rezoning of the parcel from large estate homes to an RV/Boat Storage property. I live at 3302 Rushing Waters Dr and our property backs the lake that the subject property is on. I'm concerned that our view, which we paid a large premium to have will be destroyed by the removal of trees, security lighting and 300+ RVs/boats. I fear it will be worse than what happened to the houses that back to Eber Rd, where an outdoor boat/RV storage was added because this one will have "high def" security, ample lighting and a gate. Another concern is what will seeing an open air storage facility as you enter Sawgrass Lakes do to property value? I honestly don't know if we would have purchased here if we were passing a storage facility as the first impression after turning off of Minton.

After listening to the builder on 12/22, they will allow "special access" early in the morning/late at night for people to get their items, which could cause more noise than we already get from Norfolk with walkers and cars. In addition to view, this facility and a newly planned high school will bring additional traffic to Norfolk Parkway, which already cannot handle the amount of residents and non-residents traveling down it each day. On top of added cars, the builder has mentioned up to 45 ft boats and trailers could rent space at this facility. With how narrow Norfolk is at that drive, I worry that instead of turning left out of the subdivision vehicles will end up turning right and try to turn around in Sawgrass Lakes. We only have one way in and out of our subdivision- any accident or stuck vehicle traps us in/out of our homes.

At the 12/22 meeting, the builder mentioned the facility would offer cleaning of the RVs/boats and dent/chip repair. Having had a car painted recently, there are all kinds of environmental concerns that a body shop usually addresses. The builder mentioned it would be minimal impact, not hazardous to the environment/not need special consideration and when questioned on it implied "sand and gravel" in a dry water reservoir would filter any contaminated water from the repair process. With the wildlife currently calling the lake home - sandhill cranes, osprey, eagles, alligators, turtles, fish, etc; it is a worry that would be destroyed by this proposed business's cleaning and finish repair on top of the oil and other fluids leaking out that will be rolling/flowing downhill into the lake.

Another concern that has come up is the illegal dump that the parcel of land sits on. What will their excavation to make the property useable stir up? What harm could this cause to the families of Sawgrass, Carriage Gate and the other neighborhood backing to Norfolk?

Overall I was not impressed with the builders response to any concerns residents raised at the meeting called a few days before Christmas. When asked why the meeting was requested with 48 hrs noticed, it was said that they had plans the week following the holiday and had to "get the meeting done". It felt like they were more than happy to inconvenience residents and give short notice to decrease the chance of turn out. Every environmental concern, lighting, security and traffic concern was answered by downplaying our concerns. When asked about traffic, they acknowledged the traffic on Norfolk is horrendous due to the school already (from experience of driving a child to the school).

Thank you for taking the time to listen to my concerns regarding this rezoning.

Sincerely,
Michelle St John

Sent from my iPhone

From: [Faith Tatum](#)
To: [Jones, Jennifer](#)
Subject: Rezoning West Melbourne-Boat RV Storage Norfolk Pkwy-Sawgrass Lakes
Date: Sunday, January 10, 2021 8:49:45 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Please allow the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial, for the building of an RV/Boat storage facility. We believe the location should not be rezoned for several reasons. We live at 4050 Dragonfly Dr. West Melbourne, FL.

Our first concern is the preparing of the property for the structure they want to build. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I understand this property is classified as a class 4 landfill. I understand that previous generations were allowed to bring whatever they wanted to this landfill, including chemicals. This was over 60 years ago. Do we trust this classification? There were much fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?
Will the company and/or the county stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RVs and boats?

Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots.

We are also concerned with an increase in crime. This facility will reportedly attract higher-end RVs and boats which could draw more attention from would-be thieves.

Sawgrass Lakes residents have invested in homes well above the median home value in this county. If our home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county could be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Faith Tatum

Jones, Jennifer

From: Rachel V <rachevanburen@gmail.com>
Sent: Sunday, January 10, 2021 10:11 PM
To: Jones, Jennifer
Cc: Rachel V
Subject: Attn Zoning Commission | Norfolk Parkway property

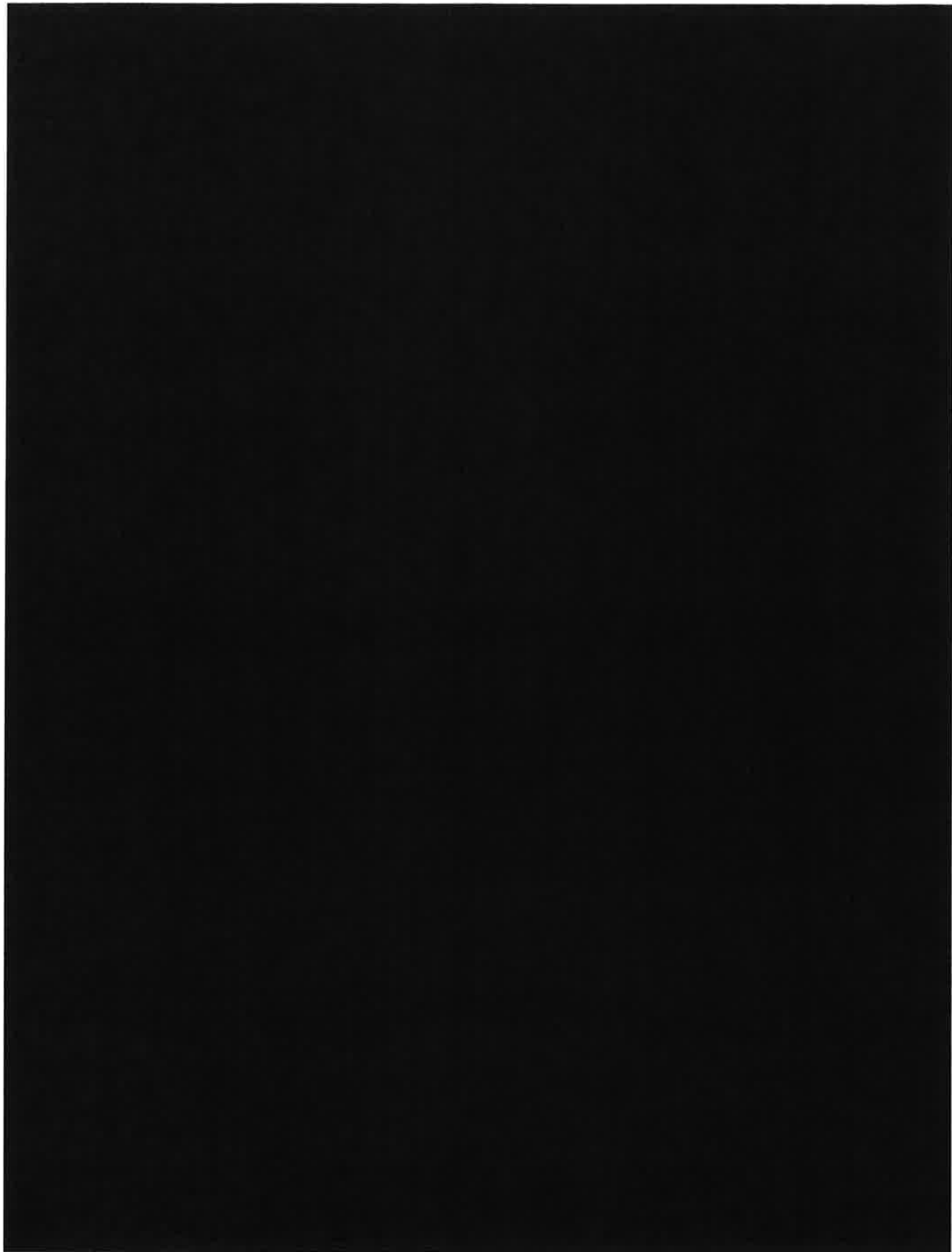
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, Jennifer.

I, along with hundreds of my Sawgrass Lakes neighbors, are troubled and concerned over the proposed re-zoning efforts for land located on Norfolk Parkway. So many desirable and wonderful reasons brought to decide to build our home here in The Estates at Sawgrass—the #1 was the peaceful, wooded view along our gorgeous 30-acre lake. We gladly paid a premium for this lot in order to preserve our tranquil backyard view: the sunrise quietly peeps over the trees and plenty of wildlife nestles in the trees and woodland against the water. When evening comes, the still darkness paired with our fire pit makes for lovely family memories.

All of us Sawgrass Lakes owners have a variety of top concerns, and I do hope that each email/letter is met with genuine objective understanding. My family has discussed the following top reasons why we will continue to support the STOP of this re-zoning, or any future rezoning for development, of the property in question. Keeping the property as General Use is in our best interest.

- 1) Light pollution. Though it is outlined that 15' box lights would be erected, any light source in the pitch of night as it currently rests would be most undesirable. I have attached a picture taken just tonight; as you can see, just the glow from the Hammock Landing plaza is bright enough on a dark evening.
- 2) Noise pollution. Somewhere I may have read that 'some' repair/service work would be offered/available to lot clients. I do not wish to hear engines revving/throttling. And the projected open time is 5am -10p—not ideal for any early morning or late night servicing.
- 3) Traffic. I find it foolish to believe that the developer projects '3' trips for RV/Boat clients per day average. This seems quite low for a 300 space facility. What goes out, must come back, right? so, if 3 vehicles leave the premise, at least 1-2 will be back, thus more like 4.5 'trips'. I understand that RV's have longer length of use time, i.e. week(s) at a time, however boats usually come back within the day. My understanding is that's what the client is using the lot for.
- 4) Sight pollution. A drone shot was shown to depict that the building is "already seen" to us here on the lower level. However, the tree canopy that is already in place hides any view of any building. From my home, or any other on this lake adjoining the property in question, all we see is beautiful foliage and preserved trees. Would like to keep it that way.
- 5) Trespassers. The answer "it just won't happen" is completely insufficient, and as a resident of Sawgrass, we have already experienced theft and lurking/questionable folks. Many residents here have security cameras, and we still deal with trespassing issues. Adding a lot full of empty vessels is just an attraction for more of these type of incidents.





You have, no doubt, received many emails like this. Please hear our cry for keeping our properties at the highest value while also maintaining our current (and expected) panoramic views.

Rachel Van Buren
3481 Watergrass St
West Melbourne, FL 32904

From: pjbac87@aol.com
To: [Jones, Jennifer](#)
Subject: RE: Zoning for RV & Boat Storage on Norfolk Parkway
Date: Sunday, January 10, 2021 10:20:54 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for taking the time to review my comments regarding the re-zoning for the Proposed RV-Boat Storage Facility.

I'm a two (2) year new resident in the Savannahs Section (over 55 Community) of the Sawgrass Lakes area, having purchased because I liked the area for my retirement with my wife, both over 80 yrs old. Sawgrass Lakes is an ideal area for retirement after being in a Port St. Lucie manufactured home for some 15 years.

Our only disappointment is the "ONLY one way IN and OUT", which could be a major problem at times with the School at the end of Norfolk, but we are hoping that with the continued construction in the area, that the City will see through with an additional Entrance- Exit.

Anyway, I have commented prior, **AGAINST the RE-ZONING** of the parcel in question for the RV-BOAT Storage area. Having been a construction project manager and Senior estimator registered in Rhode Island as a Professional Engineer and supervising construction for over 30 years I have experience with construction on weak sites with unsuitable soils. The company was involved in 3 major sites that required OVER EXCAVATION and replacement with suitable gravel soils prior to construction. Site borings were taken on all sites, but on one site the borings MISSED a major pocket of "PEAT" at a lower elevation.

Well some 8-10 years later the building of the trucking transportation company started to settle in one end of the structure where the floors were settling, due to the "peat" moving below with the trucking movements and vibrations. The floors in the area had to be supported on a pile system and releveled over the bad soil area, which THEN could NOT BE REMOVED.

The second construction site of a major market location in Massachusetts had a "PEAT" pocket also, and required over thousands of cubic yards of fill to replace the peat at a substantial cost.

Thus, my opinion is that this local site in question, being known as a "dump" site probably has unsuitable soils and if it has "tree stumps" dumped as fill, which "rot" over time, these will cause major settlements. My opinion is that usually "not

enough" soil borings can be taken to "be sure".

Additionally, having been in a Volunteer and Callmen Fire Department for over 30 years, I have witnessed many traffic accidents, and I am extremely **CONCERNED** with the **ENTRANCE - EXIT** at the top of an incline into the Storage Facility. These longer vehicles need a larger turning radius and will no doubt **USE BOTH LANES** of Norfolk Parkway at times ---- and with Sawgrass Lakes having **ONLY one Entrance - Exit** and, the school at the end of Norfolk, with the bus traffic and auto pick up of students at times, I see a traffic problem which only will cause accidents and grief.

If an accident does happen and requires some time to **CLEAR THE ROAWAY**, this is then a major problem to all, including Police and Fire Department..

Based on the possible soil problems and the settlements that could - would happen and the traffic at **ONE ENTRANCE-EXIT** to the storage area, and the compounding **ONE ENTRANCE- EXIT FOR THE SAWGRASS COMMUNITY**, I do not see any positive points to approve the re-zoning for this RV-BOAT STORAGE FACILITY.

There are more problems here for the community and the Sawgrass Lakes Residents!!!

Thanking you for allowing my comments to be made.

Concerned Resident,

Pasquale J Zarlenga
4484 Caladium Circle
West Melbourne, FL 32904
Mobile - 401-999-0047
Email - pjbac87@aol.com

From: [James Stephens](#)
To: [Jones, Jennifer](#)
Subject: Re: Zoning for RV & Boat Storage on Norfolk Parkway
Date: Sunday, January 10, 2021 11:13:22 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for taking the time to review my comments regarding the re-zoning for the Proposed RV-Boat Storage Facility.

I'm a 3 year new resident in the Savannahs Section (over 55 Community) of Sawgrass Lakes. It is an ideal area for retirement unless the City again allows the wrong zoning applications; such as the proposed RV storage on a poor soil dump site.

Our disappointment and one of the reasons for disapproval is in the "ONLY one way IN and OUT", which is a major problem at times with the School at the end of Norfolk. Hopefully with the continued construction in the area the City and County will see through with adding an additional Entrance- Exit.

I am **AGAINST** the **RE-ZONING** of the parcel in question for the RV-BOAT Storage.

This company is trying to do it on the cheap and has zero regard for the Sawgrass community and its 944 homes.

Thus, my opinion is that this local site in question, being known as a "dump" site probably has unsuitable soils based on engineering reports.

Please DO NOT rezone this property and allow the RV parking.

I am extremely CONCERNED with the ENTRANCE - EXIT at the main intersection entrance of Norfolk as well as the top of an incline into the Storage Facility.

These longer RV vehicles with or without trailers or truck with trailers need a larger turning radius and will no doubt USE BOTH LANES of Norfolk Parkway.

This will at certain times, with Sawgrass Lakes having **ONLY one Entrance - Exit** and, the school at the end of Norfolk, with the bus traffic and auto pick up of students at times, it becomes a tremendous dangerous traffic problem which only will cause accidents and grief.

The Norfolk traffic problems are already a joke and extremely dangerous due to poor City and County planning and pandering to contractors/builders.

When an accident happens and it will and requires extensive time to **CLEAR THE ROADWAY**, this is then a major problem to all, including Police and Fire Departments.

Based on the many possible problems and what will happen and the increase in traffic at **ONE ENTRANCE-EXIT** to the storage area, and the compounding **ONE ENTRANCE- EXIT FOR THE SAWGRASS COMMUNITY**, the City is creating more issues and compounding an already bad situation.

I do not see any positive points for reasons to approve the re-zoning for this RV-BOAT STORAGE FACILITY.

There are only more problems here for the City, the community and the Sawgrass Lakes Residents!!!

Thanking you for allowing my comments to be made.

Concerned Resident,

James M. Stephens
4474 Caladium Circle

West Melbourne, FL 32904
Mobile -618-731-0442

From: Kiran Patel
To: Jones, Jennifer
Subject: Please don't give permission to re zone.
Date: Monday, January 11, 2021 6:36:12 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 832 Cattail Court, West Melbourne, FL 32904.

1) Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as class 4. They brought whatever they wanted to this landfill. All kinds of chemicals. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,
Kiran and Jignya Patel
832 Cattail Court

West Melbourne
Fl 32904.
2563944878.

Sent from my iPhone

From: [Stephen Phrampus](#)
To: [Jones, Jennifer](#)
Subject: Brevard Tower Communications 2020-2.1 Large Scale Comprehensive Plan Amendment and zoning change request
Date: Sunday, January 10, 2021 10:27:58 PM
Attachments: [2021-01-11 petition2 signatures.pdf](#)
[Block wall doc.pdf](#)
[2004 Environmental Site Assessment excerpt.pdf](#)
[KSM-Perc Tests 08-05-2020\[157416\].pdf](#)
[KSM-Hand Augers 08-05-2020\[157417\].pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Ms. Jones,

Please included my letter of opposition below and attachments to the Zoning Board for review at their January 11th meeting.

Thanks.

My name is Stephen Phrampus of 3401 Watergrass Street located in the City of West Melbourne, County of Brevard.

I am one of the Directors of Sawgrass Lakes Master Association and the Owner Representative for over 800 property owners, soon to be 933 upon completion. Our Sawgrass Lakes Plat borders the Brevard Tower Communications property on three sides (*100% on the West and South, which is across the road of Norfolk parkway and approx. 500' to the East*).

I am also a West Melbourne City Councilman and understand that Boards need to hear and review these requests without a predetermined opinion, considering the facts presented by staff, the requestee and any opposition.

I represent a large part of the opposition to this zoning change.

The developer will tell you that their research indicates that this RV/Boat Storage is needed and a good fit for the surrounding community. They will also say they met with residents and made concessions based on those meetings. A second petition was taken to evaluate the community's post meeting position and once again the rezoning is overwhelmingly opposed by residents with well over 500 names signed (*please see the attached second petition dated*).

The meeting was requested on short notice and held on December 22, 2020 at Sawgrass Lakes Clubhouse. The overall resident opinion was that the developer was checking off a box to present to the County Commissioner's. Any so-called concessions were preconceived and presented, not objectively discussed. They

implemented an offensive, strong arm reasoning tactic of saying we could build this concrete block wall, instead of this nice 50' tree buffer if we wanted to (please see attached document). Granted, this is in lieu of the hundreds of feet of tree buffer that is currently there and could be lost. We felt this meeting was a failure.

The developer's environmental report by ACES, LLC dated 12/19/2019, indicates no Eagle's nests within 1 mile and an occasional presents of Wading birds. This information is factually not true, as there is an Eagle's nest within a mile, as the crow flies, on our sawgrass Lakes property (*since before construction of Sawgrass Lakes - see attached photo taken 1/10/21*). Along with the daily occurrence of a Wading Bird and roosting sanctuary consisting of snowy egrets (*which has also been present pre-construction of Sawgrass Lakes*) on the shorelines of the proposed rezoning property (*see attached photos*). Both of which could be affected by this development.

The developer would have you believe that only concrete and road construction waste have been buried on the site. However, the Universal Engineering Sciences (UES) phase 1 Environmental Site Assessment (EAS) report, dated 12/2004 section 1.3, indicates during the operational period of the landfill, solid waste items such as paint cans, tires, automobile engine parts and household trash were accepted at the site (*Documents are on file with FDEPA*). The developer's reports from KSM Engineering and testing (*project #203434-p & #203434-ha*) indicate that its subsurface investigation was terminated after 3 to 5 feet in its multiple locations because of debris, and states, "We recommend either the debris be removed, or adjacent sites be utilized..." (*page 2 and similarly page 3 of the latter report see attached*). Do we really want to disrupt 3 to 5 feet of this landfill property?

As a recap of what the County Commissioner's have already invested for this property: In 1992 the County closed the landfill at a cost of \$400,000 tax dollars to meet EPA regulations and paid \$100,000 to the property owner for loss of services. Which is why we currently have this sanctuary type property, no thanks to the actual property owner. The property also provides a sound barrier to the traffic noise of interstates 95, which would be lost with the removal of hundreds of feet of trees.

This property was also denied support from the City of West Melbourne, when asked to supply water and sewer, along with the possibility of annexation, which was prior to my tenure with the City.

This proposal has become known as the large lighted parking lot on the hill, as it is 30 to 40 feet above the surrounding residential areas. When residents purchased their homes, some costing over \$500,000 dollars, they did so with the understanding that the zoning for this landfill area was extremely limited. A large parking lot abutting our property was not one of those considerations.

As stated by a board member at the zoning meeting for transmittal of this property; there is already a traffic problem on Minton Road; the applicant is not using the available commercial property already in the area and it is not a project that is recommended by the Comprehensive Plan.

The large-scale comprehensive plan amendment requires a property of this size to be located on a principal arterial/principal arterial intersection, however it is located at the top of a hill of a dead-end urban street with a blind driveway.

Even though the transmittal report states there is no traffic data available (*page 6 item E*), the Minton Road Feasibility study rates the current intersection at Minton and Norfolk as a "F" during morning traffic hours based on the "Level of Service" metric of A-F. The Developer has acknowledged that Norfolk Parkway is not the easiest road to get in and out of.

Thank you for listening to these contraindications for this zoning change and I appreciate your time.

Stephen M. Phrampus
3401 Watergrass Street
West Melbourne, FL 32904
856-265-1271
stephenphrampus@gmail.com

Recipient: **Brevard County Commission**

Letter: **Greetings,**

**A petition to oppose re-zoning the parcel of land immediately East of
Sawgrass Lakes**

Signatures

Name	Location	Date
Paul Claessen	W Melbourne, FL	2021-01-01
Faith Tatum	West Melbourne, FL	2021-01-01
Rachael Howard	West Melbourne, FL	2021-01-01
Marcia Post	Melbourne, FL	2021-01-01
Matthew Howard	West Melbourne, FL	2021-01-01
Julie Arthur	West Melbourne, FL	2021-01-01
Amanda Maidhof	Palm Bay, FL	2021-01-01
Oliver Ray-Wever	Orlando, FL	2021-01-01
Stephanie Bryant	West Melbourne, FL	2021-01-01
Christine Lewis	Melbourne, FL	2021-01-01
Dana Suggs	Palm Bay, FL	2021-01-01
Stephen Phrampus	West Melbourne, FL	2021-01-01
Ashley Phrampus	West Melbourne, FL	2021-01-01
christy tardy	West Melbourne, FL	2021-01-01
K Dev	Melbourne, FL	2021-01-01
Lori Stuart	West Melbourne, FL	2021-01-01
Lance Lester	West Melbourne, FL	2021-01-01
Manasaa D L	Melbourne, FL	2021-01-01
Adalberto De la Rosa	Palm Bay, FL	2021-01-01
John Martiney	West Melbourne, FL	2021-01-01

Name	Location	Date
Waleska Perez	Melbourne, FL	2021-01-01
Sarah McCall	West Melbourne, FL	2021-01-01
William Heineman	West Melbourne, FL	2021-01-01
Kristy McGhee	Melbourne, FL	2021-01-01
Deborah Braithwaite	Melbourne, FL	2021-01-01
Dona Dmitrovic	Orlando, FL	2021-01-01
Rebecca Ciarcia	West Melbourne, FL	2021-01-01
Maxwell Perez	Melbourne, FL	2021-01-01
Elizabeth Short	West Melbourne, FL	2021-01-01
Lauren Degory	Palm Bay, FL	2021-01-01
John Burke	West Melbourne, FL	2021-01-01
Cindy Lonza	West Melbourne, FL	2021-01-01
Jack Samowitz	W Melbourne, US	2021-01-01
Erica Stacey	Palm Bay, FL	2021-01-01
Stephanie Sorensen	Palm Bay, FL	2021-01-01
Tara McNab	Melbourne, FL	2021-01-01
Gary Simpson	West Melbourne, FL	2021-01-01
Constance Cook	Melbourne, FL	2021-01-01
Ashley Werth	Greenwood, IN	2021-01-01
Fady Isaac	West Melbourne, FL	2021-01-01
Yashira Santos	Melbourne, FL	2021-01-01
Kim eddleman	Melbourne, FL	2021-01-01

Name	Location	Date
Jonathan Mason	West Melbourne, FL	2021-01-01
Vanessa Manning	Melbourne, FL	2021-01-01
Steven Brightwell	West Melbourne, FL	2021-01-01
Amanda Kassabian	West Melbourne, FL	2021-01-01
Richard Waggoner	Florissant, US	2021-01-01
Usha Tirur	Melbourne, FL	2021-01-01
Jessica LaFontaine	Melbourne, FL	2021-01-01
Jackie Kirner	West Melbourne, FL	2021-01-01
Jessica Yourek	Melbourne, FL	2021-01-01
Ryan LaFontaine	Melbourne, FL	2021-01-01
Jason Grucza	West Melbourne, FL	2021-01-01
Debbie Gibbs	Florence, US	2021-01-01
Praveen Kumar	Melbourne, FL	2021-01-01
Lian Szeto	West Melbourne, FL	2021-01-01
Shakayla Thomas	Compton, US	2021-01-01
Ebony Daniels	West Melbourne, FL	2021-01-01
Rita Devlin	West Melbourne, FL	2021-01-01
Bridgett Williams-Cooper	Melbourne, FL	2021-01-01
Amber Swan	Melbourne, FL	2021-01-01
Jean Rivera	West Melbourne, FL	2021-01-01
Kelly Therrien	Melbourne, FL	2021-01-01
Dawnell Claessen	Palm Bay, FL	2021-01-01

Name	Location	Date
Tiffany Smith	Palm Bay, FL	2021-01-01
Josh Post	Melbourne, FL	2021-01-01
Tara Chafin	Melbourne, FL	2021-01-01
Daniel Rodriguez	Palm Bay, FL	2021-01-01
Jane Muhr	W Melbourne, FL	2021-01-01
Chris Chafin	Tampa, FL	2021-01-01
Randy Rodriguez	West Melbourne, FL	2021-01-01
Stephen Lee	Palm Bay, FL	2021-01-01
Dan Tesenair	West Melbourne, FL	2021-01-01
Pearl Hann	Melbourne, FL	2021-01-01
Jutta Emerald	Melbourne, FL	2021-01-01
Leslie Kelsheimer	West Melbourne, FL	2021-01-01
Heather Hallett	West Melbourne, FL	2021-01-01
Eric Tizol	Melbourne, FL	2021-01-01
Jen Rutherford	Palm Bay, FL	2021-01-01
Mary Heineman	WEST MELBOURNE, FL	2021-01-01
Yi Qiao Zheng	West Melbourne, FL	2021-01-01
Lucy Swing	Palm Bay, FL	2021-01-01
Reddappa Nadella	Altamonte Springs, FL	2021-01-01
Tonya Musskopf	Palm Bay, FL	2021-01-01
Tho Pham	West Melbourne, FL	2021-01-01
Alyshia Gillham	Melbourne, FL	2021-01-01

Name	Location	Date
Venkat Kotha	Palm Bay, FL	2021-01-01
Marilyn Harkey	West Melbourne, FL	2021-01-01
Zach Colby	Orlando, FL	2021-01-01
Kanikesh Yedla	Melbourne, FL	2021-01-01
Kim Bower	Melbourne, FL	2021-01-01
Ravi Rama	Palm Bay, FL	2021-01-01
Frank Greaves	West Melbourne, FL	2021-01-01
Tarra Scott Rondeau	West Melbourne, FL	2021-01-01
Melanie Fox	Melbourne, FL	2021-01-01
Susana Muñoz	Madrid, Spain	2021-01-01
LISA Young	Melbourne, FL	2021-01-01
yolanda schultes	Wittenbach, Switzerland	2021-01-01
Niina Anttinen	Espoo, Finland	2021-01-01
Julia Jagggers	Melbourne, FL	2021-01-01
dominique benoit	Villiers-en-Désœuvre, France	2021-01-01
Stephanie Nesius	West Melbourne, FL	2021-01-01
isabel esteve	Castelloli, Spain	2021-01-01
Leeanne Evans	New Quay, Wales; Cymru, UK	2021-01-01
Djamila grouci	Paris, France	2021-01-01
wendy smith	Nelson, UK	2021-01-01
Theresia Maria	Deutschland, Germany	2021-01-01
Eva Maria Genovese	Muttenz, Switzerland	2021-01-01

Name	Location	Date
James Stephenson	Melbourne, FL	2021-01-01
Debra Barr	Anaheim, CA	2021-01-01
Anne Montarou	Plaisir, France	2021-01-01
Marites Reimann	Oslo, Norway	2021-01-01
Pam Rutherford	West Melbourne, FL	2021-01-01
Barbaralynn Bauder	West Melbourne, FL	2021-01-01
Sylvie Lemaire	Féternes, India	2021-01-01
Navjyoth banala	Melbourne, FL	2021-01-01
James Teichert	Melbourne, FL	2021-01-01
Denise Holden	West Melbourne, FL	2021-01-01
Sabine Mayr	Innsbruck, Austria	2021-01-01
Maria Van Geel	Zdroisko, Poland	2021-01-01
Donna Marcinkowski	West Melbourne, FL	2021-01-01
Erin White	West Melbourne, FL	2021-01-01
Kathryn McQuaide	West Melbourne, FL	2021-01-01
Renata Puppín	Italy	2021-01-01
Silvia Steinbrecher	Germany	2021-01-01
Stephan Kreiser	Harrisburg, PA	2021-01-01
Ana Gruber	Wolfratshausen, Germany	2021-01-01
Christine Burke	Melbourne, FL	2021-01-01
Liliana Fiorini	Cordoba, Argentina	2021-01-01
Paul Barr	West Melbourne, FL	2021-01-01

Name	Location	Date
Rosemary Opalka	Mebane, US	2021-01-01
Joseph DaRosa	Palm Bay, FL	2021-01-01
Bret McLean	Melbourne, FL	2021-01-01
Lou Ann Parr	Melbourne, FL	2021-01-01
Jason Buenaventura	Palm Bay, FL	2021-01-01
Sally Suber	Melbourne, FL	2021-01-01
Tabitha Martiney	Palm Bay, FL	2021-01-01
James LaRubio	W. Melbourne, FL	2021-01-01
D S	Melbourne, FL	2021-01-01
Ryan Westervelt	Melbourne, FL	2021-01-01
Edward London Jr	West Melbourne, FL	2021-01-01
John Tardy	Melbourne, FL	2021-01-01
Gregory Hitt	Taylor Mill, KY	2021-01-01
Tiziana Dordoni	via xx settembre 11 Corsico milano, Italy	2021-01-01
Shayna Tyler	Vallentigny, France	2021-01-01
William Martin	Melbourne, FL	2021-01-01
Alicia Riggs	Palm Bay, FL	2021-01-01
catherine cheneval	LYON, Spain	2021-01-01
Doug St John	Melbourne, FL	2021-01-01
Stephanie Gilbert	Sewell, NJ	2021-01-01
Michelle St John	West Melbourne, FL	2021-01-01
Angélique Sebban	Saint-Maur, France	2021-01-01

Name	Location	Date
Robert zifer	Melbourne, FL	2021-01-01
jocelyne lapointe	Terrebonne, CA	2021-01-01
Anil Geddam	Melbourne, FL	2021-01-01
tom risken	Heide, Germany	2021-01-01
Frutuoso Christina	Esch, Luxembourg	2021-01-01
Susan Horn	West Melbourne, FL	2021-01-01
Hanneke Mol	Poortvliet, NE	2021-01-01
Carrie Friday	West Melbourne, FL	2021-01-01
Mirjam Talma	Buitenpost, Netherlands	2021-01-01
Leland Horn	Palm Bay, FL	2021-01-01
Jonathan Harris	Palm Bay, FL	2021-01-01
Sabine Möhler	sabine.stiker@web.de, Germany	2021-01-01
Mithun Singh	W Melbourne, FL	2021-01-01
Lena Dixon	West Melbourne, FL	2021-01-01
Billie Mayes	West Melbourne, FL	2021-01-01
John Ringleb	West Melbourne, FL	2021-01-01
Αναστασία Χλωρού	EYΟΣΜΟΣ, Greece	2021-01-01
Mihaela mares	Lake Dallas, TX	2021-01-01
Sarah Caduff	Melbourne, FL	2021-01-01
Astrid V.d. Geest	Stadskanaal, Netherlands	2021-01-01
Tiemi Saito	Shimizu ku 339, Burundi	2021-01-01
Patricia LaRouche	1755 Litchfield Drive, FL	2021-01-01

Name	Location	Date
Michael Carter	West Melbourne, FL	2021-01-01
Sylvia Breuer	Canby, MN	2021-01-01
Anke Otto	Auerbach, Germany	2021-01-01
Irene Nawo-Eichner	Lensahn, Germany	2021-01-01
Andressa Trevisiol	Melbourne, FL	2021-01-01
Ramki Tirur	Melbourne, FL	2021-01-01
sylviane lambert - husin	Benon, France	2021-01-01
Debbie Macmillan	Balloch, Scotland, UK	2021-01-01
PRAMOD Reddy	West Melbourne, FL	2021-01-01
Claudia Neuhalphen	Germany	2021-01-01
Graham Duncan	Dublin, Ireland	2021-01-01
Abby Kamunge	Melbourne, FL	2021-01-01
Rosi Zang	Aschaffenburg, Germany	2021-01-01
laurence vanham	5310 leuze, Belgium	2021-01-01
Mardie Robbins	West Melbourne, FL	2021-01-01
Chardonnens Sonja	Mannens, Switzerland	2021-01-01
Ronnica Willwerth	Melbourne, FL	2021-01-01
Jean Chagnon	Montréal, Canada	2021-01-01
Debbie Brent	Columbia, MD	2021-01-01
Aruna Subbareddy	West Melbourne, FL	2021-01-01
Anneke v. Brussel Andries	Raamsdonksveer, Netherlands	2021-01-01
Elbert Schaffert	West Melbourne, FL	2021-01-01

Name	Location	Date
Ivan Braithwaite	Palm Bay, FL	2021-01-01
jade ALF	Blois, France	2021-01-01
Jasmin Porschen	München, Germany	2021-01-01
Mike Casey	Melbourne, FL	2021-01-01
Joyce Brown	longueuil, Canada	2021-01-01
Andre Schaffert	Palm Bay, FL	2021-01-01
Dominique LANG	Vaison-la-Romaine, France	2021-01-01
Lisa Salazar	Shasta Lake, CA	2021-01-01
Anna Carolina Sousa	Melbourne, FL	2021-01-01
Michelle Araujo	Satellite Beach, FL	2021-01-01
Rogério Ciofi	Melbourne, FL	2021-01-01
Priscila Schaffert	Melbourne, FL	2021-01-01
Gabriela Murner	Eggstätt, Germany	2021-01-01
Sasan Rastegarlar	Orlando, FL	2021-01-01
Ana Schaffert	West Melbourne, FL	2021-01-01
Scott Eddleman	Melbourne, FL	2021-01-01
Christie Urban-Santillan	Melbourne, FL	2021-01-01
Ana Beckner	West Melbourne, FL	2021-01-01
Andressa Trevisiol	FL, FL	2021-01-01
Bob Sheladia	The Villages, FL	2021-01-01
Ellen Conderman	Palm Bay, FL	2021-01-01
Jennifer Gress	West Melbourne, FL	2021-01-01

Name	Location	Date
Rebecca Lew	Florida	2021-01-01
Thomas McCormack JR	West Melbourne, FL	2021-01-01
Kelley Maynard	Melbourne, FL	2021-01-01
Sandra Pfeiler	Tustin, CA	2021-01-01
Myra and Michael Burris	Melbourne, FL	2021-01-01
Jessica Ford	West Melbourne, FL	2021-01-01
Beatrix Wassermann-Otto	Warstein, Germany	2021-01-01
Steve Paff	Melbourne, FL	2021-01-01
Michele McCormack	US	2021-01-01
Kiran Babu Bireddi	Palm Bay, FL	2021-01-01
Tim Eaton	East Hampton, CT	2021-01-01
Beth Schrader	Melbourne, FL	2021-01-01
Vasanthakumar Kungarupalayam Sellamuthu	Melbourne, FL	2021-01-01
Paromeeta N	Palm Bay, FL	2021-01-01
Margaret Griesmer	Babylon, NY	2021-01-01
Cari France	West Melbourne, FL	2021-01-01
Amanda Black	Palm Bay, FL	2021-01-01
Michel Furtado	West Melbourne, FL	2021-01-01
Nora Isaac	West Melbourne, FL	2021-01-01
Fernando Mendez	US	2021-01-01
Achol Deng	Lexington, US	2021-01-01

Name	Location	Date
Elango A	Melbourne, FL	2021-01-01
Kleiah Cross	Merced, US	2021-01-01
meghan sheppard	Selden, US	2021-01-01
Em Acos	Eugene, US	2021-01-01
Brenda Banaszak	Palm Bay, FL	2021-01-01
Benjamin Tarkenton	Charlotte, US	2021-01-01
Anne Kelly	Gorham, US	2021-01-01
valarie dobromirescu	Newark, US	2021-01-01
Bert Sabo	Ventnor City, NJ	2021-01-01
Gregory Barnes	Melbourne, FL	2021-01-01
Lalita Creighton	West Melbourne, FL	2021-01-01
Kenny Girard	Exeter, NH	2021-01-01
Charles Dickens	West Melbourne, FL	2021-01-01
sara sang	los angeles, CA	2021-01-01
Fernande Fournier	Luxembourg, Luxembourg	2021-01-01
Reita Curry	Palm Bay, FL	2021-01-01
Tarryn Mapp	Felton, DE	2021-01-01
Gina Farrington	West Melbourne, FL	2021-01-01
Roger Beckner	West Melbourne, FL	2021-01-02
Rhonda Lackey	West Melbourne, FL	2021-01-02
David Hasker	Melbourne, FL	2021-01-02
Cynthia MCGuire	Melbourne, FL	2021-01-02

Name	Location	Date
Caitlin Pelletier	West Melbourne, FL	2021-01-02
f original user	New York, US	2021-01-02
Ericka Hoskin	Sharon, US	2021-01-02
Astrid Munoz	NJ, US	2021-01-02
Kene Have r.	Placentia, US	2021-01-02
Nyla Johnson	Blackwood, US	2021-01-02
Yanell Perez	Laredo, US	2021-01-02
Nicole Cook	Melbourne, FL	2021-01-02
Dean Kuennen	Melbourne, FL	2021-01-02
Fei Liang	Palm Bay, FL	2021-01-02
Christeen Anderson	Crestview, FL	2021-01-02
Lirong Zheng	Palm Bay, FL	2021-01-02
Francisco Chavez	Melbourne, FL	2021-01-02
Eddie Cruz	West Melbourne, FL	2021-01-02
Stuart Sheinman	West Melbourne, FL	2021-01-02
Lorelei Vitulli	Palm Bay, FL	2021-01-02
Auvese Pasha	Melbourne, FL	2021-01-02
Gerlinde Holzer	Guntersdorf, Austria	2021-01-02
Annette DaRosa	Palm Bay, FL	2021-01-02
Cynthia Nemec	Melbourne, FL	2021-01-02
Carrie DiSebastian	Melbourne, FL	2021-01-02
Peggy Lin	Melbourne, FL	2021-01-02

Name	Location	Date
yoshino trudie	Ota-ku, Japan	2021-01-02
cathala corine	Pierrelatte, France	2021-01-02
Pam Miller	Tolar, TX	2021-01-02
Meike Schmedt	Osnabruck, Germany	2021-01-02
Andrew Vallender	Ventnor, England, UK	2021-01-02
Sharifah Farah Debah Syed Mohammad	Kuala Lumpur, Malaysia	2021-01-02
Judy Rees	Glenalta, Australia	2021-01-02
Gaia Shepered	Gennevilliers, France	2021-01-02
Sinclair Petra	Erlensee, Germany	2021-01-02
Sue Cone	Hessle, ENG	2021-01-02
Christel Reaves	Melbourne, FL	2021-01-02
Mark Hann	West Melbourne, FL	2021-01-02
Caroline Sévilla	Paris, France	2021-01-02
bellinda rolf-jansen	Wijk Bij Duurstede, US	2021-01-02
Jeff Reaves	Melbourne, FL	2021-01-02
Gerardo Capote	Cancun, Mexico	2021-01-02
Chantal Martin	Koné, New Caledonia	2021-01-02
Megan Pantuso	Melbourne, FL	2021-01-02
Marc van de Waarsenburg	Middelburg, Netherlands	2021-01-02
Danielle Schukoske	West Melbourne, FL	2021-01-02
Hariana V Días	Bogota, Colombia	2021-01-02

Name	Location	Date
Konrad Dixon	Palm Bay, FL	2021-01-02
nancy hristodoulou	deer park, NY	2021-01-02
Raphaël PONCE	Aucamville, France	2021-01-02
Kate Kenner	Guilford, VT	2021-01-02
Luciana Marques de Paula	West Melbourne, FL	2021-01-02
Jusandra Passos	Sao Paulo, Brazil	2021-01-02
Terri Leverich	West Melbourne, FL	2021-01-02
Joyce Alexander	Edinburgh, Scotland, UK	2021-01-02
Kiran Patel	Melbourne, FL	2021-01-02
Pamela Hill	High River, Canada	2021-01-02
Julie Port	Slough, UK	2021-01-02
Mags Roy Mein	Newcastle, England, UK	2021-01-02
Sandra Snelders	Lowell, MA	2021-01-02
Carol Beaulieu	London, Canada	2021-01-02
Kristian Damkjer	West Melbourne, FL	2021-01-02
Alberto Rey	West Melbourne, FL	2021-01-02
Joanne Napier	Berwyn, IL	2021-01-02
Heidi Dotson	West Melbourne, FL	2021-01-02
ursula schilg	Mayen, Germany	2021-01-02
Nadia gauvin gauvin	France	2021-01-02
Braice Bastet	Japan	2021-01-02
Marie Steele	Palm Bay, FL	2021-01-02

Name	Location	Date
Erika Houck	West Melbourne, FL	2021-01-02
Stacey Lang	Melbourne, FL	2021-01-02
Nick Wills	Melbourne, FL	2021-01-02
Jessie southan	Dudley, England, UK	2021-01-02
Michael Clements	West Melbourne, FL	2021-01-02
John Roberts	Birmingham, England, UK	2021-01-02
R S	Koln, Germany	2021-01-02
Ann Wade	Melbourne, FL	2021-01-02
Ted Walkey	W Melbourne, FL	2021-01-02
Jodi Igard	Studio City, CA	2021-01-02
Elisabeth Bechmann	Polten, Austria	2021-01-02
stan nicollette	Bucharest, Romania	2021-01-02
Johanna Sheinman	Palm Bay, FL	2021-01-02
Peter Klein	Wien, Austria	2021-01-02
Russell Griesmer	West melbourne, FL	2021-01-02
Maryann Staron	Evergreen Park, IL	2021-01-02
Iris Watson	Palm bay, FL	2021-01-03
Rebecca Shore	West Melbourne, FL	2021-01-03
Jim Takahashi	Christchurch, New Zealand	2021-01-03
Stephanie Freilich	Melbourne, FL	2021-01-03
Jennifer Mason	West Melbourne, FL	2021-01-03
Davinia Hernández Gómez	Spain	2021-01-03

Name	Location	Date
Andréa Branco	Sao Paulo, Brazil	2021-01-03
John Buenaventura	La Mirada, CA	2021-01-03
Inge Stadler	Hilpoltstein, Germany	2021-01-03
Rolf Mense	Puerto Lumbreras, Spain	2021-01-03
Wendy Forster	UK	2021-01-03
Alvaro Montoya	Melbourne, FL	2021-01-03
Letha Catigbe	West Melbourne, FL	2021-01-03
Nicholas Ciarcia	West melbourne, FL	2021-01-03
Bethany Falls	Melbourne, FL	2021-01-03
Anahi Falcon	Argentina	2021-01-03
Amanda Naylor	Melbourne, FL	2021-01-03
Jennifer Evans	Ohio	2021-01-03
Elias Master	Wellington, FL	2021-01-03
Sean Cedar	Melbourne, FL	2021-01-03
Chantal Gacond	Noirigue, Switzerland	2021-01-03
Frédéric Jaubert	Pont de Chérucy, France	2021-01-03
Thomas Baize	Melbourne, FL	2021-01-03
Linda Phrampus	Melbourne, FL	2021-01-03
Brigitte Hermanns	Düsseldorf, Germany	2021-01-03
Nicole Laenen	gingelom, Belgium	2021-01-03
Donna Hasker	Melbourne, FL	2021-01-03
Eliezer Ramos	West Melbourne, FL	2021-01-03

Name	Location	Date
Andrea Fleck	Heidelberg, Germany	2021-01-03
Kristina Sedic	Zagreb, Croatia	2021-01-03
Michelle Curtiss	Melbourne, FL	2021-01-03
Didier Lallemand	Liège, US	2021-01-03
Clayton Truelove	West Melbourne, FL	2021-01-03
Caroline Siacot	Poligny, France	2021-01-03
Tim Pelletier	West Melbourne, FL	2021-01-03
Heather Tyler	West Melbourne, FL	2021-01-03
Robert Rondeau	Melbourne, FL	2021-01-03
Cynthia Stephenson	Melbourne, FL	2021-01-03
Lineska Rodríguez	Melbourne, FL	2021-01-03
Dondi Kuennen	West Melbourne, FL	2021-01-03
MeiLing Wang	Melbourne, FL	2021-01-03
Neil Ganey	Melbourne, FL	2021-01-03
Maryellen Magness	West Melbourne, FL	2021-01-03
Sajju Elangovan	Melbourne, FL	2021-01-03
Tito Baez	West Melbourne, FL	2021-01-03
Alfred Wilkes	Melbourne, FL	2021-01-03
Stephanie Alberts	Melbourne, FL	2021-01-03
Lionel Cox	Melbourne, FL	2021-01-03
Stephani Ahmad	West melbourne, FL	2021-01-03
Kathryn Ganey	Melbourne, FL	2021-01-03

Name	Location	Date
Katie Jordan	West Melbourne, FL	2021-01-03
Donald Curry	West Melbourne, FL	2021-01-03
Ayaz Nemat	Melbourne, FL	2021-01-04
Megan Beck	Melbourne, FL	2021-01-04
Gretchen Rodríguez	West Melbourne, FL	2021-01-04
Marla Connick	West Melbourne, FL	2021-01-04
Lucy Alvarez	Palm Bay, FL	2021-01-04
Giusi Nigro	West Melbourne, FL	2021-01-04
Nathan Thomas	West Melbourne, FL	2021-01-04
Mary Lou Fair	Palm Bay, FL	2021-01-04
Ellen Evans	West Melbourne, FL	2021-01-04
Kristie Ryan	Palm Bay, FL	2021-01-04
Gina Sama	West Melbourne, FL	2021-01-04
Osvaldo Agrait	Palm Bay, FL	2021-01-04
Kate Fine	West Melbourne, FL	2021-01-04
Kerrie Hernandez	Melbourne, FL	2021-01-04
Shashank Cukkemane Muralidhara	West Melbourne, FL	2021-01-04
Jacqueline Williams	West Melbourne, FL	2021-01-04
Marion Schiffers	Brussels, Belgium	2021-01-04
John Beck	West Melbourne, FL	2021-01-04
aiken chua	cebu, Philippines	2021-01-04

Name	Location	Date
Ashley Huser	Melbourne, FL	2021-01-04
Janina Grage	Germany	2021-01-04
r van buren	Palm Bay, FL	2021-01-04
Michael McGuire	West Melbourne, FL	2021-01-04
Daniel Berry	Melbourne, FL	2021-01-04
Christian Karch	West Melbourne, FL	2021-01-04
Rebecca Holly	Melbourne, FL	2021-01-04
Beverly McLean	West Melbourne, FL	2021-01-04
Tessa Hurt	Melbourne, FL	2021-01-04
Alicia Niles	Melbourne, FL	2021-01-04
Amy Dutra	Melbourne, FL	2021-01-04
Tammy Finnell	Melbourne, FL	2021-01-04
Tara Densler	Melbourne, FL	2021-01-04
Michelle Cederquist	Mount Dora, FL	2021-01-04
Andrea Lewark	Palm Bay, FL	2021-01-04
Ambber Harms	Melbourne, FL	2021-01-04
Melinda Harris	Palm Bay, FL	2021-01-04
Vien Nguyen	Bel Aire, KS	2021-01-04
Elizabeth Richardson	Palm Bay, FL	2021-01-04
Steve Dutra	West Melbourne, FL	2021-01-04
Shira Langsm	Valley Stream, US	2021-01-04
Jasmine Walker	Detroit, US	2021-01-04

Name	Location	Date
Billy Reinschmidt	Ledyard, US	2021-01-04
Melissa Heithaus	Mckinney, US	2021-01-04
Alanna Amado	Duxbury, US	2021-01-04
Ethan Uecker	Portland, US	2021-01-04
Stephan Benecke	Irving, US	2021-01-04
A Person	ejkwfnkjewnf, US	2021-01-04
Kelly Hoylman	Palmer, US	2021-01-04
molly l	Pittsburgh, US	2021-01-04
Virginia Graham	Sugar Land, TX	2021-01-04
KARLA GARCIA-LOPEZ	Vancouver, US	2021-01-04
Jennavy Garcia	Wake Forest, US	2021-01-04
Tami Brody	Oklahoma City, US	2021-01-04
Andrea Gaonag	Norristown, US	2021-01-04
Devster 	Brooklyn, US	2021-01-04
Sage Daniel Neale	US	2021-01-04
carol DeBlasis	Melbourne, FL	2021-01-04
Ava French	Melbourne, FL	2021-01-04
Louise Husband	US	2021-01-04
Don Lilly	Orlando, FL	2021-01-04
Marion Bistarkey	Hollywood, FL	2021-01-04
Danielle Silfort	Palm Bay, FL	2021-01-04
Marilyn Baran	Melbourne, FL	2021-01-04

Name	Location	Date
tania kurman	palm bay, FL	2021-01-04
Janice Tannehill	Melbourne, FL	2021-01-04
Christopher Evans	Shobdon, UK	2021-01-04
Chris Wicht	Melbourne, US	2021-01-04
helga salvetti	Melbourne, FL	2021-01-04
Michael Doherty	Melbourne, FL	2021-01-04
Linda Coon	Utica, NY	2021-01-04
p parrella	viera, FL	2021-01-05
Maria Uhler	Melbourne Beach, FL	2021-01-05
Danny Stala	Palm Bay, FL	2021-01-05
Thomas Piermarini	West Melbourne, FL	2021-01-05
Alison Pratt	West Melbourne, FL	2021-01-05
Karen Sadoff	West Melbourne, FL	2021-01-05
Brian Hartling	Melbourne, FL	2021-01-05
Sangita Chovatia	Palm Bay, FL	2021-01-05
Paresh Patel	Palm Bay, FL	2021-01-05
Donald Baldrige	West Melbourne, FL	2021-01-05
Dianne Errichetti	Long Branch, NJ	2021-01-05
Marianne Beames	Spain	2021-01-05
Kathy Torres	Melbourne, FL	2021-01-05
Amanda Figueredo	Palm Bay, FL	2021-01-05
Michael Falls	Melbourne, FL	2021-01-05

Name	Location	Date
Eddy Celis	Melbourne, FL	2021-01-05
Zac Daniels	Florida	2021-01-05
Summer Daniels	Saint Albans, WV	2021-01-05
Harold Daniels	Palm Bay, FL	2021-01-05
NARESHKUMAR Savani	West Melbourn, FL	2021-01-05
daniel mcdonough	Melbourne, FL	2021-01-05
Steve Hipsley	Melbourne, FL	2021-01-05
Danii F. Paolucci	Perugia, Italy	2021-01-05
Shannon Finnell	West Melbourne, FL	2021-01-05
Deepti V	Melbourne, FL	2021-01-05
Deon Harkey	West Melbourne, FL	2021-01-05
Reita Curry	West Melbourne, FL	2021-01-05
Stephen Canuel	Kissimmee, FL	2021-01-05
Charles Fenno	Palm Bay, FL	2021-01-05
Mayela Langer	Miami, FL	2021-01-05
Terry Mathews	Melbourne, FL	2021-01-05
marielaure vignaud	France	2021-01-05
Alex Niles	Melbourne, FL	2021-01-05
Dwayne Davis	Palm Bay, FL	2021-01-06
Robyn Pastirik	Melbourne, FL	2021-01-06
Eric Wills	Melbourne, FL	2021-01-06
Luciano Ribeiro De Paula	Melbourne, FL	2021-01-06

Name	Location	Date
Colin McAllister	Melbourne, FL	2021-01-06
ramon hernandez	Melbourne, FL	2021-01-06
Donald Cockayne	Melbourne, FL	2021-01-06
Teresa Milburn	W Melbourne, FL	2021-01-06
Deb Perry	Rockledge, FL	2021-01-06
Sandra Stefanko	Melbourne, FL	2021-01-06
sandra carchidi	capaccio, Italy	2021-01-06
Cassandra Holder	Melbourne, FL	2021-01-06
Sheryl Opsahl	Palm Bay, FL	2021-01-06
Daniel Faria	Melbourne, FL	2021-01-06
Michael Casey	Melbourne, FL	2021-01-06
Tina Casey	Melbourne, FL	2021-01-06
Nesreen Alanssary Alanssary	Palm Bay, FL	2021-01-07
Wendy Canuel	Melbourne, FL	2021-01-07
Sadhasivam Komaragiri Varadaraj	Melbourne, FL	2021-01-07
Jenivieve Prezas	Melbourne, FL	2021-01-07
Irma Soto	Palm Bay, FL	2021-01-07
Dinosaur Chicken-Nuggets	Hinesville, US	2021-01-07
Nomis Roberts	Conway, US	2021-01-07
Carlos Ortega	Rochester, US	2021-01-07
hunter thomas	Pittsburgh, US	2021-01-07

Name	Location	Date
Kay Heckathorn	Gentry, AR	2021-01-07
Otto Braithwaite	West Melbourne, FL	2021-01-08
Brenda Regis	Sugar Grove, US	2021-01-08
David Grygo	Langhorne, US	2021-01-08
Brianna Mercado	Brandon, US	2021-01-08
Betty Coslett	Tucumcari, US	2021-01-08
Your Mom	Huntsville, US	2021-01-08
Nicholas Cartaya	Collierville, US	2021-01-08
Chase Anderson	Temecula, US	2021-01-08
Antony Wannappa	Pasadena, US	2021-01-08
Daphne Woodward	Tulsa, US	2021-01-08
Indigo Johnson	Bloomfield Hills, US	2021-01-08
Daniel Lizarraga	Phoenix, US	2021-01-08
Valeria Silvestre	Salina, US	2021-01-08
Fernando Camargo Juarez	San Diego, US	2021-01-08
Johana delgado	Tallahassee, US	2021-01-08
sadie al	South Jakarta, Indonesia	2021-01-08
Delana Cooper	Melbourne, FL	2021-01-08
Kaci Campbell	West Melbourne, FL	2021-01-08
Russea Barefield	Joliet, US	2021-01-08
Beth Dickinson	Melbourne, FL	2021-01-09
Nicole Sullivan	Melbourne, FL	2021-01-09

Name	Location	Date
Naomi Yowell	Palm Bay, FL	2021-01-09
Patrick Doyle	Manhattan, US	2021-01-09
Gretchen Zeiger-May	Flagstaff, US	2021-01-09
Agim Demirovski	US	2021-01-09
Madilyn D	Cape Girardeau, US	2021-01-09
nathan n	Staunton, US	2021-01-09
Eva Pina	Memphis, US	2021-01-09
Arley Bloom	Hialeah, US	2021-01-09
Maria Arganda	Fontana, US	2021-01-09
Austin Mondl	Boone, US	2021-01-09
Victoria Saucedo	Muncy, US	2021-01-09
Abigail Elliston	Sugar Hill, US	2021-01-09
Sofia Heaps	Pittsburgh, US	2021-01-09
Andrew Murtha	Guilford, US	2021-01-09
Daniel Jackson	US	2021-01-09
Kenta Leung	Redmond, US	2021-01-09
Adam Kaluba	Burleson, US	2021-01-09
Ayida Ali	Washington, US	2021-01-09
Kylee Rose	Hartford, US	2021-01-09
Levi Ackerman	Cleveland, US	2021-01-09
Jake Small	Huntington Station, US	2021-01-09
Yasameen Gobar	San Diego, US	2021-01-09

Name	Location	Date
Etienne Ivey	Deland, US	2021-01-09
Caren Perez	Elk Grove, US	2021-01-09
Azzaria Kelly	Jamaica, US	2021-01-09
Rebecca Wynter	Palm Bay, US	2021-01-09
Kenya Terr	Greeley, US	2021-01-09
Robin Parker	Seattle, US	2021-01-09
Lesly Reyes	Washington, US	2021-01-09
Walter Luigi	US	2021-01-09
Althea Hope	Oakland, US	2021-01-09
Val Lopez	Brooklyn, US	2021-01-09
damin laughon	Tacoma, US	2021-01-09
Elcira Bermudez	Melbourne, FL	2021-01-09



Universal Engineering Sciences

Limited Phase II Environmental Site Assessment

The Villages

Southwest Quadrant of Minton Road and Interstate 95

Melbourne, Brevard County, Florida

Universal Project No. 34052-001-03

December 2004

Prepared For:

RDR Communities
300 East New Haven Avenue
Melbourne, Florida 32901

Prepared by:

Universal Engineering Sciences, Inc.
820 Brevard Avenue
Rockledge, Florida 32955
(321) 638-0808

**Consultants in: Geotechnical Engineering * Environmental Sciences * Construction Material
Testing Offices in: Rockledge * Daytona * St. Augustine * Debary * Orlando * Gainesville *
Fort Myers * Lake Worth * West Palm Beach * Jacksonville * Palm Coast * Atlanta *
Ocala * Clermont * Sarasota * Tampa ***

Table of Contents

1.0	INTRODUCTION	1
1.1	PURPOSE	1
1.2	PROPERTY DESCRIPTION	1
1.3	BACKGROUND.....	1
2.0	ASSESSMENT METHODOLOGY	2
3.0	LIMITATIONS	2
4.0	GROUNDWATER, SURFACE WATER, AND SEDIMENT COLLECTION.....	3
4.1	TEMPORARY MONITORING WELL INSTALLATION	3
4.2	TEMPORARY MONITORING WELL SAMPLING	3
4.3	SEDIMENT SAMPLING	4
4.4	SURFACE WATER SAMPLING	4
5.0	ASSESSMENT RESULTS.....	5
5.1	GROUNDWATER QUALITY DATA	5
5.2	SOIL QUALITY DATA.....	5
5.3	GROUNDWATER QUALITY DATA	6
6.0	CONCLUSIONS AND RECOMMENDATIONS.....	6

List of Tables

Table 1	Groundwater Quality Summary
Table 2	Sediment Quality Summary
Table 3	Surface Water Quality Summary

List of Appendices

Appendix A	Figures
Figure 1.....	Property Location Map
Figure 2.....	Assessment Location Plan
Appendix B	Field Sampling Data Record Sheets
Appendix C	Laboratory Analytical Results



1.0 INTRODUCTION

1.1 PURPOSE

Universal Engineering Sciences, Inc. (Universal) was retained by RDR Communities to conduct a Limited Phase II Environmental Site Assessment (ESA) of The Villages hereafter referred to as the "subject property." This Limited Phase II ESA was performed in general accordance with the American Society for Testing and Materials (ASTM) designation E1903-97 "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process," guidelines. In addition, Universal performed the Limited Phase II ESA according to the scope of work provided in Universal's Proposal Number P04-2343.

The purpose of this assessment was to evaluate recognized environmental conditions (RECs) identified in The Villages Phase I ESA report (Project No. 34052-001-02) completed on December 16, 2004. This Limited Phase II ESA is intended to conclude at a minimum, the confirmation of, or lack of a reasonable basis, to suspect that conditions representing a release of petroleum products and/or hazardous substances exist at the subject property.

1.2 PROPERTY DESCRIPTION

The subject property is located in the Southwest Quadrant of Minton Road and Interstate I-95 within Sections 13 and 14, Township 28 South, Range 36 East in Palm Bay, Brevard County, Florida as shown in the Property Location Map provided in Figure 1, Appendix A.

At the time of the site assessment, the subject property was an irregular-shaped primarily undeveloped parcel comprising approximately 500 acres and containing three borrow pit lakes. Improvements on the subject property were identified on the 7-acre portion west of Minton Road that contains a single-story building occupied by an animal feed store. The subject property vicinity generally consists of mixed commercial and residential development.

1.3 BACKGROUND

Based on the results of the Phase I ESA conducted at the subject property in November / December 2004, the following unresolved REC was identified:

1. The adjoining property to the east was utilized as a construction and demolition debris landfill site from approximately 1984 to 1992. During the operational period of the landfill, solid waste items such as paint cans, tires, automobile engine parts, and household trash were accepted. Documentation is on file with photographic information at the Florida Department of Environmental Protection's (FDEP's) Central District. Prior investigations conducted by Geraghty and Miller,



Inc. in January 1991 that evaluated ground water in the vicinity of the landfill identified exceedances of Florida Primary Drinking Water Standards for radium-226 and radium-228, and exceedances of Florida Secondary Drinking Water Standards for color, corrosivity, iron, and chlorides. No contaminants commonly associated with landfill operations were detected as part of the previous ground water investigations at the subject property. The previous studies could not conclusively eliminate the landfill as a potential source of contamination.

Ground water flow, according to the Geraghty and Miller study, was determined to be west-southwest, toward the subject property. The landfill itself is situated at a higher elevation (approximately 30 to 40 feet above land surface) than the surrounding boundaries of the subject property and rainfall interception at the landfill is likely to percolate from the landfill toward the subject site boundaries. Based on the proximity of the landfill, encroachment of the subject property boundaries by construction and demolition debris likely containing solid waste items, and failure of previous groundwater investigations to eliminate the landfill as a potential source of contamination for the subject property, Universal recommended that a Limited Phase II ESA investigation be undertaken.

Based on the above, Universal recommended that a Limited Phase II ESA be conducted to evaluate potential impacts to the surface water and lake bottom sediments, of the 14-acre rectangular lake, and groundwater quality along the eastern portion of the subject property. The remainder of this report summarizes the Limited Phase II ESA assessment methodology, test results, conclusions and recommendations.

2.0 ASSESSMENT METHODOLOGY

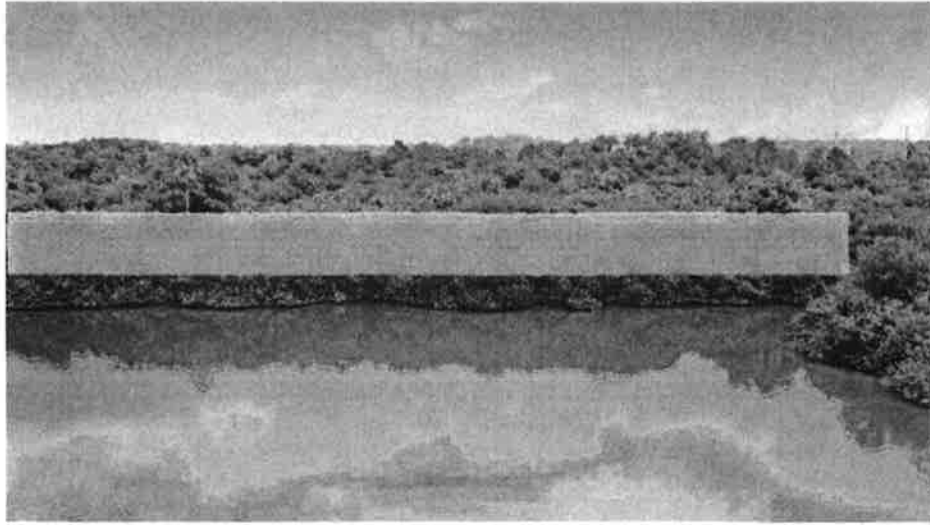
The Limited Phase II ESA was conducted in general accordance with ASTM E1903-97 guidelines and appropriate Florida Administrative Code (FAC) guidelines. Quality control for the Limited Phase II ESA was maintained by conducting field activities in accordance with Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOP) (DEP-SOP-00-01). Quality Control/Quality Assurance (QA/QC) samples (such as equipment blanks and trip blanks) were not collected as part of the Limited Phase II ESA, because the investigation was intended for preliminary site screening purposes only.

3.0 LIMITATIONS

The findings of this report represent Universal's professional judgment; no warranty is expressed or implied. These findings are relevant to the dates of our activity and the information cited herein. This report should not be relied upon to represent the site conditions on other dates or at locations other than those specifically cited within the report. Universal can accept no responsibility for interpretations of these data made by other parties.



Image 9: What the buffer could look like with a block wall. The trees behind it would also need to be removed to construct the wall.



To see the videos of the property, please visit: www.condevfl.com/norfolk

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

July 28, 2020

Condev
Andy Gardner
921 N. Pennsylvania Avenue
Winter Park, FL 32789

**Re: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
KSM Project #: 203434-p**

Dear Mr. Gardner:

Enclosed are the permeability test results and soil profiles for the referenced project.

Three (3) Hydraulic Conductivity Tests were performed in the field by the 'Usual Open-Hole Test' method.

The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profiles and obtaining undisturbed shelly tube samples. We then performed a permeability test on the field samples in our laboratory.

All these tests were performed to evaluate the drainage characteristics of the soils for these particular test locations.

The following table indicates the usual Open Hole Hydraulic Conductivity test results for each test location:

TEST LOCATION (See Location Plan)	HYDRAULIC CONDUCTIVITY (CFS/Sq. Ft. – Ft. Head)
P-1	2.4×10^{-4}
P-2	9.5×10^{-4}
P-3	1.3×10^{-4}

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-2-

July 28, 2020

The following table indicates the horizontal and vertical flow rates for each test location:

TEST LOCATION (See Location Plan)	HORIZONTAL FLOW RATE	VERTICAL FLOW RATE
P-1	4.2 Ft/Day @ (0"-36") Depth	2.0 Ft/Day @ (0"-36") Depth
P-1		2.3 Ft/Day @ (36"-60") Depth
P-2	3.3 Ft/Day @ (0"-16") Depth	1.7 Ft/Day @ (0"-16") Depth
P-2	10.5 Ft/Day @ (16"-60") Depth	9.2 Ft/Day @ (16"-60") Depth
P-3	2.7 Ft/Day @ (0"-18") Depth	1.5 Ft/Day @ (0"-18") Depth
P-3	8.3 Ft/Day @ (18"-40") Depth	5.3 Ft/Day @ (18"-40") Depth
P-3		3.3 Ft/Day @ (40"-60") Depth

The following table indicates the measured water table along with our estimated normal wet season water table and normal dry season water table for each test location:

TEST LOCATION (See Location Plan)	MEASURED WATER TABLE	ESTIMATED WET SEASON WATER TABLE	ESTIMATED DRY SEASON WATER TABLE
P-1, PB-1	60"+ Below Grade	60"+ Below Grade	96" Below Grade
P-2, PB-2	60"+ Below Grade	60"+ Below Grade	96" Below Grade
P-3, PB-3	60"+ Below Grade	60"+ Below Grade	96" Below Grade

Due to the debris located on this site, we were not able to penetrate it in order to obtain an accurate high season water table. We recommend that either the debris be removed, or adjacent sites be utilized to set the high season elevations.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

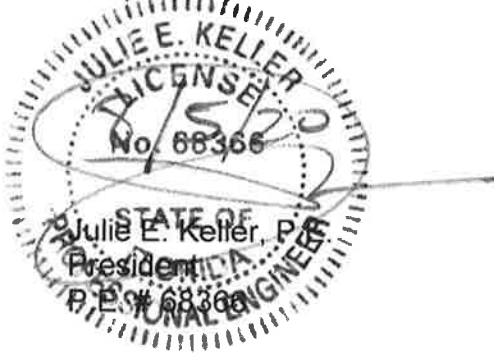
-3-

July 28, 2020

This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for Brevard County, Florida. The project soils are mapped as (42) Palm Beach sand and (52) Quartzipsamments, smoothed, according to the Soil Survey Map of Brevard County, Florida.

If you have any questions, please feel free to contact the office.

Respectfully,



JEK/cv

E-mail to: andyg@condevfl.com; brucem@mbveng.com

KSM

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-1

PAGE 1 OF 1

CLIENT Condev PROJECT NAME Norfolk Storage, Norfolk Parkway
PROJECT NUMBER 203434-p PROJECT LOCATION Brevard County, Florida
DATE STARTED 7/23/20 COMPLETED 7/23/20 GROUND ELEVATION _____ HOLE SIZE _____ inches
DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample ☒ AT TIME OF DRILLING 5.00 ft
LOGGED BY DP/CF CHECKED BY JEK AT END OF DRILLING _____
NOTES See Attached Location Plan AFTER DRILLING _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
0								PL	MC	LL	
								20	40	60	80
								<input type="checkbox"/> FINES CONTENT (%) <input type="checkbox"/>			
								20	40	60	80
		Gray and Brown Sand with Some Clay, Shell and Roots	X SS		5-6-6 (12)						
		Dark Gray Sand with Pieces of Wood	X SS		5-4-5 (9)						
5			X SS		4-4-15 (19)						

Bottom of borehole at 6.0 feet.

KSM

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-2

PAGE 1 OF 1

CLIENT Condev PROJECT NAME Norfolk Storage, Norfolk Parkway
PROJECT NUMBER 203434-p PROJECT LOCATION Brevard County, Florida
DATE STARTED 7/23/20 COMPLETED 7/23/20 GROUND ELEVATION _____ HOLE SIZE _____ inches
DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample ☒ AT TIME OF DRILLING 5.00 ft
LOGGED BY DP/CF CHECKED BY JEK AT END OF DRILLING _____
NOTES See Attached Location Plan AFTER DRILLING _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲	
								20 40 60 80	20 40 60 80
0		Light Brown Sand with Some Clay and Shell						PL MC LL	20 40 60 80
		Gray and Brown Sand with Some Shell and Pieces of Concrete	X SS		8-8-10 (18)			<input type="checkbox"/> FINES CONTENT (%) <input type="checkbox"/>	
			X SS		7-8-8 (16)				
5			X SS		10-12-15 (27)				

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

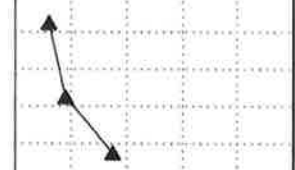
BORING NUMBER PB-3

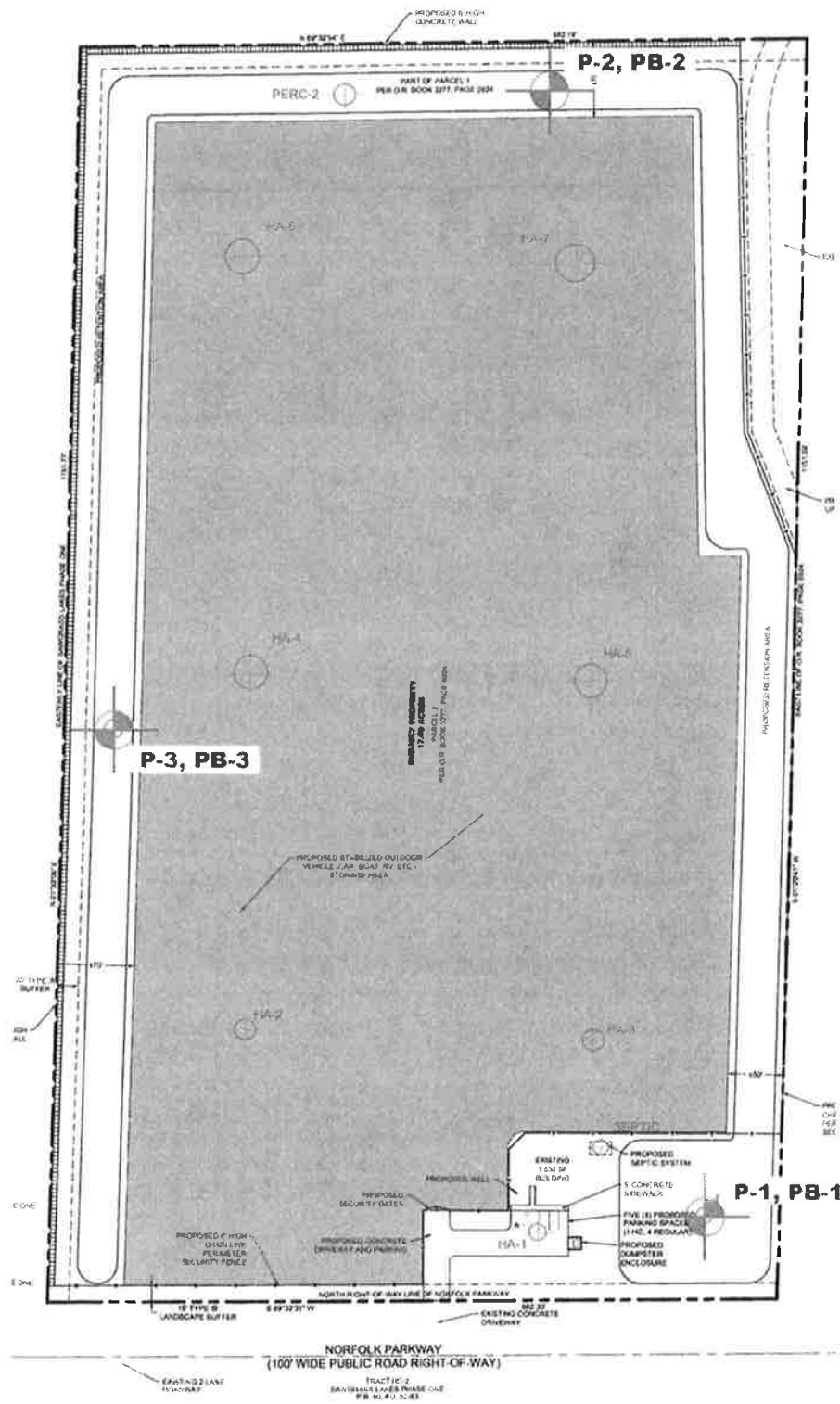
PAGE 1 OF 1

CLIENT Condev PROJECT NAME Norfolk Storage, Norfolk Parkway
PROJECT NUMBER 203434-p PROJECT LOCATION Brevard County, Florida
DATE STARTED 7/23/20 COMPLETED 7/23/20 GROUND ELEVATION _____ HOLE SIZE _____ inches
DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample ☒ AT TIME OF DRILLING 5.00 ft
LOGGED BY DP/CF CHECKED BY JEK AT END OF DRILLING _____
NOTES See Attached Location Plan AFTER DRILLING _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
0								PL	MC	LL	
		Light Brown Sand with Some Clay and Shell						20	40	60	80
		Yellow Sand, Slightly Silty	X SS		5-5-7 (12)						
		Dark Gray Sand with Pieces of Wood	X SS		8-10-8 (18)						
5			X SS		12-15-20 (35)						

Bottom of borehole at 6.0 feet.





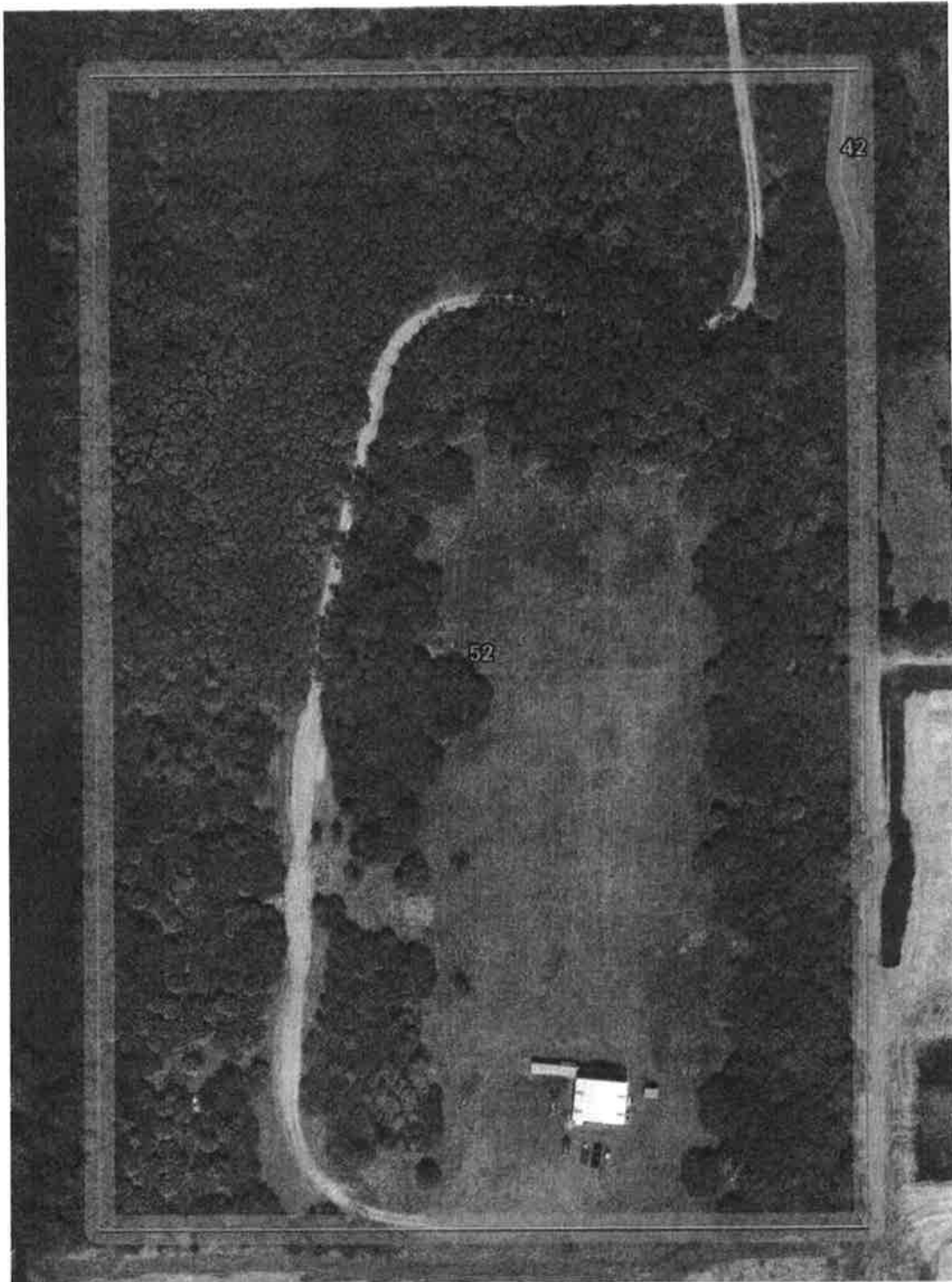
LOCATION OF TESTS

PROJECT: Norfolk Storage, Norfolk Parkway, Brevard County, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 203434-p

KSM ENGINEERING
AND TESTING

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20200729
SCALE: NONE



USDA SOILS SURVEY
42-Palm Beach Sand
52-Quartzipsamments, Smoothed

PROJECT: Norfolk Storage, Norfolk Parkway, Brevard County, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 203434-soils

**KSM ENGINEERING
AND TESTING**

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20200729
SCALE: NONE

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

July 28, 2020

Condev
Andy Gardner
921 N. Pennsylvania Avenue
Winter Park, FL 32789

**Re: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
KSM Project #: 203434-ha**

Dear Mr. Gardner:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

At the time of drilling, the site was flat with light surface vegetation (grass).

Project Description:

An aluminum canopy for the storage of recreational vehicles is planned to be constructed on the site. Loads from the structure will be transferred to the ground by either pad foundations or helical piles. We anticipate the maximum individual column loads will be less than 20 kips per individual column load.

Site Investigation:

The site investigation program consisted of performing seven (7) hand-auger borings on the site. The borings were terminated at depths of 3 to 5 feet below existing grade. The borings were terminated at the shallower depth due to debris. The locations of the borings are shown on the attached location plan.

During the hand-auger borings, a shaft with a conical point is pushed through the soil and the thrust required to push the cone tip is measured on an attached calibrated gauge. The value of the bearing pressure exerted by the cone point allows the operator to estimate the existing soil density. After the thrust was measured, the hole was advanced with a hand-auger in 1-foot increments to permit a continuation of measurement of relative density versus depth.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-2-

July 28, 2020

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

PEN Table:

The relationship of the static cone penetrometer reading to the relative density is listed below:

Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15 – 40
Medium Dense	40 – 70
Dense	70+

The static cone penetrometer readings are indicated on the attached boring logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils from the surface to a depth of approximately 2 feet consist mostly of fine-grained sand. Below a depth of 2 feet, we found a layer of fine-grained sand with pieces of wood and concrete. After this layer, the debris was so dense that we could not penetrate it. Please refer to the soil boring logs for specific information relative to the soil description.

The debris layer of fine-grained sand with wood and concrete would cause settlement to the planned structure. This settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure. Therefore, our recommendations are concerned with removing the debris and replacing it with compacted sand.

The following sections provide recommendations for the site preparation and foundation design.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-3-

July 28, 2020

Site Preparation:

Excavate the debris layer from within the proposed foundation pad. Excavated fine sand may be stockpiled and re-used provided that it is not mixed with construction debris or other unsuitable material. All over-excavation of unsuitable soils, replacement, and compaction of suitable clean fine sand backfill material should take place in the "dry". It is important on this project to have the removal of the debris layer inspected to ensure all unsuitable material is removed. After the unsuitable soils have been removed, the site may be prepared.

Structural fill shall consist of clean granular sand containing less than 5% material passing the U.S. Standard No. 200 mesh sieve. Fill should be placed in layers of 12 inches in thickness. Compact each lift to at least 95 percent of its modified Proctor value (ASTM D 1557).

For any over excavation, the disturbed footing subgrade should be recompacted to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled jumping jack.

We recommend field density tests be performed at appropriate times during the earth work operations in order to verify that the site has been properly constructed.

Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table below the bottom of excavations to avoid compaction related problems.

Due to the debris, we were not able to provide an exact bearing capacity. We recommend that after removal of debris you contact our office for additional deeper soil borings in order to provide a bearing capacity and settlement calculations.

Helical Piles:

In order for a shallow foundation to perform satisfactorily, it must be able to support the structural loads with an acceptable factor of safety against excessive settlements; both total and differential. Due to the settlement potential of the soft layers found on the site, we do not recommend supporting the proposed residence on conventional shallow footings. The anticipated settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-4-

July 28, 2020

In order to avoid any damaging structural distress due to settlements, a more appropriate foundation system would be an engineered concrete steel reinforced "waffle type" structural slab supported by Helical piles.

We recommend the contractor to consult with the Helical manufacturer to design the Helical piles, recommended depth, diameter and torque of the Helical piles for the design load based on our test borings. The Helical piles shall be installed in accordance to the manufacturers' installation specifications. The depth, spacing and termination torque shall be documented to verify that the helical piles were properly installed.

Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practice based on the results of the test borings and assumed loading conditions. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,



E-mail to: andyg@condevfl.com; brucem@mbveng.com

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-1, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		56	
-2-		51	
-3-	30" – 40"	43	Dark Gray Sand with Pieces of Wood and Concrete
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-1ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-2, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 24"		Brown Sand with Some Clay and Shell
-1-		52	
-2-	24" – 60"	50	Dark Gray Sand with Pieces of Wood
-3-		30	
-4-		12	
-5-	60"	70+	Refusal

Water Table: 60"+ Below Existing Grade
Job #: KSM 203434-2ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-3, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Light Brown Sand with Some Clay and Shell with Pieces of Rock
-1-		60	
-2-		55	
-3-	30" – 40"	40	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-3ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-4, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		51	
-3-	30" – 40"	48	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-4ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-5, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 36"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		50	
-3-	36"	70+	Refusal

Water Table: 36"+ Below Existing Grade
Job #: KSM 203434-5ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-6, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 20"		Grayish Brown Sand with Some Clay and Shell
-1-		53	
-2-	20" – 48"	56	Gray and Brown Sand with Some Shell and Pieces of Rock
-3-		50	
-4-	48"	70+	Refusal (Pieces of Concrete)

Water Table: 48"+ Below Existing Grade
Job #: KSM 203434-6ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

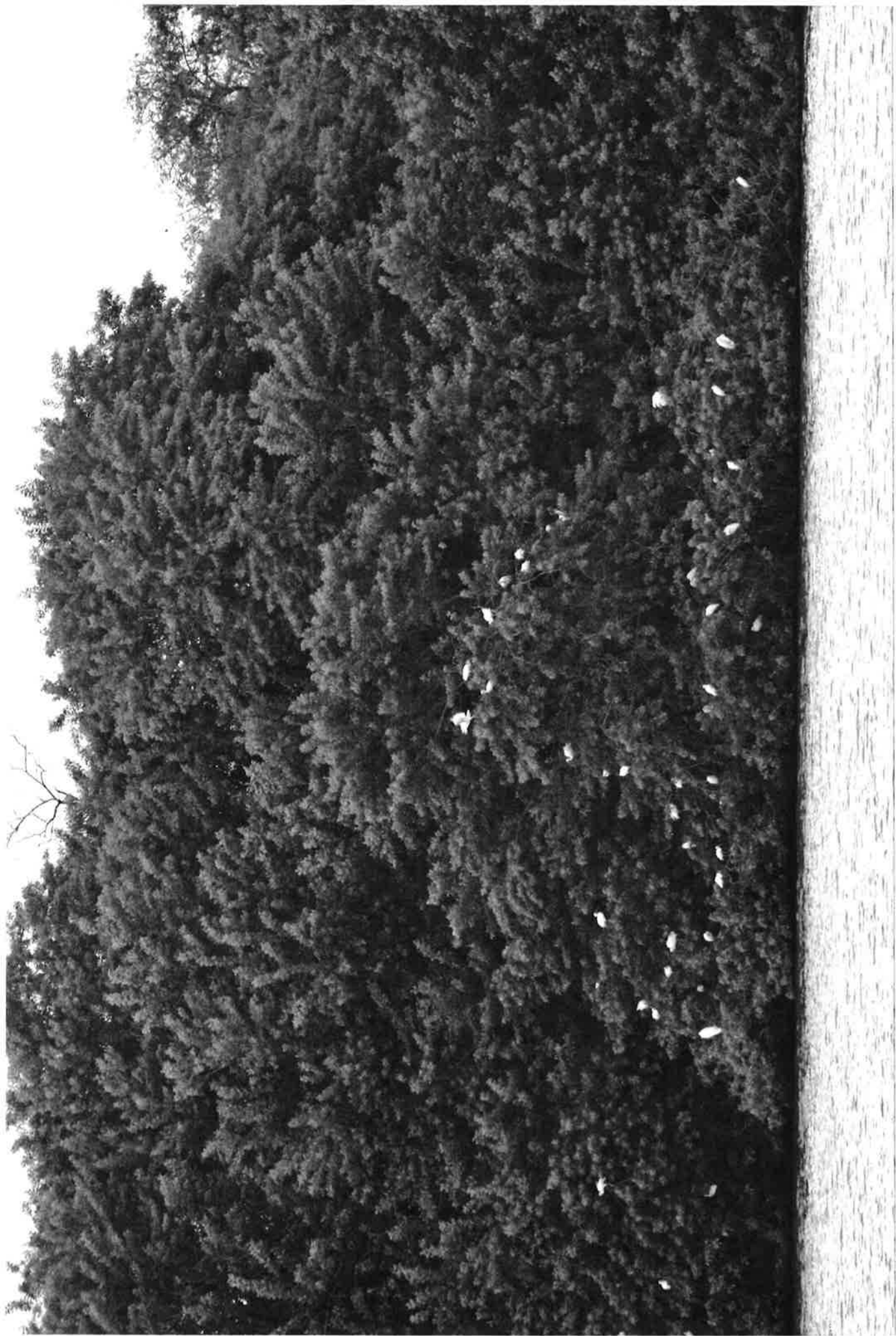
Date : July 23, 2020

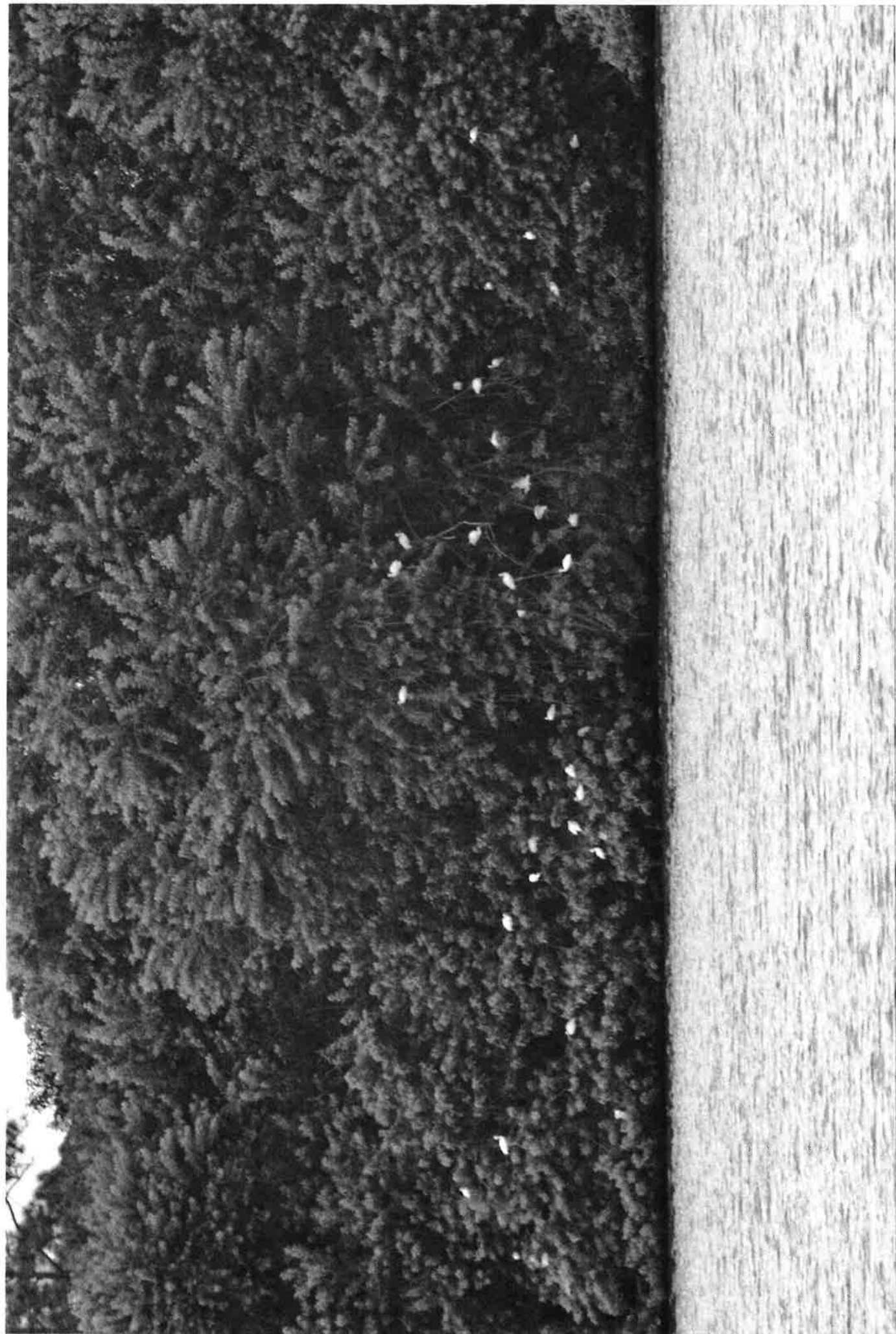
Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-7, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 16"		Brown Sand with Shell and Pieces of Rock
-1-		46	
	16" – 30"		Dark Gray Sand with Pieces of Concrete
-2-		40	
	30"	70+	Refusal
-3-			

Water Table: 30"+ Below Existing Grade
Job #: KSM 203434-7ha







From: [Caitlin Harkey](#)
To: [Jones, Jennifer](#)
Cc: [Tim Pelletier](#)
Subject: Rezoning of Norfolk Parkway Property
Date: Monday, January 11, 2021 10:36:26 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Jennifer,

I, Caitlin Pelletier, alongside of my spouse, Tim Pelletier, strongly oppose the approval of rezoning the property on Norfolk parkway East off sawgrass lakes development. As a concerned resident of sawgrass lakes I believe the long term effects of disrupting a landfill will be hazardous to our community, specifically my small children (2 and 2 months).

My husband and I are only one house of many in Sawgrass; however hoping you will consider this email, along with others you may of received, as rationale to reject the rezoning.

Sincerely,

Caitlin and Tim Pelletier

homeowners of 3773 Rushing Waters Dr., West Melbourne, FL 32904

Objection
20Z00015
Brevard Tower

From: Jonathan Harris
To: Jones, Jennifer
Subject: Rezoning of Landfill Property on Norfolk Road
Date: Monday, January 11, 2021 11:27:58 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Jones,

I am unfortunately unavailable for the meeting this afternoon due to work obligations. I'd be remiss as a member of the HOA board for the Estates at Sawgrass Lakes if I did not voice the concerns of our community about the proposed rezoning of the property on Norfolk Road leading into the Sawgrass Lakes community. Several of my neighbors have emailed you and we have signed a petition to keep this property from being rezoned and used as a boat/RV storage facility. The community overwhelmingly feels like this would be a detriment to the area in multiple ways from property values to traffic concerns to crime concerns, etc. I would like to strongly encourage you to keep the property zoning as it is currently and not approve the change for a boat/RV storage facility or any other similar facility for that matter.

Thank you for your time and consideration,

Jonathan Harris
Estates at Sawgrass Lakes HOA Secretary
3460 Watergrass Street
West Melbourne, FL 32904

Sent from my iPhone

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, January 11, 2021**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Ron Bartcher; Harry Carswell; Brian Hodgers; Ben Glover; Joe Buchanan; and Peter Filiberto, Vice Chair.

Staff members present were: Tad Calkins, Planning and Development Director; George Ritchie, Planner III; Abigail Jorandby, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt of Complete Minutes

Large Scale Plan Amendment 2020-2.1

A proposal by Brevard Tower Communications, Inc., to amend Part XI, the Future Land Use Element to change the Future Land Use Map Series designation from RES 2 (Residential 2) and NC (Neighborhood Commercial) to CC (Community Commercial). The property is 17.5 acres, located on the north side of Norfolk Pkwy., approx. 0.23 mile west of Minton Rd. (No assigned address. In the Melbourne area.)

Brevard Tower Communications, Inc. (Bruce Moia)

A change of zoning classification from GU (General Use) to BU-2 (Retail, Warehousing, and Wholesale Commercial), and removal of a CUP (Conditional Use Permit) for Tower and Antenna. The property is 17.5 acres, located on the north side of Norfolk Pkwy., approx. 1,200 ft. west of Minton Road. (Parcel 756 = 3545 Carriage Gate Dr. Unit Tower, Melbourne; Parcel 758 (part) = No assigned address. In the Melbourne area.) (20Z00015) (Tax Accounts 2802674 and 2802676) (District 5)

Bruce Moia stated in October the board recommended transmittal of the land use request to the State, and there have not been any objections from any of the State agencies. He stated he held a meeting with the Sawgrass Lakes subdivision residents, and as a result of that meeting, he has provided the board with a draft BDP (Binding Development Plan) that he feels addresses most of the concerns. He said boat and RV storage is in high demand in the area and he feels it is the best use for the property because it's the least impactful and lowest intense use, especially with traffic. He handed the board a comparison of what could be developed on the property currently and what is actually being proposed. [The document Mr. Moia handed out can be found in file 20Z00015, located in the Planning and Development Department] He stated the proposed project would be five times less traffic than single-family residential development. Boat and RV storage is rarely accessed because when people take the boats out it is early in the morning and they do not come back until the evening. He said it will be a nice facility with paved drives and covered storage spaces; it will be well run and secure; it will be lit appropriately for safety; and there will be rules in place so people don't do things they aren't supposed to do. He said with the conditions in the BDP, he feels it's a good project and he hopes to have the board's support.

Ben Glover stated the applicant has agreed to do a 50-foot buffer along the west and north boundaries, and asked if a six-foot wall is facing the community. Mr. Moia replied yes, there is low-density residential to the north, and very high-density residential to the west. The site is very wooded along those borders and he would rather keep the natural, 30 to 40-foot opaque buffer, and maintain it instead of removing a lot of it just to put up a six-foot wall, which really won't do anything because the site is on a hill.

Mr. Glover asked if there were any other items that came from the meeting with the neighbors that he felt was a compromise. Mr. Moia replied he put a cap on the number of units, and agreed to do any necessary traffic improvements to the road to make sure it met any warranted improvements for safety, things like turn lanes. He noted it is a public road maintained by the City, and even though the property is in the County, they would have to get City permission to do any improvements, but they're willing to do anything that would be warranted, and maybe even some things that aren't warranted. He stated the only thing there was some discussion on that they couldn't come to some kind of consensus was what is to prevent the property from contaminating the groundwater that would end up going to the lake that's on the border of the west property, which belongs to the homeowner's association. He said he felt that's not an issue because there will be dry retention, so anything that goes on the ground will get trapped in a dry retention pond and filter through the soil, and there will be a lot less vehicles on the subject property than the subdivision itself has that they use on a regular basis. He said he doesn't think that would happen because most of the vehicles don't even have fuel in them, such as fifth-wheels and travel trailers. The property will be secured and monitored with cameras, so if anything like that happens it will be addressed right away.

Joe Buchanan stated storage is an obligation in that area because there are very few places to keep boats and RV's. With 17 acres and 350 boats, it is only movement of 20 to 30 in a day, so it's not going to be a great impedance to Minton Road. He said the applicant did the homework and answered most of the objections from the neighbors.

Mr. Moia stated the lighting was something that was also discussed because there is a very strict code requirement that light cannot spill outside of a property, so photometric plans will be provided.

Mr. Buchanan stated if there's no sewage dump permitted in that area, unless it was a sewer connection, there isn't a problem other than rainwater. Mr. Moia said that is correct, but they would like to reserve the ability to have a dump station if the City of West Melbourne gives them connection to sewer.

Peter Filiberto stated during the last meeting, Mr. Bartcher mentioned the septic on the property and it being a previous landfill, but Mr. Moia had said there would be an aboveground septic system. Mr. Moia replied it would probably be a mounded and pumped system, but it would have to meet the Environmental Health requirements. It would hardly be used; it would just be for the security guard.

Mr. Buchanan noted the BDP stipulates no overnight stays. Mr. Moia replied that is correct, the storage will be on a contract basis.

[Mr. Carswell's presence was noted]

Ron Bartcher asked if the State agencies knew the property was an illegal dump site when they made their evaluations.

Tad Calkins stated staff sent the request to all of the State agencies, and in regard to the dump site, the FDEP (Florida Department of Environmental Protection) website has the site identified, and they are one of the reviewing agencies, and there were no comments from them. The FDEP does have guidelines for developing properties that have landfills on them, and that may be something the board may want to consider as part of the BDP if Mr. Moia is agreeable.

Mr. Bartcher asked Mr. Moia if he has looked at those guidelines. Mr. Moia replied he has not, but he would agree to read the guidelines and add it to the BDP.

Mr. Bartcher stated he is concerned about the fact that it's an old dump site, especially with construction debris, because no one knows what's in it, if it is treated wood, if it has arsenic, or if it's asbestos shingles, so there should not be any disturbance.

Mr. Moia stated they don't want to disturb it; it would probably be similar to when the road was built over top of it, they didn't want to disturb it either because it's very costly and hard to do. He said it is not part of the proposal to un-earth anything.

Mr. Bartcher asked if the 50-foot natural vegetative buffer is already there. Mr. Moia replied yes, it is already there and in order to develop the property to make it viable they would leave 50 feet on the west side and 50 feet on the north side.

Public comment.

Don Curry, 3461 Watergrass Street, West Melbourne, asked if Mr. Moia is a member of the Planning and Zoning Board and if so, how does the board handle an applicant that is also a board member.

Peter Filiberto confirmed Mr. Moia is a member of the board, but the board judges fairly what comes before it, and just because Mr. Moia is a member of this board doesn't mean he will be shown favoritism.

Stephen Phrampus, 3401 Watergrass Street, West Melbourne, stated he is one of the directors of the Sawgrass Lakes Master Association and the representative of over 800 property owners, soon to be 933 upon completion. He said he is also a West Melbourne Councilman and he understands that boards need to hear and review requests without pre-determined opinions, and need to consider the facts presented by staff, the requestee, and the opposition. He stated the developer will say the research indicates that boat and RV storage is needed and is a good fit for the surrounding communities, and they will also say they met with the residents and made concessions based on those meetings. He said the meeting with the developer was requested on short notice and held on December 26th, at the Sawgrass Lakes clubhouse. The overall resident opinion was that the developer was checking off a box to present to the County Commissioners and this board, and any so-called concessions were pre-conceived and presented, not objectively discussed. They implemented an offensive strong-armed reasoning tactic of saying they could build a concrete block wall instead of a tree buffer, and the residents found that very offensive. He noted that would be in lieu of the hundreds of feet of tree buffer that is currently there and could be lost. He stated the developer's environmental report dated December 2019 indicates no eagles nest within one mile and the occasional presence of wading birds. This information is factually not true; there is an eagle's nest within a mile on Sawgrass Lakes property, along with the daily occurrence of a wading bird and a roosting sanctuary on the shoreline of the subject property, and if all of those trees are removed all of that is going to go away. He said the developer will say that only concrete and road construction waste have been buried on this site; however, the Universal Science Phase One Environmental Site Assessment report dated December 2004 indicates that during operational periods of the landfill, solid waste items such as paint cans, tires, automobile engine parts, and household trash were accepted by the site. The developer's report from KSM Engineering indicates the sub-surface investigation was terminated after three to five feet in multiple locations because of debris, and

recommends either the debris be removed or an adjacent site be utilized. As a recap of what County Commissioners have already invested in this property in 1992, the County closed the landfill at a cost of \$400,000 to meet EPA regulations and paid the current property owner for the lost services, which is why it is currently a sanctuary-type property, no thanks to the property owner. The property also provides a sound barrier to the traffic noise of I-95, which would be lost with the removal of hundreds of feet of trees. He noted the property was denied support from the City of West Melbourne when asked to supply water and sewer, along with the possibility of annexation, which was prior to his tenure on the Council. This proposal has become known as the great lighted parking lot on the hill, as it is 30 – 40 feet above the surrounding residential area. When residents purchased their homes, they did so with the understanding that the zoning of the landfill area was extremely limited. A parking lot abutting the subdivision was not a consideration. As stated by a board member at the October Planning and Zoning meeting for the transmittal of the property, there is already a traffic problem on Minton Road, the applicant is not using available commercial property already in the area, and it's not a project recommended by the Comprehensive Plan. A large scale comprehensive plan amendment requires a property of this size to be located on a principal artery intersection; however, it is located at the top of a hill at a dead end and urban street with a blind driveway. Even though the transmittal report states there is no traffic data available, the Minton Road feasibility study rates the current intersection at Minton and Norfolk as an 'F' during the morning traffic hours. Sawgrass Lakes residents have nothing to gain and only to lose if the proposal goes through.

End of public comment.

Ron Bartcher stated in one of the emails sent by a Sawgrass Lakes resident it was noted that an inspector conducted a survey on the site. He asked if the inspector provided a report. Mr. Phrampus replied that was in reference to some of the reports presented by the developer. KSM Engineering did an environmental study that he mentioned some of the facts from, but it wasn't brought out by the developer because it didn't favor the proposal.

[Ian Golden's absence was noted]

Mr. Moia stated he thought the neighborhood meeting was productive and thought they discussed every issue that was possible to discuss, and the meeting was very well attended by the residents. He agreed the meeting was held around the holidays with short notice, but he appreciated the residents attending on short notice. He stated the intent is not to disturb the landfill; a road was built over the landfill and anything that is there has been there for a long time. He said he feels the proposed development limits disturbing it more so than any other possible use, and it would be a different story if houses were built on the property and in 30 years the residents would have issues. He went on to say people will access the property outside of peak hours; the road does not have issues off of peak hours, only during peak hours. He said he believes he has addressed all of the issues; the property will be disturbed as little as possible, and nothing will be un-earthed that will cause a problem because it's not in their best interest, so as much as possible will be preserved.

Ben Glover asked how the stormwater will be managed. Mr. Moia stated they are going to work within the topsoil, filling on top of it, but not get into anything within any reasonable distance of the material that would cause an issue with the DEP or any other agency.

Mr. Filiberto asked if the material is three to four feet beneath the ground. Mr. Moia replied it is three to five feet beneath the ground.

Mr. Filiberto noted the Florida Fish and Wildlife Commission reviewed the request and had no objections, comments, or recommendations toward this project, nor did the St. Johns River Water Management District, Florida Department of Transportation, and the Florida Department of Environmental Protection.

Brian Hodggers stated Mr. Moia mentioned many times that the proposed project is the lowest impact, and asked if there have been other potential uses proposed by the seller that could be less impactful than what he's trying to do. Mr. Moia replied the only other use he knows of that could be done is single-family residential or a private golf course, and maybe one or two other uses that are not really development.

Mr. Hodggers asked staff to confirm that the property has a RES 2 Future Land Use designation.

Tad Calkins replied the land use is RES 2 and CC (Community Commercial), the largest portion of the property is the RES 2, it's just the eastern piece along the property line that is CC. The current zoning classification is GU (General Use) and allows one unit per five acres. Under the current zoning, they would be allowed to have three homes on the property. They could change the zoning to be something that would be compatible with RES 2 without going through the large scale amendment, and then have up to two units per acre.

Mr. Bartcher stated he can't imagine any builder building a house or any buyer who would be willing to buy a house on an old dump site, so comparing it to what residential impacts would be is facetious because it's not going to happen.

Mr. Glover asked if the property should sit vacant forever. Mr. Bartcher replied he doesn't see that as a bad thing. In reality, it's almost like having a park that's not used by anybody. Environmentally, it's a nice place with a lot of trees. He said in terms of what else can be done, Mr. Moia has made some serious commitments to avoid potential problems, and if he's willing to go ahead and follow the DEP guidelines for building on top of a site, that would be very helpful. He said his concern is how deep is the debris; and noted that Mr. Moia said it's three to five feet, but erosion over the years could have deteriorated the ground cover down 18 inches or a foot. He asked if the septic tank already existing on this property. Mr. Moia replied no. Mr. Bartcher stated a mounded septic wouldn't disturb the soil. Mr. Moia agreed.

Mr. Bartcher stated by taking the mounded septic into account, plus the DEP's guidelines, if Mr. Moia is willing to put that in the BDP, there could be a potential use for the property. He said he still has concerns about the fact that there is a traffic problem, but if the hours could be limited to non-peak hours, that would help alleviate the problem.

Harry Carswell asked what will be built on the site. Mr. Moia replied there will be paved driveways and probably gravel or stabilized parking spaces.

Joe Buchanan stated he was raised in a house that was on top of a garbage dump; the community is still there today and it's a nice place to live. He said there are a lot of things that can be done with land, but with this particular property it looks like the developer has chosen the best use.

Mr. Filiberto stated as far as traffic, a storage facility would only increase to 81.94% capacity, so the traffic increase would only be 1.29% from where it is currently.

Mr. Hodgers stated with regards to the traffic impact, Mr. Bartcher mentioned is that he's concerned about that, and one of the statistics the gentleman brought up was there are another 100 or so homes that are going to be built in that area, so they are already living there, but they are concerned about the traffic impact, but more homes will raise that traffic impact more than a storage facility.

Mr. Glover asked if Mr. Moia would agree to add the FDEP regulations to the BDP. Mr. Moia replied yes.

Mr. Carswell stated he is a firm believer in property rights and he doesn't see any reason to take away the subject property owner's rights. He said the proposed project is a perfect fit for the neighborhood.

Motion by Harry Carswell, seconded by Joe Buchanan, to approve the adoption of the Large Scale Plan Amendment proposed by Brevard Tower Communications, Inc., to change the Future Land Use Map Series designation from RES 2 and NC to CC. The motion passed 4:2, with Bartcher and Glover voting nay.

Motion by Ben Glover, seconded by Joe Buchanan, to approve the change of zoning classification from GU to BU-2, and removal of a CUP for Tower and Antenna, with a BDP (Binding Development Plan) submitted by the applicant stipulating the following: 1.) to develop the property as a boat and RV storage facility and related ancillary services and facilities; 2.) to provide a 50-foot buffer along the west and north boundaries of the property, in lieu of a six-foot wall; 3.) to limit the number of outdoor storage spaces to 350; 4.) to limit ingress and egress to Norfolk Parkway; 5.) to prohibit a sewage dump station unless public sewer connection is obtained; 6.) to limit outdoor lighting to 17 feet in height from grade to bottom of fixture; 7.) to provide a westbound turn lane if warranted and approved by the City of West Melbourne; 8.) to prohibit overnight stays within the stored vehicles. The board further stipulated the BDP to include that the developer/owner shall comply with the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida. The motion passed unanimously.

Norfolk Boat & RV Storage Facility										
ITE Manual Data					Calculated Rates					
Use	Unit	Avg. Daily Weekday	Peak		Property Area (ac)	Units Allowable/ Proposed	Unit	Total	Avg. Daily Weekday	Peak
			AM	PM						AM PM
Single Family Homes 210	DU	9.52	0.75	1.00	17.5	2	per acre	35	333	26 35
Mini Warehouse 151	Storage Units	0.25	0.02	0.02	17.5	350	ea.	350	88	7 7

Condev RV & Boat Storage @ Palm Bay



Prepared for:
Surrounding Neighbors

Images Below: Shows the height of the natural landscape buffer.



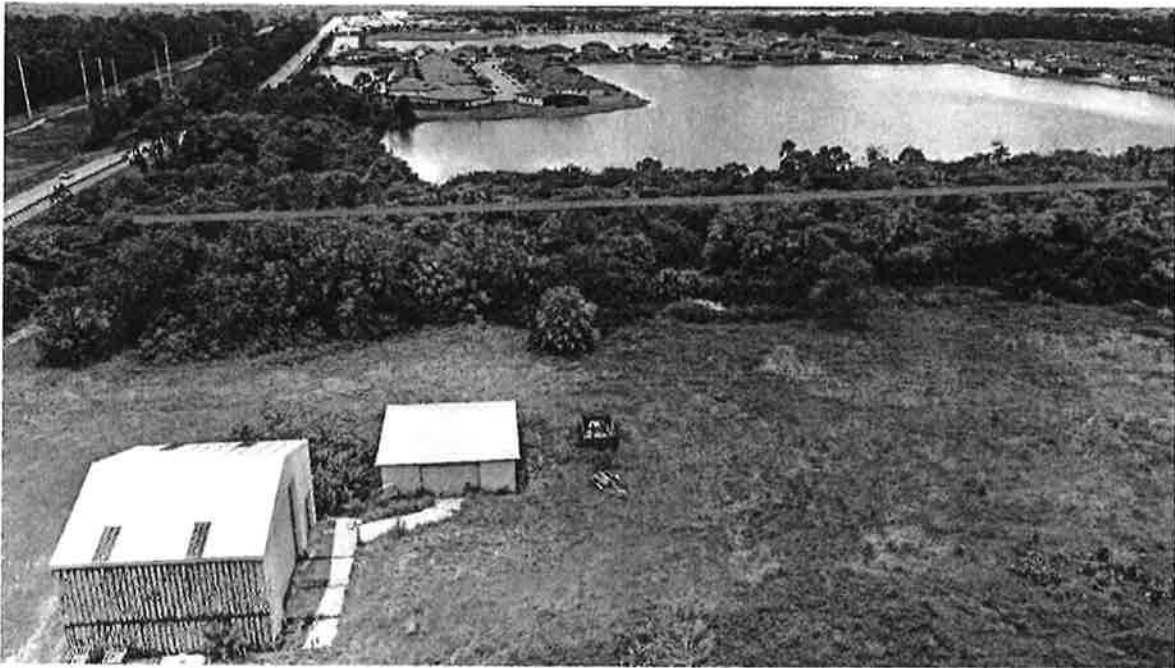


Image Above: View from the east showing the natural buffer in place.

Image Below: Current view from the west (what residents see now). You cannot see the building. The planned parking canopies are shorter than the existing building.



Image Below: View of the property from the south. Please note the natural landscape buffer surrounds nearly the entire property.



Prepared by: MBV Engineering, Inc.
Address: 1250 W. Eau Gallie Blvd., Melbourne, FL

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 202__ between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and _____, a Florida corporation (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the BU-2 zoning classification(s) and desires to develop the Property as a Boat & RV Storage Facility, and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. Developer/Owner shall provide a 50 foot buffer along the west and north boundaries of the Property, in lieu of a 6' solid wall.

3. The Developer/Owner shall limit number of outdoor storage spaces to 350 and may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations.

4. The Developer/Owner shall limit ingress and egress to Norfolk Parkway.

5. The site shall be developed as a Boat & RV storage facility and related ancillary services and facilities.

6. No sewage dump station shall be allowed, unless public sewer connection is obtained.

7. Outdoor lighting is limited to 17 feet in height from grade to bottom of light fixture.

8. Westbound right turn lane will be provided, if warranted and approved by the City of West Melbourne.

9. No residing or overnight stays within the stored vehicles shall be allowed.

10. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property prior to issuance of an approved development order.

11. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in the Public Records of Brevard County, Florida.

12. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and be subject to the above referenced conditions as approved by the Board of County Commissioners on _____. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.

13. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as it may be amended.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Rachel Sadoff, Clerk
(SEAL)

Rita Pritchett
Chairman
As approved by the Board on _____

(Please note: You must have two witnesses and a notary for each signature required. The notary may serve as one witness.)

WITNESSES:

DEVELOPER/OWNER

(Witness Name typed or printed)

(Address)

(Witness Name typed or printed)

(President)

(Name typed, printed or stamped)

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, President of _____, who is personally known to me or who has produced _____ as identification.

My commission expires
SEAL
Commission No.:

Notary Public

(Name typed, printed or stamped)

JOINDER IN BINDING DEVELOPMENT PLAN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated _____, given by _____, as mortgagor, in favor of the undersigned, _____, as mortgagee, recorded in Official Records Book _____, page _____, Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan for the purpose of consenting to the change of property use and development requirements as set forth therein.

WITNESSES:

MORTGAGEE NAME/ADDRESS

(Address)

Authorized Agent Signature

(Witness name typed or printed)

(Name/title typed, printed or stamped)

(Witness name typed or printed)

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

My commission expires

Notary Public

SEAL

Commission No.:

(Name typed, printed or stamped)

Prepared by: MBV Engineering, Inc.
Address: 1250 W. Eau Gallie Blvd., Melbourne, FL 32935

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this _____ day of _____, 20__ between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and Brevard Tower communications (hereinafter referred to as "Developer/Owner").

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, Developer/Owner has requested the BU-2 zoning classification(s) and desires to develop the Property as a boat and RV storage facility and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer/Owner, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. Developer/Owner shall provide a 50 foot undisturbed vegetated buffer along the west and north boundaries of the Property, in lieu of a 6 foot solid wall. No improvements shall be allowed within the said buffer.
3. The Developer/Owner shall limit the number of outdoor storage spaces to 350.
4. The Developer/Owner shall limit ingress and egress to Norfolk Parkway.
5. The site shall be developed as a Boat & RV storage facility and related ancillary services and facilities.
6. No sewage dump station shall be allowed, unless public sewer connection is obtained.
7. Outdoor lighting is limited to 17 feet in height from grade to bottom of light fixture.
8. The applicant shall provide a traffic study detailing any required roadway improvements including, but not limited to a right turn lane, at the time of site plan submittal. If an improvement is warranted, and approved by the City of West Melbourne, it shall be constructed accordingly.
9. No residing or overnight stays within the stored vehicles shall be allowed.
10. The Developer/Owner comply with the applicable requirements of the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida.
11. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property prior to issuance of an approved development order.
12. Developer/Owner, upon execution of this Agreement, shall pay to the Clerk of Court all costs of recording this Agreement in the Public Records of Brevard County, Florida.
13. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and shall be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and shall be subject to the above referenced conditions as approved by the Board of County Commissioners on _____. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.

14. Violation of this Agreement shall constitute a violation of the zoning classification and of this Agreement. This Agreement may be enforced by Sections 1-7 and 62-5 of the Code of Ordinances of Brevard County, Florida, as may be amended.
15. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and shall be satisfied before Developer/Owner may implement the approved use(s), unless stated otherwise. The failure to timely comply with any condition is a violation of this Agreement and constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 14 above.
16. Severability clause. If any provision of this BDP is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provision shall continue in full force and effect without being impaired or invalidated in any way.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Rachel Sadoff, Clerk of Court
(SEAL)

Rita Pritchett, Chair
As approved by the Board on _____

(Please note: You must have two witnesses and a notary for each signature required. The notary may serve as one witness.)

WITNESSES:

(INSERT BUSINESS NAME or INDIVIDUAL NAME(s))
as DEVELOPER/OWNER

(Witness Name typed or printed)

(Address)

(Witness Name typed or printed)

(President)

(Name typed, printed or stamped)

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 20____, by _____, President of _____, who is personally known to me or who has produced _____ as identification.

My commission expires
SEAL
Commission No.:

Notary Public
(Name typed, printed or stamped)



Planning and Development Department

2725 Judge Fran Jamieson Way


Building A

Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

Inter-Office Memo

TO: Board of County Commissioners

FROM: Tad Calkins, Director – Planning & Development 

CC: Frank Abbate, County Manager
John Denninghoff, P.E., Assistant County Manager

DATE: January 26, 2021

SUBJECT: **Addendum to Staff Comments, Re: Brevard Tower Communications Inc. Binding Development Plan Submittal (20PZ00015) for the February 4, 2021, Meeting Agenda**

On January 25, 2021, the Applicant provided staff with draft BDP for the February 4, 2021, Board of County Commissioner's meeting in reference to the Brevard Tower Communications Inc. (20PZ00015) rezoning application from General Use (GU) to Retail, Warehousing and Wholesale Commercial (BU-2) with the removal of a CUP for a communication tower. A companion Large-Scale Comprehensive Plan Amendment (20PZ00072) has also been submitted changing the Future Land Use from Res 2 and Neighborhood Commercial (NC) to Community Commercial (CC). During the November 5, 2020 Board of County Commissioners (BOCC) (Transmittal hearing) meeting, the applicant stated that a BDP will be provided for the Board's consideration, to help mitigate off-site impacts. Both applications will be heard at the February 4, 2021, BOCC meeting. The proposed draft BDP conditions are as follows:

Staff's responses are in bold.

2. Developer/Owner shall provide a 50 foot undisturbed vegetative buffer along the west and north boundaries of the Property, in lieu of a 6-foot solid wall. No improvements shall be allowed within said buffer. **The code requires a 6-foot masonry wall and a vegetative buffer between residential and commercial uses. Brevard County Code, Sec. #62-1157(f) states, "Any restrictions stipulated in the binding development plan shall not be less restrictive than the requirements of existing codes and regulations". The BDP is not the mechanism to deviate from the code requirements, the applicant will need to obtain a waiver to omit the 6-foot wall requirement.**
3. The Developer/Owner shall limit number of outdoor storage spaces to 350 and may be further restricted by changes to the Comprehensive Plan or the Land Development Regulations. **The Zoning Code does not limit the number of storage spaces.**
4. The Developer/Owner shall limit ingress/egress to Norfolk Parkway. **Currently, Norfolk Parkway is the only access with road frontage to provide access to the site.**

5. The site shall be developed as a Boat and RV storage facility and ancillary services and facilities. **This is already allowed by the Zoning Code. The proposed condition does not offer to prohibit other uses allowed within the BU-2 zoning classification.**
6. No sewage dump station shall be allowed, unless public sewer connection is obtained. **A sewage dump station is not allowed in a BU-2 zoning classification.**
7. Outdoor lighting is limited to 17 feet in height from the grade to the bottom of the light fixture. **The code does not limit the height of a light fixture. Lighting shall be provided in accordance with Brevard County Code Sec. #62-2257.**
8. The applicant shall provide a traffic study detailing any required roadway improvements including, but not limited to a right turn lane, at the time of site plan submittal. If an improvement is warranted, and approved by the City of West Melbourne, it shall be constructed accordingly. **Roadway improvements will be approved at the sole discretion of the City of West Melbourne.**
9. No residing or overnight stays within the stored vehicles shall be allowed. **The proposed BU-2 zoning classification prohibits the overnight stays within the vehicles.**
10. Developer/Owner comply with the applicable requirements of the FDEP Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida. **These guidelines are in addition to what Brevard County requires.**
11. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to this Property prior to issuance of an approved development order. **The non-underlined language is part of the standard BDP template. The underlined portion was added by the applicant. The County Attorney's Office does not agree to this addition. It appears what they are attempting to say is that they have no vested rights up until the issuance of an approved development order but, then, upon issuance of a development order, there would be a blanket agreement to vested rights for the property. This would not be in the best interest of the County; moreover, the County has a procedure in place for vested rights claims (Sec. 62-507) which would be the avenue to determine vested rights, if any. In sum, it is broad and speculative as to what vested rights they are entitled.**

The Board may wish to consider these additional conditions and determine if they help address any off-site impacts to the surrounding area.

Attachment: Binding Development Plan, submitted January 25, 2020.

From: Josh Post
To: Jones, Jennifer
Subject: Proposed RV/Boat/Storage facility West Melbourne
Date: Tuesday, December 29, 2020 5:43:59 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mrs. Jones,

Please take into consideration my email when deciding to approve or deny the planing and zoning for this establishment off of Norfolk RD in West Melbourne.

My family and I picked this development for is semi seclusion which is rare to find in Brevard County. We are somewhat off the beaten path and allowing this storage facility to happen on the one way in our out of our neighborhood will detract from this seclusion, as anyone who misses their turn to the facility will have absolutely no where to turn around except our neighborhood.

Adding this facility will also increase the amount of traffic on this heavily traveled residential road

The turning area and lines of sight to enter this facility are very limited and will cause more accidents which is already a major issue in this area, mainly Minton and Norfolk BLVd. if approved, larger vehicles will be coming into and out of the area which will increase the accident risks tremendously. Which will then task West Melbourne PD, Florida State Police, and Brevard County Fire Rescue to have a larger burden.

I am sure you will hear many more responses to this,I just wanted to make sure my voice was heard.

Josh Post
4061 Dragonfly Dr
West Melbourne, Fl 32904
757-947-5569

From: [Doug St John](#)
To: [Jones, Jennifer](#)
Subject: Re-zoning of parcel of land east of Sawgrass Lakes
Date: Thursday, January 7, 2021 7:01:52 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Greetings,

I am a resident of Sawgrass Lakes in West Melbourne, FL. There is currently a request before Bevard County from a company named Condev to have a parcel of land adjacent to our Sawgrass Lakes re-zoned for an RV and boat storage parking lot. I and many others in the community are concerned about this. As of right now, we have a petition in opposition to this RV/Boat parking lot with over 520 signatures.

In a rather insulting display of salesmanship, representatives from Condev called for a meeting with our community with 48 hours' notice, three days before Christmas. To "appease our concerns." What they did was dismiss every concern we had. Claiming we would never see them, hear them, or be inconvenienced by their presence what so ever. According to them, it would be a blessing for us to live next door to such a fantastic business. I then went home to watch The Muppets version of the Charles Dickens classic "A Christmas Carol." I honestly found the movie to be a more realistic version of reality than the fantasy of a parking lot with 300 LARGE vehicles that would somehow exist in a vacuum of time and space.

The first and most important issue for me is the location of the proposed storage lot. Sawgrass Lakes will soon be a community of over 900 homes. In addition to Pine Apple Cove, which will soon be adding a high school. All 900 houses and the school share one single lane road, Norfolk Parkway, in and out of Sawgrass Lakes. This is already something of a disaster at peak driving hours. The proposed RV/Boat storage lot is at a horrible spot, atop a hill, where several accidents have occurred. And it is in the front portion of our community. Meaning everyone will have to drive past it every single day. If Condev were interested in developing land at the end of Norfolk, it wouldn't be in everyone's face every day, and I doubt they would be getting this much resistance from the community. We are also worried about pollution from the parking lot as all cleaning chemicals and motor fluids from the 300 plus large vehicles will undoubtedly find their way into our lake.

These are my primary issues with the proposed RV/Boat Storage on Norfolk Parkway. Others in the community have different concerns, and I hope they reach out to you to express them. Thank you very much for your time. I wish you a Happy New Year.

Sincerely,

Doug St John

From: [Kelly Therrien](#)
To: [Jones, Jennifer](#)
Subject: Deny Rezoning
Date: Friday, January 8, 2021 7:16:02 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Ms. Jones,

I am contacting you in regards to the upcoming zoning meeting set for January 11. I am asking that you vote no to rezoning. The proposed plan for a storage unit at the top of the hill on Norfolk Parkway would be disruptive to all residents of Sawgrass as well as the Pineapple Cove school. As it is, there have been traffic accidents on this ride which has one lane in each direction. To get recreational vehicles and trailers into the narrow driveway at the top of the hill will result in drivers crossing into oncoming traffic to make the turn necessary for large vehicles and trailers. Not the mention if the driveway is missed there is no place for a large vehicle to make a u-turn the street dead ends at the school.

Please consider the negative impact on the families that live in Sawgrass to this proposed change and say no to rezoning.

Thank you,
Kelly

Kelly Therrien
Resident of Sawgrass Lakes since 2017

Sent from my iPhone

From: Elbert Schaffert
To: Jones, Jennifer
Subject: Zoning meeting for the RV/Boat storage
Date: Friday, January 8, 2021 9:22:02 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Jennifer -

I'm very concerned with the proposed RV/Boat storage that is planned on Norfolk parkway.

That will bring so much undesirable elements and issues to all the residents here in Sawgrass. This is a prime location and it should be used for things that would bring value to our properties, and I feel a storage unit will only bring values down.

Please help us, all the residents at Sawgrass, maintain our property values and keep this a desirable family neighborhood.

Thanks,
Elbert
321-501-9686

From: Julie Arthur
To: Jones, Jennifer
Subject: Re-zoning of the property located at the entrance of the Sawgrass Lakes community
Date: Friday, January 8, 2021 10:13:53 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

I am currently a resident of the Sawgrass Lakes community in West Melbourne. I am opposed to the re zoning of the property at the entrance of our neighborhood. There are a variety of reasons for my position.

The traffic leaving Sawgrass Lakes has been a major safety issue for quite a while. A few years ago there were fires near the entrance and no way for the residents to get out of the neighborhood. It is one lane each way for approximately 1000 homes which has already proved to be a major issue. I can't imagine it would be any better with people coming in and out of a storage facility with large RV's and boats. If the entrance would be on Minton Rd the traffic at the intersection is very congested and there are traffic issues there as well which the city is aware of.

There is also a property value issue. Our homes that face the proposed RV/boat storage facility are \$400,000-\$600,000. Would you pay for a home like that to look at an RV/boat storage facility? I'm sure it will devalue our homes. Would you like to have a commercial property in the entrance of your neighborhood? Being close to a commercial facility can make you ineligible for insurance with some homeowners insurance carriers.

We are also concerned about the environmental issues being that this was a prior landfill that will now be disturbed. The potential buyer does not plan on doing anything to address the potential issues.

Many of our residents including children walk and ride their bikes home from school along this sidewalk on Norfolk Parkway because it is part of the entrance to our neighborhood.

The residents of our neighborhood are also concerned with the potential for crime in these types of facilities.

Please reconsider the re zoning of this property as it is unfair the the homeowners of Sawgrass Lakes. Thank you for your time.
Sent from my iPhone

Julie Arthur
3780 Watergrass St
West Melbourne, Fl 32904
321-213-3308

From: D.Y Braithwaite
To: Jones, Jennifer
Subject: Re: Rezoning of property at 3851 Norfolk ParkWay 32904
Date: Friday, January 8, 2021 10:32:55 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Correction on property address .
Please note file accordingly.
Thank you

Sent from my iPad

On Jan 8, 2021, at 10:28 AM, D.Y Braithwaite <dybraithwaite@gmail.com> wrote:

My name is Ysmin Braithwaite of 3402 Rushing Waters Dr 32904. I am a resident of the Sawgrass Lakes community, a 900+ houses development directly west of the property that is seeking re-zoning. My family and numerous others oppose the building of a commercial RV/Boat storage facility for many reasons, including, but not limited to:

Landfill disturbance could result in health issues for families located in close proximity to this property. The disturbance of unknown and possibly toxic content of the former, illegal landfill that makes up the parcel. The county should be fully conversant of this situation and should have adequate data to support this concern. We do not want to become another negative situation as captured in numerous studies being conducted regarding poor environmental conditions which resulted from dumping legal or illegal matter affecting the residents of Brevard County.

Traffic and added undue pressure to the already strained traffic situation on Norfolk Parkway, which is where the only ingress/egress point for the storage facility has been proposed. This despite data indicating that the property had an entrance off Carriage gate when dump was in effect. This property is located on the rise of the parkway resulting in blind spots for those going both east and west. This area of the roadway cannot be expanded unless substantial cost is injected into the needs of this proposed commercial venture which developers do not appear to want to finance. Also this location is very close to the lights leading on to Minton Road and would be detrimental to the usage of Norfolk Parkway. I might add that Pine Cove Academy is located at the west end of Norfolk Parkway and adds safety and congestion issues to this venture location.

Crime. The almost certain attraction of crime (break-ins), and the homeless seeking shelter as experienced by many such storage facilities.

Property values. The likely devaluation in property values for adjacent communities due to the above mentioned grievances. This is not what was "sold" to us at purchase. I can only assume that the County and West Melbourne took this past issue of the dump into consideration prior to approving the application of

DrHorton to built the SawGrass development.DrHorton as a responsible corporate member ensuring that this community would not have to be affected by any adverse issues which could affect health ,value or enjoyment of the homes sold to the homeowners.

Thank you for your time and looking forward to our concerns being considered in this re zoning request.

Respectfully,

Ysmin Braithwaite

Sent from my iPad

From: [Maxwell J Perez](#)
To: [Jones, Jennifer](#)
Subject: No zoning change near Sawgrass Lakes
Date: Friday, January 8, 2021 10:39:29 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning Jennifer,

I am a resident of Sawgrass Lakes in West Melbourne, FL. I am a software engineer who moved to Florida several years ago for several reasons. The primary reason for moving to Brevard County is because of the opportunities that are available to engineers in the aerospace industry. Secondly, Brevard is one of the few places in the country where engineers like me can live and raise a family far away from urban blight, yet still have great amenities at the same time. There is plenty of nature here, and that is one of the attractive features about Brevard, and especially here in Sawgrass Lakes. We are surrounded by forests, lakes and wildlife. I could not imagine living anywhere else. These are the things that many potential new residents look for when moving from other parts of the country, and doing their home search in Brevard county.

There is a property directly adjacent to the east of the Sawgrass community. This property was a former landfill that was later capped in the 1990s, and rezoned to ensure that it does not cause additional environmental impacts. Currently, this landfill has construction debris like concrete and lumber buried below the surface soil. However, this landfill has had a shady history, and was previously cited for dumping illegal substances, which could potentially cause environmental concerns if disturbed. Brevard County took the correct action in closing this landfill in the 1990s, and designating it as a zone to prevent development on this site. It needs to stay this way.

I am not a very happy resident at the moment, and many in my community are not either. A business owner with the company Condev wants Brevard County to change the zoning of this property in order to build an RV and Boat storage facility. However, we residents do not want this changed. There are many reasons why Sawgrass residents oppose this request. Despite meeting with the owner in our Sawgrass Lakes community center, the owner who wants to build his business on a landfill directly adjacent to our neighborhood did not seem to be very accepting of our concerns.

I'd like to state a few concerns that I have as a resident, and these were shared with the owner as well when we spoke to him. First of all, the landfill where the RV and Boat storage would be built is directly adjacent to the major lake that is owned by the Sawgrass Community HOA. This lake provides waterfront property to many homes, which is a feature that helps our home values. The RV and Boat storage facility, if built, would sit on a higher elevation adjacent to our neighborhood because of the landfill. We at Sawgrass Lakes do our very best to keep our neighborhood clean and safe for our community. Despite the RV and Boat storage owner's efforts to help prevent contaminants and pollutants from spilling into our lake, this is largely the responsibility that belongs to patrons that will use his business. Unfortunately, there would be little for him or his employees to control oil leaks and spillage of fuel, raw sewage

and cleaning products on his site. There could be up to 300 boats and RVs on this facility. Sawgrass residents would be at the mercy and will of RV and boat owners that do not even live in our community. RVs and boats tend to leak oil and fuels if not properly maintained by the owner, especially if these RVs and boats are sitting on the property for weeks or months without being used. The contaminants spill onto the surface of the RV and boat site, and are carried away by rainwater. Some of these pollutants are absorbed into the soil, and carried into groundwater, which we use to water our lawns with. Since the landfill has slopes on all four sides, the western slope goes directly into our lake. The oils and contaminants over time will eventually runoff of the RV and Boat storage facility through rainwater, and collect into the Sawgrass community lake. Directly to the east and adjacent of the proposed RV and Boat storage facility is a retaining pond that is owned by the Sawgrass Community residents, and it too is susceptible to rainwater runoff from the RV and Boat site. There are plenty of reasons why residents are opposed to this. Contaminants and pollutants, especially from cleaning products, oils and fuels cause environmental issues with lakes. They also potentially cause cancer if the contaminated water is absorbed by the lake, and carried to our homes via groundwater. There are plenty of fish and wildlife that live in or near this lake, and are part of our community as well.

We brought this up to the engineer that was representing the owner for the Boat and RV storage facility. His argument is that residents of Sawgrass have vehicles that sometimes are parked on home driveways, and these can also leak oil. This may be true, but residents that live within the community are a lot more careful of our vehicles and our property, and take care of these vehicles because we live here. The rainwater from driveways get carried into storm drains and moved through storm drain systems. They are not draining into our lakes. The owner simply did not show any sympathy or remorse to this fact, as we voiced our concerns about this several times. Instead, he kept making excuses for his business.

The second issue is crime and security. Historically, RV and Boat storage facilities tend to attract crime. Despite having high-tech security cameras or lighting, these are places still increase the rate of theft and other suspicious activity. These are also places where people tend to live in their RVs, potentially using drugs and other criminal behavior. We do not want that here next to our community. Sawgrass Lakes is already having a wave of car thefts and break-ins, and we do not need more of that here. There is a school, Pineapple Cove, which is less than a mile away from where the proposed RV and Boat storage facility would be, and this creates problems for children and families.

Light pollution is another issue that was brought up. Being that are community is somewhat distanced from the main road of Minton and other areas, we enjoy have limited light pollution in the area. As stated before, the RV and Boat storage adjacent to our neighborhood, and sits on top of a landfill at higher elevation than the homes below. The glow of the security lighting, even if pointed downward, will still be visible from the night sky being that it is so close to our homes. The owner made the argument that the lights are shorter than the canopy level of the trees. However, lighting depending on output power and how many light fixtures there are still give a glow into the night sky, which is easily apparent. Residents enjoy the darker night sky being somewhat on the western edge of the city, and not too close to nearby businesses.

Traffic and safety is another concern. Norfolk Parkway is just a two lane road, and is the only egress point in and out of Sawgrass Lakes. We had an accident last year, where a vehicle crashed into the side of the guardrail during rush hour. This blocked traffic completely as

there was no way in or out for residents. There have also been numerous accidents at the intersection of Minton and Norfolk, which also blocks access for residents. Congestion is also increasing due to the Pineapple Cove school, and is expected to increase as more homes are being built, and potentially a new high school on Norfolk. Commute times for us Sawgrass Lakes residents is increasing due to having the one and only egress point with two lanes. Adding another business to Norfolk Parkway not only would increase traffic, this increases hazards as well. The RV and Boat storage site would sit on top of a hill, which means that large vehicles like RVs and trucks towing boats take longer to climb. This slows down traffic behind it. Also, due to the size of RVs and boat trailers, they need a larger turning radius. There could potentially be plans for an additional turning lane. However, I would argue that this still would cause problems unless Norfolk were to be expanded to a four lane road. Any accident involving an RV or Boat coming into or out of the RV/Boat storage site potentially blocks Sawgrass residents from getting in or out of our community. Several years ago, there was a forest fire between our neighborhood and Minton/I-95. Had this fire approach Norfolk, we would be completely blocked off. We do not need to increase other chances or opportunities to be blocked in our own community, and I can only see an accident with an RV or boat creating a menacing situation for us.

There is also the questionable practice of building anything on top of a landfill in the first place. An inspector who conducted a survey on the site dug bore holes with a hand auger at several place at the proposed site to test the soil compaction, and concluded that the soil was not sufficient for construction. There is only several inches of soil at the top layer before reaching the debris of concrete and lumber materials from the landfill. Since his hand augers were not able to breach the concrete and lumber debris of the landfill, he was not able to determine soil compaction down to 5 feet, and concluded this is not safe. Furthermore, the inspector suggested the landfill be excavated. I agree with him. Even there were limited development on the site for fencing, light poles and canopies, there would still be the weight of 300 RVs and boats in which I cannot imagine the landfill would be compact enough or structurally sound to support. There will be settling issues on the landfill site if the RV and Boat storage facility were approved.

We asked the owner why this site location was important to him as opposed to building an RV and Boat storage at other sites in Brevard. He explained that he expects this site to serve customers within a 10 mile radius, but that the reason this site was special was because it already has a building on it. This owner has several site locations for his business, and does not live at those businesses. We live here. I am not an expert on real estate, so having a building already built perhaps serves the RV and Boat storage well. But to me, this is still a disadvantage for residents. We do not want a RV and Boat storage facility next to our community. This will lower our home values due to the things mentioned above. A very small portion of residents do have RV and boats, but the mass majority do not. Therefore, it is not a benefit to us to have this zoning change. We'd prefer that the zoning of this property be left as is, and potentially be developed into a park or a community area for residents around the area. This would serve the community a lot better.

If this RV and Boat facility were built 4 years ago, I would not have purchased a home in Sawgrass Lakes. I would have looked elsewhere. I think many of my fellow residents would agree. Sawgrass Lakes is a smaller version of Viera, but in West Melbourne. This is great because it is so close to all of the aerospace companies. As an engineer moving from other parts of the country, I would want a place to live far from businesses like an RV and Boat storage, and this site would have been a turn-off for me as a potential home buyer. I do not

see how this zoning change benefits anyone except the buyer of the property.

I am asking that the Brevard County zoning commission listen to the residents of Sawgrass and nearby communities as we express our dislike for an RV and Boat storage facility next to us, or for a zoning change in general. We'd prefer that the zoning be left as is, and the landfill property utilized as green space or a park that serves the community and residents nearby. Doing this would show that the county cares more about its residents, instead of a single business owner.

Thank you.

Sincerely,
Max Perez

From: Pam Evanskey
To: Jones, Jennifer
Subject: RV/Boat Storage Proposal
Date: Friday, January 8, 2021 10:59:17 AM
Attachments: [image.png](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jones,

I am requesting respectfully that you help our Sawgrass Lakes community stay "toxic free" by not allowing any type of development of this toxic waste dump.

I know money talks but so does cancer! Exposing the citizens of this large community to toxic waste disturbances that could cause health issues is not a good idea. No matter what the developer tells you or plans you must know that doing any kind of digging here is going to result in release of those toxins into our lakes and the air we breathe.

There is plenty of undeveloped land in Brevard away from large communities that do not sit on toxic waste dumps available for development. Please ensure that this developer goes there and stays away from our family oriented community.

Not only will this development cause health issues it may also devalue our homes. This too is a major concern.

Maybe if I have not yet convinced you, Brevard County officials should visit our community and the road situation that involves a school full of children that would also be impacted negatively. It is already a traffic nightmare during school hours when everyone is back at work and in school. People that live here have to add at least 30 minutes to their commute just to get out of our community to go to work. Imagine adding a storage area that requires large boats and RV's access to that same road?



Altogether, this is just not a good idea for our community and will most likely result in bad press for

Brevard County when the EPA is called in to assess this situation and the impact to our great community.

We appreciate your help and support with voting against this development.

Sincerely,
Pamela Evanskey
3241 Watergrass Street
West Melbourne, FL 32904

Sent from my iPhone

From: Kelley Maynard
To: Jones, Jennifer
Subject: Zoning for RV storage on Norfolk Parkway
Date: Friday, January 8, 2021 1:21:24 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Ms. Jones. I am writing to voice my concerns regarding the rezoning of the property on Norfolk Parkway. I am against this rezoning because it will allow for a large RV/boat storage facility at the beginning of the Sawgrass Lakes neighborhood where my family lives. This property is not conducive to an RV storage for multiple reasons including the following:

1. It is located at the top of a hill that has limited visibility and turn radius which will be very dangerous for large RVs and boats to turn out of and potentially deadly for our neighbors.
 2. Sawgrass is a large residential neighborhood with over 900 families. The sidewalks on Norfolk Parkway are heavily used by neighbors with many walking, running and biking. An RV storage entrance would be a danger to people using sidewalks for exercise.
 3. Norfolk Road is already overused due to the school also located at the end of Norfolk. This is a one way in/one way out road and cannot handle a 300+ RV storage to be added to our already heavy traffic.
 4. This property is the home of an illegal landfill and the earth should not be disturbed to let potential toxins into our neighborhood. It should be left alone as is.
 5. The storage facility has the potential of bringing unwanted crime to the area.
 6. Light pollution from the storage facility would ruin the neighborhood at night affecting many people's property.
- This should remain a residential area and not a commercial zone.

Thank you for your attention to this matter,
Sincerely,
Kelley and Ryan Maynard
3840 Watergrass Street
West Melbourne, FL 32904

Sent from my iPhone

From: Bob and Pam Rutherford
To: Jones, Jennifer
Subject: RV-Boat Norfolk Storage Facility
Date: Sunday, January 10, 2021 12:59:42 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To the Planning and Zoning Board,

I oppose the advancement of the proposed RV-Boat Norfolk Storage Facility on Norfolk Parkway in West Melbourne, Florida. While I have many concerns that are listed on the petition I signed, including any movement or disturbance to the ground at the old landfill, I have traffic concerns in the event of an emergency in my neighborhood (Sawgrass Lakes) or at the school (Pineapple Cove Classical Academy at West Melbourne).

My home in Sawgrass Lakes backs up to Norfolk Parkway. I see emergency vehicles come down Norfolk Parkway heading toward my neighborhood entrance or the school several times a week with their sirens on. Having a RV-boat storage facility off of Norfolk Parkway will not only add to the traffic issue that already exists, it could add precious time to an emergency response. The proposed entrance to the RV-boat storage facility is at the top of a hill on a two lane road that already has traffic backups. Adding additional traffic or the possibility of an RV or boat trailer crossing and potentially blocking the path of an incoming emergency response vehicle(s) should be considered important and not allowed. Seconds count in the event of an emergency.

Regards,

Pam Rutherford

From: catigbeletha@gmail.com
To: [Jones, Jennifer](#)
Subject: Landfill development
Date: Sunday, January 10, 2021 2:23:54 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms. Jones,

Please don't permit the landfill property at Sawgrass Lakes to be developed into a boat/rev storage. The road will not accommodate the size of the vehicles and the development is going to be massive. We already have traffic problems due to the school which will be adding a high school. There is only one way in and out and if there would be any type of accident we would be locked in. In addition, that landfill was illegal and the contents are unknown. They say they won't dig, but mentioned bringing in backhoes. They were changing their story every five minutes. They also want to put in a detailing area, but said they won't be using chemicals. This won't be a good addition to our residential area. Please consider how well West Melbourne has been growing. We have many young families with children to take care of. This would be a detriment to our community and town. Thank you for your kind consideration and stay healthy and safe in the new year.

Letha Catigbe, Arturo Catigbe, Arthur Catigbe

From: [Christel Reaves](#)
To: [Jones, Jennifer](#)
Subject: Norfolk Parkway Rezone Concerns
Date: Sunday, January 10, 2021 4:45:22 PM
Attachments: [image.png](#)
[image.png](#)
[RV-Boat KSM-Hand Augers 08-05-2020.pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3491 Watergrass Street West Melbourne, FL. Our backyard has a direct view of the property. Our concerns extend further than aesthetic reasons.

1. Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils from the surface to a depth of approximately 2 feet consist mostly of fine-grained sand. Below a depth of 2 feet, we found a layer of fine-grained sand with pieces of wood and concrete. After this layer, the debris was so dense that we could not penetrate it. Please refer to the soil boring logs for specific information relative to the soil description.

The debris layer of fine-grained sand with wood and concrete would cause settlement to the planned structure. This settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure. Therefore, our recommendations are concerned with removing the debris and replacing it with compacted sand.

The following sections provide recommendations for the site preparation and foundation design.

Site Preparation:

Excavate the debris layer from within the proposed foundation pad. Excavated fine sand may be stockpiled and re-used provided that it is not mixed with construction debris or other unsuitable material. All over-excavation of unsuitable soils, replacement, and compaction of suitable clean fine sand backfill material should take place in the "dry". It is important on this project to have the removal of the debris layer inspected to ensure all unsuitable material is removed. After the unsuitable soils have been removed, the site may be prepared.

Structural fill shall consist of clean granular sand containing less than 5% material passing the U.S. Standard No. 200 mesh sieve. Fill should be placed in layers of 12 inches in thickness. Compact each lift to at least 95 percent of its modified Proctor value (ASTM D 1557).

For any over excavation, the disturbed footing subgrade should be recompacted to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled jumping jack.

We recommend field density tests be performed at appropriate times during the earth work operations in order to verify that the site has been properly constructed.

Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table below the bottom of excavations to avoid compaction related problems.

Due to the debris, we were not able to provide an exact bearing capacity. We recommend that after removal of debris you contact our office for additional deeper soil borings in order to provide a bearing capacity and settlement calculations.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

- Is the county ready for possible consequences from excavation?
- What if material not properly handled causes health issues for residents and children?
- Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?
- What about the tax revenue that will be lost when property values plummet?
- How can you trust them?
- What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?
- If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago.

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,
Christel Reaves

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

July 28, 2020

Condev
Andy Gardner
921 N. Pennsylvania Avenue
Winter Park, FL 32789

**Re: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
KSM Project #: 203434-ha**

Dear Mr. Gardner:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

At the time of drilling, the site was flat with light surface vegetation (grass).

Project Description:

An aluminum canopy for the storage of recreational vehicles is planned to be constructed on the site. Loads from the structure will be transferred to the ground by either pad foundations or helical piles. We anticipate the maximum individual column loads will be less than 20 kips per individual column load.

Site Investigation:

The site investigation program consisted of performing seven (7) hand-auger borings on the site. The borings were terminated at depths of 3 to 5 feet below existing grade. The borings were terminated at the shallower depth due to debris. The locations of the borings are shown on the attached location plan.

During the hand-auger borings, a shaft with a conical point is pushed through the soil and the thrust required to push the cone tip is measured on an attached calibrated gauge. The value of the bearing pressure exerted by the cone point allows the operator to estimate the existing soil density. After the thrust was measured, the hole was advanced with a hand-auger in 1-foot increments to permit a continuation of measurement of relative density versus depth.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-2-

July 28, 2020

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

PEN Table:

The relationship of the static cone penetrometer reading to the relative density is listed below:

Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15 – 40
Medium Dense	40 – 70
Dense	70+

The static cone penetrometer readings are indicated on the attached boring logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils from the surface to a depth of approximately 2 feet consist mostly of fine-grained sand. Below a depth of 2 feet, we found a layer of fine-grained sand with pieces of wood and concrete. After this layer, the debris was so dense that we could not penetrate it. Please refer to the soil boring logs for specific information relative to the soil description.

The debris layer of fine-grained sand with wood and concrete would cause settlement to the planned structure. This settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure. Therefore, our recommendations are concerned with removing the debris and replacing it with compacted sand.

The following sections provide recommendations for the site preparation and foundation design.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-3-

July 28, 2020

Site Preparation:

Excavate the debris layer from within the proposed foundation pad. Excavated fine sand may be stockpiled and re-used provided that it is not mixed with construction debris or other unsuitable material. All over-excavation of unsuitable soils, replacement, and compaction of suitable clean fine sand backfill material should take place in the "dry". It is important on this project to have the removal of the debris layer inspected to ensure all unsuitable material is removed. After the unsuitable soils have been removed, the site may be prepared.

Structural fill shall consist of clean granular sand containing less than 5% material passing the U.S. Standard No. 200 mesh sieve. Fill should be placed in layers of 12 inches in thickness. Compact each lift to at least 95 percent of its modified Proctor value (ASTM D 1557).

For any over excavation, the disturbed footing subgrade should be recompacted to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled jumping jack.

We recommend field density tests be performed at appropriate times during the earth work operations in order to verify that the site has been properly constructed.

Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table below the bottom of excavations to avoid compaction related problems.

Due to the debris, we were not able to provide an exact bearing capacity. We recommend that after removal of debris you contact our office for additional deeper soil borings in order to provide a bearing capacity and settlement calculations.

Helical Piles:

In order for a shallow foundation to perform satisfactorily, it must be able to support the structural loads with an acceptable factor of safety against excessive settlements; both total and differential. Due to the settlement potential of the soft layers found on the site, we do not recommend supporting the proposed residence on conventional shallow footings. The anticipated settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-4-

July 28, 2020

In order to avoid any damaging structural distress due to settlements, a more appropriate foundation system would be an engineered concrete steel reinforced "waffle type" structural slab supported by Helical piles.

We recommend the contractor to consult with the Helical manufacturer to design the Helical piles, recommended depth, diameter and torque of the Helical piles for the design load based on our test borings. The Helical piles shall be installed in accordance to the manufacturers' installation specifications. The depth, spacing and termination torque shall be documented to verify that the helical piles were properly installed.

Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practice based on the results of the test borings and assumed loading conditions. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.



E-mail to: andygy@condevfl.com; brucem@mbveng.com

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-1, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		56	
-2-		51	
-3-	30" – 40"	43	Dark Gray Sand with Pieces of Wood and Concrete
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-1ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-2, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 24"		Brown Sand with Some Clay and Shell
-1-		52	
-2-	24" – 60"	50	Dark Gray Sand with Pieces of Wood
-3-		30	
-4-		12	
-5-	60"	70+	Refusal

Water Table: 60"+ Below Existing Grade
Job #: KSM 203434-2ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-3, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Light Brown Sand with Some Clay and Shell with Pieces of Rock
-1-		60	
-2-		55	
-3-	30" – 40"	40	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-3ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-4, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		51	
-3-	30" – 40"	48	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-4ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-5, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" - 36"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		50	
-3-	36"	70+	Refusal

Water Table: 36"+ Below Existing Grade
Job #: KSM 203434-5ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-6, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 20"		Grayish Brown Sand with Some Clay and Shell
-1-		53	
-2-	20" – 48"	56	Gray and Brown Sand with Some Shell and Pieces of Rock
-3-		50	
-4-	48"	70+	Refusal (Pieces of Concrete)

Water Table: 48"+ Below Existing Grade
Job #: KSM 203434-6ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

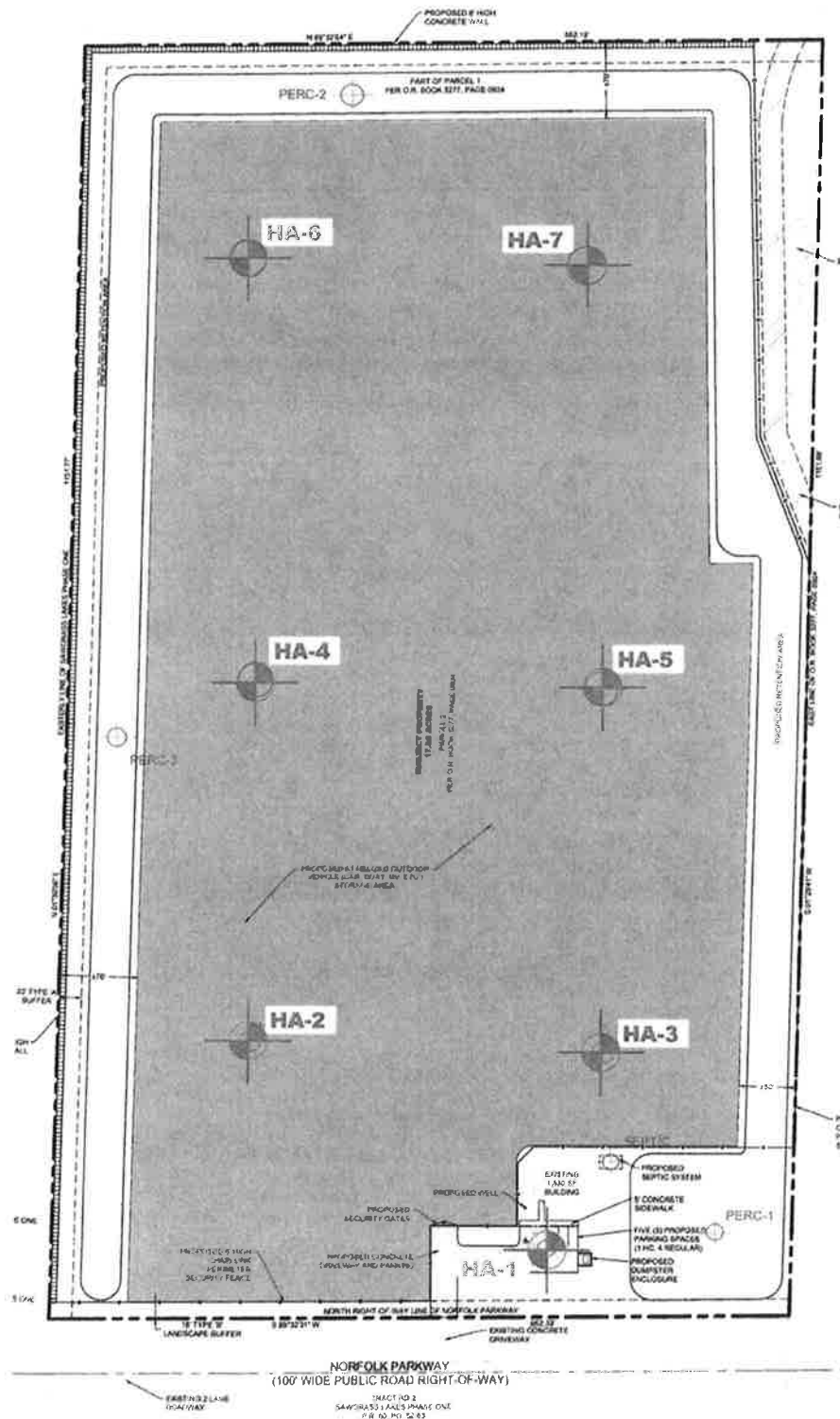
Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-7, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 16"		Brown Sand with Shell and Pieces of Rock
-1-		46	
	16" – 30"		Dark Gray Sand with Pieces of Concrete
-2-		40	
	30"	70+	Refusal
-3-			

Water Table: 30"+ Below Existing Grade
Job #: KSM 203434-7ha



LOCATION OF TESTS

PROJECT: Norfolk Storage, Norfolk Parkway, Brevard County, Florida

SHEET 1 OF 1

PERMIT #:

PROJECT #: 203434-ha

KSM ENGINEERING
AND TESTING

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20200729
SCALE: NONE

From: [Tracy LaMonica](#)
To: [Jones, Jennifer](#)
Subject: Sawgrass Lakes/Stop rezoning!
Date: Sunday, January 10, 2021 5:20:26 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 4188 Alligator flag circle West Melbourne, FL. Our concerns extend further than aesthetic reasons.

1) Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

image.png (Picture attached)

image.png (Picture attached)

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well

above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Tracy LaMonica

Sent from my iPhone

From: [stephanie freilich](#)
To: [Jones, Jennifer](#)
Subject: Rezoning of property off of Norfolk Parkway
Date: Sunday, January 10, 2021 5:33:28 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3491 Watergrass Street West Melbourne, FL. Our backyard has a direct view of the property. Our concerns extend further than aesthetic reasons.

1) Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

image.png (Picture attached)

image.png (Picture attached)

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well

above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Stephanie Freilich

Sent from my iPhone

From: [Christy Tardy](#)
To: [Jones, Jennifer](#)
Cc: [Christy Tardy](#); jmtardy@gmail.com
Subject: Rezoning Concern in West Melbourne
Date: Sunday, January 10, 2021 5:45:28 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property.

We believe the location should not be rezoned for several reasons. We live at 3420 Salt Marsh Circle, West Melbourne, FL.

Our greatest concern is the toxic risk associated with preparing the property for the structure they want to build and the honesty of the company. During the community meeting the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation. This property is classified as a class 4 landfill, with locals reporting that the landfill turned away no one. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up? What about the tax revenue that will be lost when property values plummet? How can you trust them? What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site? If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the Pineapple Cove school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county may be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above and put the health and safety of my family (and 902 other families in Sawgrass Lakes) above the interests of a storage facility buyer with questionable intentions that go against the engineering recommendations.

Thank you,
Christy Tardy

From: Erica Stacey
To: Jones, Jennifer
Subject: Rezoning Concerns, Norfolk Parkway
Date: Sunday, January 10, 2021 5:52:18 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live in The Sanctuary subdivision of Sawgrass Lakes at 3279 Salt Marsh Circle, West Melbourne, FL.

1) Our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. All kinds of chemicals. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation? What if material not properly handled causes health issues for residents and children? Will the company stand by and cover the costs of medical, lost property values, and proper clean-up? What about the tax revenue that will be lost when property values plummet? How can you trust them? What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site? If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in my subdivision and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Erica L Stacey

From: Dan Rodriguez
To: Jones, Jennifer
Subject: Sawgrass lakes rezoning
Date: Sunday, January 10, 2021 5:56:21 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3530 Saltmarsh circle West Melbourne, FL. Our concerns extend further than aesthetic reasons.

1) Our greatest concern is the Pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting my husband attended, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report. Here is a snapshot of KSM Engineering's recommendation. I attached the full report to this email if others have not viewed it.

image.png (Picture attached)

image.png (Picture attached)

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as a class 4 landfill. Our family has lived in this area for generations. My father-in-law, a pastor of a local church, shared with me how as a young child they could bring whatever they wanted to this landfill. All kinds of chemicals. They never turned anyone away. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well

above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Christel Reaves

From: [Lena Dixon](#)
To: [Jones, Jennifer](#)
Subject: Re-zone hearing Norfolk Pkwy Property
Date: Sunday, January 10, 2021 6:13:02 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 3705 Salt Marsh Cir West Melbourne, FL. In Sawgrass Lakes and will be impacted if this property is re-zoned.

1) One of our greatest concern is the pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied to residents when asked about the excavation.

I know this property is classified as a class 4 landfill and I understand from residents that anyone could bring whatever they wanted to that landfill. All kinds of chemicals. They never turned anyone away and there were fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. This facility will attract higher-end RV's and

boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Elena Dixon

From: R Willwerth
To: Jones, Jennifer
Subject: property rezoning - West Melbourne Norfolk Parkway
Date: Sunday, January 10, 2021 6:36:45 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Ms. Jones

I hope that your year is off to a great start.

I am writing to you about the land that is being proposed to be rezoned in order to accommodate an RV/Boat storage facility on Norfolk Parkway.

I am a resident of Sawgrass Lakes at 864 Musgrass Circle.

After an open forum with the potential land purchaser and some independent research of the land, rezoning and/or building on this area is not a good choice at this time.

The surrounding infrastructure is not suitable for the increase in traffic during the construction phase and also at completion. The fact that a K-12 school is at the end of this one way in and way-out road, should in itself be enough of a concern to prohibit a zoning change and any business from being developed at this point. My concern for emergency vehicles to be able to get to and from our neighborhood or the school is significant. At peak times, this roadway is not passable. I have seen an emergency vehicle that was forced to drive on the sidewalk when our two lane road to over 800 homes and a school was filled with the normal school and resident traffic. This rezoning will increase this burden.

In addition to this concern, the environmental impact during and after construction would be significant. This land is surrounded by wetland and until further study of the soil and the buried contents is done, there should be no significant moving of soil or land contents. Since this was used as a landfill (of unknown chemical and solid waste), there will be a need for remediation when investigating or building on this land. This is necessary in order to reduce the impact of runoff that will negatively affect the wild life, surrounding fauna and our waterways.

Along with my concern of safe access to the school and potential negative effects to the water and wildlife, the rezoning for this business will have a negative result on property value and therefore tax revenue.

It is in the best of interest of the surrounding residents, staff and students of the area school and the county to keep the zoning as is. This land should not be rezoned or developed until the safety, financial and environmental impacts can be studied and proven to be safe and in the

best interest of the local community.

Thank you for your time and for your consideration of this matter.

Ronnica and Marc Willwerth
864 Musgrass Circle
West Melbourne, FL 32903
321-536-2093

From: [Leslie Kelsheimer](#)
To: [Jones, Jennifer](#)
Cc: [Todd Kelsheimer](#)
Subject: Property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility
Date: Sunday, January 10, 2021 6:52:16 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 850 Fiddleleaf Circle West Melbourne, FL.

Our greatest concern is the Pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

We know this property is classified as a class 4 landfill. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up.

Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county

will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Best Regards,

Todd & Leslie Kelsheimer

From: [Deon Harkey](#)
To: [Jones, Jennifer](#)
Subject: Re-zoning petition of the parcel of land immediately East of Sawgrass Lakes
Date: Sunday, January 10, 2021 6:57:14 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Zoning Commission,
C/O Ms Jones,

I would like to share my family's concerns about the property on Norfolk Parkway that is being considered to be rezoned to commercial so that an RV/Boat storage facility can be built.

We STRONGLY disapprove of this action, for a multitude of reasons.

- * We live at 3421 Watergrass and we have a direct view of the property. Since we do have that view, there was a premium lot charge. We do not want to be looking at a RV/Boat facility with it's lighting, tops of vehicles being seen, etc.
Aesthetics are NOT by means the only concern we have, which include
- * digging and disturbing the land in which is in question. From the KSM Engineering and test report a variety of work to do on this property that one would consider no feasible and inappropriate, such as excavation. This was a land field! With who knows what was deposited into it! Chemicals of all kinds, hazardous materials that have decomposed of leaked! This would become very dangerous to all that live around it. I'm sure YOU would not want intrusion into YOUR water or the land being disturbed to cause other issues!!!!
In good conscious, can you allow this???? In my view THERE IS A REASON WHY THIS PROPERTY HAS NEVER BEEN DEVELOPED.....there are just TOO MANY questions about the dangers it might open the community, the city, and the county up to as far as lawsuits...is the county willing to take that on??
- * The company pursuing this has not been truthful or forthcoming with information to Sawgrass Lakes residents.
- * The real likelihood of property values being impacted negatively is a real concern.....not only to the residents, but also as a tax revenue
- * Traffic!! It is a huge concern now and would be even more! There is one way in....one way out. Think of emergency responders, school, and just every day traffic
- * Increase in crime

I did want to express our concerns. Please reference the email from Christel Leahy Reaves as she makes very strong points that we agree with.

Lastly, I ask the board....

YOU put YOURSELF in OUR POSITION.... IS IT WORTH THE RISK TO YOUR FAMILY??? IT IS NOT TO OURS AND WE ASK THAT YOU DO NOT APPROVE OF THIS REZONING

Thank you for you time and hearing the concerns of the "Sawgrass family"

Deon Harkey
Marilyn Harkey

From: [Lauren Degory](#)
To: [Jones, Jennifer](#)
Subject: Plans for RV and boat storage west melbourne
Date: Sunday, January 10, 2021 7:54:35 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My family and I have been residents in Sawgrass Lakes in west melbourne since early 2017. We have worked hard to maintain beauty throughout the neighborhood. I am writing you this with my concern for the rezoning of the property at the top of the hill on Norfolk parkway. The loss of tree line that provides a sound barrier to a residential area is important to us. The future plans would eliminate much of that, making where we live to noisy for a normal residential neighborhood.

The limited access and road width at the top of the hill is a major concern. There is a blind spot at the top which would certainly increase accidents. Furthermore there is a single lane into our community and no emergency vehicles could access our homes or school in a reasonable time frame.

The residents who live in this area highly apposed the change in zoning in the past. The land fill is not stable to support the structure let alone hundreds of RVs and boats per the report published by the research group.

This matter is pressing and it is the responsibility of the county to listen to the current residents. I would love to be present at the meeting tomorrow but my work schedule does not permit. Please take this letter as my objection to the above matter of rezoning.

Lauren Degory
Sawgrass Lakes resident

From: [Jennifer Rutherford](#)
To: [Jones, Jennifer](#)
Subject: Norfolk RV Storage Unit
Date: Sunday, January 10, 2021 8:14:38 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Mrs. Jones,

I am a resident in the Sawgrass Lakes community. I drive daily on Norfolk and am very concerned about the traffic it will cause having an RV and boat storage on the top of the hill. This is the only way in and out. If an RV or a Boat were to overturn, we would be stuck in our community with no where to go. What will happen if emergency crews are trying to get in or someone is in an emergency to get out?

Also, I am very concerned with it being a former landfill. While they are preparing for the structure they want to build, they will have to dig up land, and that can be toxic, as this landfill was allowed to have anything dumped there, including chemicals. This land could be toxic and cause major health issues for the residents and children. Who is going to cover the costs of medical, loss of property values, and proper clean up?

The property values of these homes will plummet. Many of these homes will have a view of this structure and it will be an eyesore. We have all invested our hard earned money into our homes and to have the value fall because of a storage unit is crazy.

I thank you for taking the time to hear my concerns and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,

Jennifer Rutherford

From: [Michelle St. John](#)
To: [Jones, Jennifer](#)
Subject: Refining of Norfolk Property
Date: Sunday, January 10, 2021 8:35:11 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

As a resident of Sawgrass Lakes, I wanted to take a moment to express my concern over the proposed rezoning of the parcel from large estate homes to an RV/Boat Storage property. I live at 3302 Rushing Waters Dr and our property backs the lake that the subject property is on. I'm concerned that our view, which we paid a large premium to have will be destroyed by the removal of trees, security lighting and 300+ RVs/boats. I fear it will be worse than what happened to the houses that back to Eber Rd, where an outdoor boat/RV storage was added because this one will have "high def" security, ample lighting and a gate. Another concern is what will seeing an open air storage facility as you enter Sawgrass Lakes do to property value? I honestly don't know if we would have purchased here if we were passing a storage facility as the first impression after turning off of Minton.

After listening to the builder on 12/22, they will allow "special access" early in the morning/late at night for people to get their items, which could cause more noise than we already get from Norfolk with walkers and cars. In addition to view, this facility and a newly planned high school will bring additional traffic to Norfolk Parkway, which already cannot handle the amount of residents and non-residents traveling down it each day. On top of added cars, the builder has mentioned up to 45 ft boats and trailers could rent space at this facility. With how narrow Norfolk is at that drive, I worry that instead of turning left out of the subdivision vehicles will end up turning right and try to turn around in Sawgrass Lakes. We only have one way in and out of our subdivision- any accident or stuck vehicle traps us in/out of our homes.

At the 12/22 meeting, the builder mentioned the facility would offer cleaning of the RVs/boats and dent/chip repair. Having had a car painted recently, there are all kinds of environmental concerns that a body shop usually addresses. The builder mentioned it would be minimal impact, not hazardous to the environment/not need special consideration and when questioned on it implied "sand and gravel" in a dry water reservoir would filter any contaminated water from the repair process. With the wildlife currently calling the lake home - sandhill cranes, osprey, eagles, alligators, turtles, fish, etc; it is a worry that would be destroyed by this proposed business's cleaning and finish repair on top of the oil and other fluids leaking out that will be rolling/flowing downhill into the lake.

Another concern that has come up is the illegal dump that the parcel of land sits on. What will their excavation to make the property useable stir up? What harm could this cause to the families of Sawgrass, Carriage Gate and the other neighborhood backing to Norfolk?

Overall I was not impressed with the builders response to any concerns residents raised at the meeting called a few days before Christmas. When asked why the meeting was requested with 48 hrs noticed, it was said that they had plans the week following the holiday and had to "get the meeting done". It felt like they were more than happy to inconvenience residents and give short notice to decrease the chance of turn out. Every environmental concern, lighting, security and traffic concern was answered by downplaying our concerns. When asked about traffic, they acknowledged the traffic on Norfolk is horrendous due to the school already (from experience of driving a child to the school).

Thank you for taking the time to listen to my concerns regarding this rezoning.

Sincerely,
Michelle St John

Sent from my iPhone

From: Faith Tatum
To: Jones, Jennifer
Subject: Rezoning West Melbourne-Boat RV Storage Norfolk Pkwy-Sawgrass Lakes
Date: Sunday, January 10, 2021 8:49:45 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Please allow the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial, for the building of an RV/Boat storage facility. We believe the location should not be rezoned for several reasons. We live at 4050 Dragonfly Dr. West Melbourne, FL.

Our first concern is the preparing of the property for the structure they want to build. During the community meeting, the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I understand this property is classified as a class 4 landfill. I understand that previous generations were allowed to bring whatever they wanted to this landfill, including chemicals. This was over 60 years ago.

Do we trust this classification? There were much fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company and/or the county stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RVs and boats?

Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots.

We are also concerned with an increase in crime. This facility will reportedly attract higher-end RVs and boats which could draw more attention from would-be thieves.

Sawgrass Lakes residents have invested in homes well above the median home value in this county. If our home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county could be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Faith Tatum

Jones, Jennifer

From: Rachel V <rachevanburen@gmail.com>
Sent: Sunday, January 10, 2021 10:11 PM
To: Jones, Jennifer
Cc: Rachel V
Subject: Attn Zoning Commission | Norfolk Parkway property

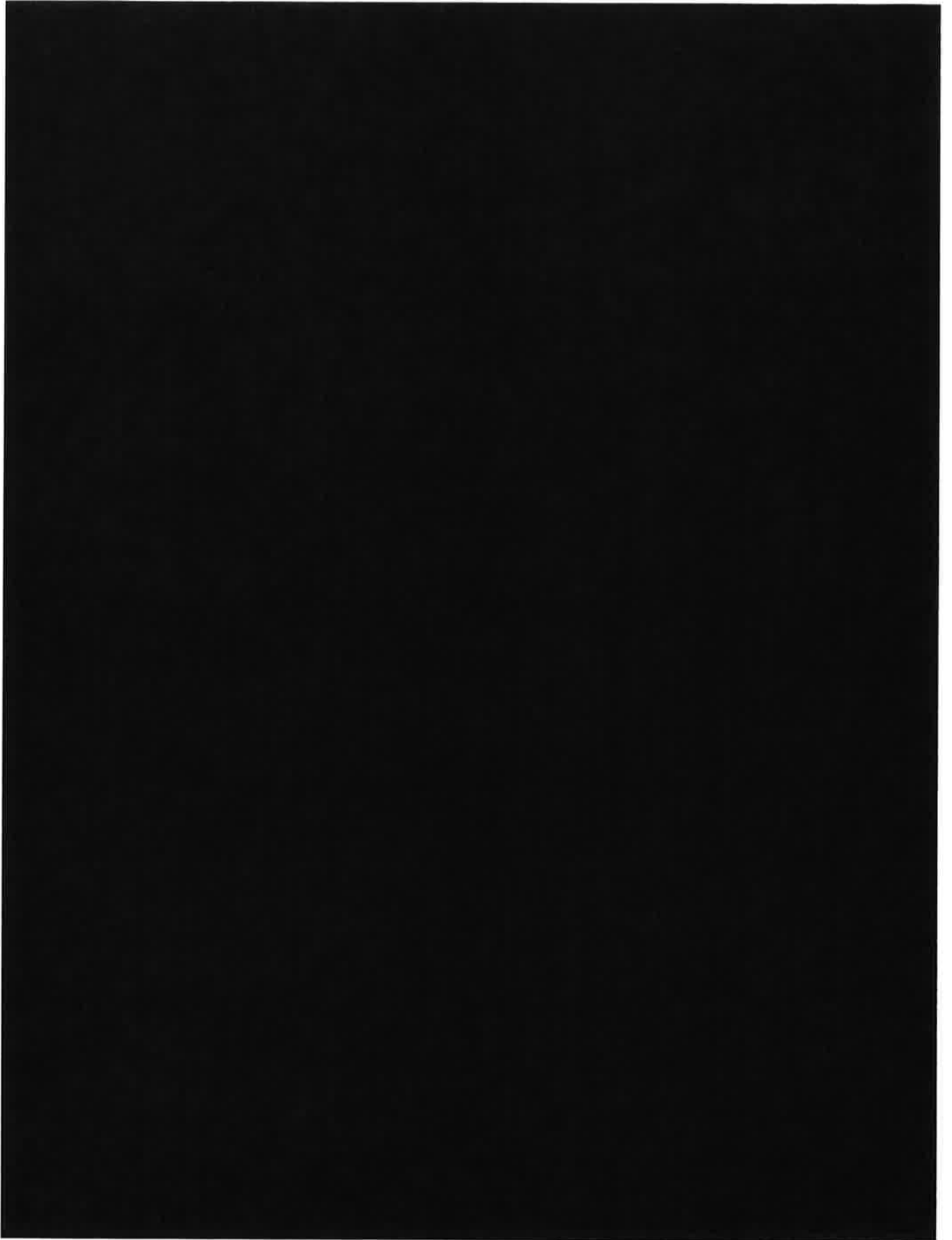
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi, Jennifer.

I, along with hundreds of my Sawgrass Lakes neighbors, are troubled and concerned over the proposed re-zoning efforts for land located on Norfolk Parkway. So many desirable and wonderful reasons brought to decide to build our home here in The Estates at Sawgrass—the #1 was the peaceful, wooded view along our gorgeous 30-acre lake. We gladly paid a premium for this lot in order to preserve our tranquil backyard view: the sunrise quietly peeps over the trees and plenty of wildlife nestles in the trees and woodland against the water. When evening comes, the still darkness paired with our fire pit makes for lovely family memories.

All of us Sawgrass Lakes owners have a variety of top concerns, and I do hope that each email/letter is met with genuine objective understanding. My family has discussed the following top reasons why we will continue to support the STOP of this re-zoning, or any future rezoning for development, of the property in question. Keeping the property as General Use is in our best interest.

- 1) Light pollution. Though it is outlined that 15' box lights would be erected, any light source in the pitch of night as it currently rests would be most undesirable. I have attached a picture taken just tonight; as you can see, just the glow from the Hammock Landing plaza is bright enough on a dark evening.
- 2) Noise pollution. Somewhere I may have read that 'some' repair/service work would be offered/available to lot clients. I do not wish to hear engines revving/throttling. And the projected open time is 5am -10p—not ideal for any early morning or late night servicing.
- 3) Traffic. I find it foolish to believe that the developer projects '3' trips for RV/Boat clients per day average. This seems quite low for a 300 space facility. What goes out, must come back, right? so, if 3 vehicles leave the premise, at least 1-2 will be back, thus more like 4.5 'trips'. I understand that RV's have longer length of use time, i.e. week(s) at a time, however boats usually come back within the day. My understanding is that's what the client is using the lot for.
- 4) Sight pollution. A drone shot was shown to depict that the building is "already seen" to us here on the lower level. However, the tree canopy that is already in place hides any view of any building. From my home, or any other on this lake adjoining the property in question, all we see is beautiful foliage and preserved trees. Would like to keep it that way.
- 5) Trespassers. The answer "it just won't happen" is completely insufficient, and as a resident of Sawgrass, we have already experienced theft and lurking/questionable folks. Many residents here have security cameras, and we still deal with trespassing issues. Adding a lot full of empty vessels is just an attraction for more of these type of incidents.





You have, no doubt, received many emails like this. Please hear our cry for keeping our properties at the highest value while also maintaining our current (and expected) panoramic views.

Rachel Van Buren
3481 Watergrass St
West Melbourne, FL 32904

From: pjbac87@aol.com
To: [Jones, Jennifer](#)
Subject: RE: Zoning for RV & Boat Storage on Norfolk Parkway
Date: Sunday, January 10, 2021 10:20:54 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for taking the time to review my comments regarding the re-zoning for the Proposed RV-Boat Storage Facility.

I'm a two (2) year new resident in the Savannahs Section (over 55 Community) of the Sawgrass Lakes area, having purchased because I liked the area for my retirement with my wife, both over 80 yrs old. Sawgrass Lakes is an ideal area for retirement after being in a Port St. Lucie manufactured home for some 15 years.

Our only disappointment is the "ONLY one way IN and OUT", which could be a major problem at times with the School at the end of Norfolk, but we are hoping that with the continued construction in the area, that the City will see through with an additional Entrance- Exit.

Anyway, I have commented prior, **AGAINST the RE-ZONING** of the parcel in question for the RV-BOAT Storage area. Having been a construction project manager and Senior estimator registered in Rhode Island as a Professional Engineer and supervising construction for over 30 years I have experience with construction on weak sites with unsuitable soils. The company was involved in 3 major sites that required OVER EXCAVATION and replacement with suitable gravel soils prior to construction. Site borings were taken on all sites, but on one site the borings MISSED a major pocket of "PEAT" at a lower elevation.

Well some 8-10 years later the building of the trucking transportation company started to settle in one end of the structure where the floors were settling, due to the "peat" moving below with the trucking movements and vibrations. The floors in the area had to be supported on a pile system and releveled over the bad soil area, which THEN could NOT BE REMOVED.

The second construction site of a major market location in Massachusetts had a "PEAT" pocket also, and required over thousands of cubic yards of fill to replace the peat at a substantial cost.

Thus, my opinion is that this local site in question, being known as a "dump" site probably has unsuitable soils and if it has "tree stumps" dumped as fill, which "rot" over time, these will cause major settlements. My opinion is that usually "not

enough" soil borings can be taken to "be sure".

Additionally, having been in a Volunteer and Callmen Fire Department for over 30 years, I have witnessed many traffic accidents, and I am extremely **CONCERNED** with the **ENTRANCE - EXIT** at the top of an incline into the Storage Facility. These longer vehicles need a larger turning radius and will no doubt **USE BOTH LANES** of Norfolk Parkway at times ---- and with Sawgrass Lakes having **ONLY one Entrance - Exit** and, the school at the end of Norfolk, with the bus traffic and auto pick up of students at times, I see a traffic problem which only will cause accidents and grief.

If an accident does happen and requires some time to **CLEAR THE ROAWAY**, this is then a major problem to all, including Police and Fire Department..

Based on the possible soil problems and the settlements that could - would happen and the traffic at **ONE ENTRANCE-EXIT** to the storage area, and the compounding **ONE ENTRANCE- EXIT FOR THE SAWGRASS COMMUNITY**, I do not see any positive points to approve the re-zoning for this RV-BOAT STORAGE FACILITY.

There are more problems here for the community and the Sawgrass Lakes Residents!!!

Thanking you for allowing my comments to be made.

Concerned Resident,

Pasquale J Zarlenga
4484 Caladium Circle
West Melbourne, FL 32904
Mobile - 401-999-0047
Email - pjbac87@aol.com

From: [James Stephens](#)
To: [Jones, Jennifer](#)
Subject: Re: Zoning for RV & Boat Storage on Norfolk Parkway
Date: Sunday, January 10, 2021 11:13:22 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for taking the time to review my comments regarding the re-zoning for the Proposed RV-Boat Storage Facility.

I'm a 3 year new resident in the Savannahs Section (over 55 Community) of Sawgrass Lakes. It is an ideal area for retirement unless the City again allows the wrong zoning applications; such as the proposed RV storage on a poor soil dump site.

Our disappointment and one of the reasons for disapproval is in the "ONLY one way IN and OUT", which is a major problem at times with the School at the end of Norfolk. Hopefully with the continued construction in the area the City and County will see through with adding an additional Entrance- Exit.

I am **AGAINST the RE-ZONING** of the parcel in question for the RV-BOAT Storage.

This company is trying to do it on the cheap and has zero regard for the Sawgrass community and its 944 homes.

Thus, my opinion is that this local site in question, being known as a "dump" site probably has unsuitable soils based on engineering reports.

Please DO NOT rezone this property and allow the RV parking.

I am extremely CONCERNED with the ENTRANCE - EXIT at the main intersection entrance of Norfolk as well as the top of an incline into the Storage Facility.

These longer RV vehicles with or without trailers or truck with trailers need a larger turning radius and will no doubt USE BOTH LANES of Norfolk Parkway.

This will at certain times, with Sawgrass Lakes having **ONLY one Entrance - Exit** and, the school at the end of Norfolk, with the bus traffic and auto pick up of students at times, it becomes a tremendous dangerous traffic problem which only will cause accidents and grief.

The Norfolk traffic problems are already a joke and extremely dangerous due to poor City and County planning and pandering to contractors/builders.

When an accident happens and it will and requires extensive time to **CLEAR THE ROADWAY**, this is then a major problem to all, including Police and Fire Departments.

Based on the many possible problems and what will happen and the increase in traffic at **ONE ENTRANCE-EXIT** to the storage area, and the compounding **ONE ENTRANCE- EXIT FOR THE SAWGRASS COMMUNITY**, the City is creating more issues and compounding an already bad situation.

I do not see any positive points for reasons to approve the re-zoning for this RV-BOAT STORAGE FACILITY.

There are only more problems here for the City, the community and the Sawgrass Lakes Residents!!!

Thanking you for allowing my comments to be made.

Concerned Resident,

James M. Stephens
4474 Caladium Circle

West Melbourne, FL 32904
Mobile -618-731-0442

From: Kiran Patel
To: Jones, Jennifer
Subject: Please don't give permission to re zone.
Date: Monday, January 11, 2021 6:36:12 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ms. Jones,

Thank you for the opportunity to share my family's concern about the property on Norfolk Parkway being rezoned to commercial so an RV/Boat storage facility can be built on the property. We believe the location should not be rezoned for several reasons. We live at 832 Cattail Court, West Melbourne, FL 32904.

1) Our greatest concern is the Pandora's box that will be opened due to preparing the property for the structure they want to build and the honesty of the company. During the community meeting the company said they planned on adding fill dirt to increase the height of the property to prevent the need for excavation. The KSM Engineering and Test Report recommended the company excavate the soil and replace it or the structure will settle. I hope each board member took the time to read the KSM Engineering and Test Report.

The property has not been purchased and the company has already been untruthful to the residents of Sawgrass Lakes. They lied straight-faced to residents when asked about the excavation.

I know this property is classified as class 4. They brought whatever they wanted to this landfill. All kinds of chemicals. This was over 60 years ago. Do we trust this classification? There were a lot fewer regulations years ago. Is the county ready for possible consequences from excavation?

What if material not properly handled causes health issues for residents and children?

Will the company stand by and cover the costs of medical, lost property values, and proper clean-up?

What about the tax revenue that will be lost when property values plummet?

How can you trust them?

What real benefit does the county receive by approving this change? Is it worth the risk of what might be found at the site?

If one structure could cause settling, what about the weight of hundreds of RV's and Boats?

2. Another concern is the risk of being landlocked as a result of an overturned boat or RV. We will not be able to come in or out of the neighborhood until the situation is cleaned up. Emergency responders would not be able to respond to residents or the school if there was another emergency. The entrance is at the top of the hill with blind spots. Some residents already do not drive the speed limit in this area causing accidents. There is no plan to extend Norfolk to John Heritage Parkway; therefore, we will be dealing with this risk for an unknown time period.

3. We are concerned with an increase in crime. Just this week alone, a car was stolen in this neighborhood and others were broken into. This facility will attract higher-end RV's and boats which could draw even more attention from would-be thieves.

Sawgrass Lakes consists of numerous educated professionals and business owners that have invested in homes well above the median home value in this county. If their home prices go down, or even worse, there is physical injury/death as the result of this facility, then the county will be held responsible.

Thank you for your time and I ask that you do not approve the rezoning for this property for the stated reasons above.

Thank you,
Kiran and Jignya Patel
832 Cattail Court

West Melbourne
Fl 32904.
2563944878.

Sent from my iPhone

From: [Stephen Phrampus](#)
To: [Jones, Jennifer](#)
Subject: Brevard Tower Communications 2020-2.1 Large Scale Comprehensive Plan Amendment and zoning change request
Date: Sunday, January 10, 2021 10:27:58 PM
Attachments: [2021-01-11 petition2 signatures.pdf](#)
[Block wall doc.pdf](#)
[2004 Environmental Site Assessment excerpt.pdf](#)
[KSM-Perc Tests 08-05-2020\[157416\].pdf](#)
[KSM-Hand Augers 08-05-2020\[157417\].pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Morning Ms. Jones,

Please included my letter of opposition below and attachments to the Zoning Board for review at their January 11th meeting.

Thanks.

My name is Stephen Phrampus of 3401 Watergrass Street located in the City of West Melbourne, County of Brevard.

I am one of the Directors of Sawgrass Lakes Master Association and the Owner Representative for over 800 property owners, soon to be 933 upon completion. Our Sawgrass Lakes Plat borders the Brevard Tower Communications property on three sides (*100% on the West and South, which is across the road of Norfolk parkway and approx. 500' to the East*).

I am also a West Melbourne City Councilman and understand that Boards need to hear and review these requests without a predetermined opinion, considering the facts presented by staff, the requestee and any opposition.

I represent a large part of the opposition to this zoning change.

The developer will tell you that their research indicates that this RV/Boat Storage is needed and a good fit for the surrounding community. They will also say they met with residents and made concessions based on those meetings. A second petition was taken to evaluate the community's post meeting position and once again the rezoning is overwhelmingly opposed by residents with well over 500 names signed (*please see the attached second petition dated*).

The meeting was requested on short notice and held on December 22, 2020 at Sawgrass Lakes Clubhouse. The overall resident opinion was that the developer was checking off a box to present to the County Commissioner's. Any so-called concessions were preconceived and presented, not objectively discussed. They

implemented an offensive, strong arm reasoning tactic of saying we could build this concrete block wall, instead of this nice 50' tree buffer if we wanted to (please see attached document). Granted, this is in lieu of the hundreds of feet of tree buffer that is currently there and could be lost. We felt this meeting was a failure.

The developer's environmental report by ACES, LLC dated 12/19/2019, indicates no Eagle's nests within 1 mile and an occasional presents of Wading birds. This information is factually not true, as there is an Eagle's nest within a mile, as the crow flies, on our sawgrass Lakes property (*since before construction of Sawgrass Lakes - see attached photo taken 1/10/21*). Along with the daily occurrence of a Wading Bird and roosting sanctuary consisting of snowy egrets (*which has also been present pre-construction of Sawgrass Lakes*) on the shorelines of the proposed rezoning property (*see attached photos*). Both of which could be affected by this development.

The developer would have you believe that only concrete and road construction waste have been buried on the site. However, the Universal Engineering Sciences (UES) phase 1 Environmental Site Assessment (EAS) report, dated 12/2004 section 1.3, indicates during the operational period of the landfill, solid waste items such as paint cans, tires, automobile engine parts and household trash were accepted at the site (*Documents are on file with FDEPA*). The developer's reports from KSM Engineering and testing (*project #203434-p & #203434-ha*) indicate that its subsurface investigation was terminated after 3 to 5 feet in its multiple locations because of debris, and states, "We recommend either the debris be removed, or adjacent sites be utilized..." (*page 2 and similarly page 3 of the latter report see attached*). Do we really want to disrupt 3 to 5 feet of this landfill property?

As a recap of what the County Commissioner's have already invested for this property: In 1992 the County closed the landfill at a cost of \$400,000 tax dollars to meet EPA regulations and paid \$100,000 to the property owner for loss of services. Which is why we currently have this sanctuary type property, no thanks to the actual property owner. The property also provides a sound barrier to the traffic noise of interstates 95, which would be lost with the removal of hundreds of feet of trees.

This property was also denied support from the City of West Melbourne, when asked to supply water and sewer, along with the possibility of annexation, which was prior to my tenure with the City.

This proposal has become known as the large lighted parking lot on the hill, as it is 30 to 40 feet above the surrounding residential areas. When residents purchased their homes, some costing over \$500,000 dollars, they did so with the understanding that the zoning for this landfill area was extremely limited. A large parking lot abutting our property was not one of those considerations.

As stated by a board member at the zoning meeting for transmittal of this property; there is already a traffic problem on Minton Road; the applicant is not using the available commercial property already in the area and it is not a project that is recommended by the Comprehensive Plan.

The large-scale comprehensive plan amendment requires a property of this size to be located on a principal arterial/principal arterial intersection, however it is located at the top of a hill of a dead-end urban street with a blind driveway.

Even though the transmittal report states there is no traffic data available (*page 6 item E*), the Minton Road Feasibility study rates the current intersection at Minton and Norfolk as a "F" during morning traffic hours based on the "Level of Service" metric of A-F. The Developer has acknowledged that Norfolk Parkway is not the easiest road to get in and out of.

Thank you for listening to these contraindications for this zoning change and I appreciate your time.

Stephen M. Phrampus
3401 Watergrass Street
West Melbourne, FL 32904
856-265-1271
stephenphrampus@gmail.com

Recipient: **Brevard County Commission**

Letter: **Greetings,**

**A petition to oppose re-zoning the parcel of land immediately East of
Sawgrass Lakes**

Signatures

Name	Location	Date
Paul Claessen	W Melbourne, FL	2021-01-01
Faith Tatum	West Melbourne, FL	2021-01-01
Rachael Howard	West Melbourne, FL	2021-01-01
Marcia Post	Melbourne, FL	2021-01-01
Matthew Howard	West Melbourne, FL	2021-01-01
Julie Arthur	West Melbourne, FL	2021-01-01
Amanda Maidhof	Palm Bay, FL	2021-01-01
Oliver Ray-Wever	Orlando, FL	2021-01-01
Stephanie Bryant	West Melbourne, FL	2021-01-01
Christine Lewis	Melbourne, FL	2021-01-01
Dana Suggs	Palm Bay, FL	2021-01-01
Stephen Phrampus	West Melbourne, FL	2021-01-01
Ashley Phrampus	West Melbourne, FL	2021-01-01
christy tardy	West Melbourne, FL	2021-01-01
K Dev	Melbourne, FL	2021-01-01
Lori Stuart	West Melbourne, FL	2021-01-01
Lance Lester	West Melbourne, FL	2021-01-01
Manasaa D L	Melbourne, FL	2021-01-01
Adalberto De la Rosa	Palm Bay, FL	2021-01-01
John Martiney	West Melbourne, FL	2021-01-01

Name	Location	Date
Waleska Perez	Melbourne, FL	2021-01-01
Sarah McCall	West Melbourne, FL	2021-01-01
William Heineman	West Melbourne, FL	2021-01-01
Kristy McGhee	Melbourne, FL	2021-01-01
Deborah Braithwaite	Melbourne, FL	2021-01-01
Dona Dmitrovic	Orlando, FL	2021-01-01
Rebecca Ciarcia	West Melbourne, FL	2021-01-01
Maxwell Perez	Melbourne, FL	2021-01-01
Elizabeth Short	West Melbourne, FL	2021-01-01
Lauren Degory	Palm Bay, FL	2021-01-01
John Burke	West Melbourne, FL	2021-01-01
Cindy Lonza	West Melbourne, FL	2021-01-01
Jack Samowitz	W Melbourne, US	2021-01-01
Erica Stacey	Palm Bay, FL	2021-01-01
Stephanie Sorensen	Palm Bay, FL	2021-01-01
Tara McNab	Melbourne, FL	2021-01-01
Gary Simpson	West Melbourne, FL	2021-01-01
Constance Cook	Melbourne, FL	2021-01-01
Ashley Werth	Greenwood, IN	2021-01-01
Fady Isaac	West Melbourne, FL	2021-01-01
Yashira Santos	Melbourne, FL	2021-01-01
Kim eddleman	Melbourne, FL	2021-01-01

Name	Location	Date
Jonathan Mason	West Melbourne, FL	2021-01-01
Vanessa Manning	Melbourne, FL	2021-01-01
Steven Brightwell	West Melbourne, FL	2021-01-01
Amanda Kassabian	West Melbourne, FL	2021-01-01
Richard Waggoner	Florissant, US	2021-01-01
Usha Tirur	Melbourne, FL	2021-01-01
Jessica LaFontaine	Melbourne, FL	2021-01-01
Jackie Kirner	West Melbourne, FL	2021-01-01
Jessica Yourek	Melbourne, FL	2021-01-01
Ryan LaFontaine	Melbourne, FL	2021-01-01
Jason Grucza	West Melbourne, FL	2021-01-01
Debbie Gibbs	Florence, US	2021-01-01
Praveen Kumar	Melbourne, FL	2021-01-01
Lian Szeto	West Melbourne, FL	2021-01-01
Shakayla Thomas	Compton, US	2021-01-01
Ebony Daniels	West Melbourne, FL	2021-01-01
Rita Devlin	West Melbourne, FL	2021-01-01
Bridgett Williams-Cooper	Melbourne, FL	2021-01-01
Amber Swan	Melbourne, FL	2021-01-01
Jean Rivera	West Melbourne, FL	2021-01-01
Kelly Therrien	Melbourne, FL	2021-01-01
Dawnell Claessen	Palm Bay, FL	2021-01-01

Name	Location	Date
Tiffany Smith	Palm Bay, FL	2021-01-01
Josh Post	Melbourne, FL	2021-01-01
Tara Chafin	Melbourne, FL	2021-01-01
Daniel Rodriguez	Palm Bay, FL	2021-01-01
Jane Muhr	W Melbourne, FL	2021-01-01
Chris Chafin	Tampa, FL	2021-01-01
Randy Rodriguez	West Melbourne, FL	2021-01-01
Stephen Lee	Palm Bay, FL	2021-01-01
Dan Tesenair	West Melbourne, FL	2021-01-01
Pearl Hann	Melbourne, FL	2021-01-01
Jutta Emerald	Melbourne, FL	2021-01-01
Leslie Kelsheimer	West Melbourne, FL	2021-01-01
Heather Hallett	West Melbourne, FL	2021-01-01
Eric Tizol	Melbourne, FL	2021-01-01
Jen Rutherford	Palm Bay, FL	2021-01-01
Mary Heineman	WEST MELBOURNE, FL	2021-01-01
Yi Qiao Zheng	West Melbourne, FL	2021-01-01
Lucy Swing	Palm Bay, FL	2021-01-01
Reddappa Nadella	Altamonte Springs, FL	2021-01-01
Tonya Muszkopf	Palm Bay, FL	2021-01-01
Tho Pham	West Melbourne, FL	2021-01-01
Alyshia Gillham	Melbourne, FL	2021-01-01

Name	Location	Date
Venkat Kotha	Palm Bay, FL	2021-01-01
Marilyn Harkey	West Melbourne, FL	2021-01-01
Zach Colby	Orlando, FL	2021-01-01
Kanikesh Yedla	Melbourne, FL	2021-01-01
Kim Bower	Melbourne, FL	2021-01-01
Ravi Rama	Palm Bay, FL	2021-01-01
Frank Greaves	West Melbourne, FL	2021-01-01
Tarra Scott Rondeau	West Melbourne, FL	2021-01-01
Melanie Fox	Melbourne, FL	2021-01-01
Susana Muñoz	Madrid, Spain	2021-01-01
LISA Young	Melbourne, FL	2021-01-01
yolanda schultes	Wittenbach, Switzerland	2021-01-01
Niina Anttinen	Espoo, Finland	2021-01-01
Julia Jagers	Melbourne, FL	2021-01-01
dominique benoit	Villiers-en-Désœuvre, France	2021-01-01
Stephanie Nesius	West Melbourne, FL	2021-01-01
isabel esteve	Castelloli, Spain	2021-01-01
Leeanne Evans	New Quay, Wales; Cymru, UK	2021-01-01
Djamila grouci	Paris, France	2021-01-01
wendy smith	Nelson, UK	2021-01-01
Theresia Maria	Deutschland, Germany	2021-01-01
Eva Maria Genovese	Muttenz, Switzerland	2021-01-01

Name	Location	Date
James Stephenson	Melbourne, FL	2021-01-01
Debra Barr	Anaheim, CA	2021-01-01
Anne Montarou	Plaisir, France	2021-01-01
Marites Reimann	Oslo, Norway	2021-01-01
Pam Rutherford	West Melbourne, FL	2021-01-01
Barbaralynn Bauder	West Melbourne, FL	2021-01-01
Sylvie Lemaire	Féternes, India	2021-01-01
Navjyoth banala	Melbourne, FL	2021-01-01
James Teichert	Melbourne, FL	2021-01-01
Denise Holden	West Melbourne, FL	2021-01-01
Sabine Mayr	Innsbruck, Austria	2021-01-01
Maria Van Geel	Zdroisko, Poland	2021-01-01
Donna Marcinkowski	West Melbourne, FL	2021-01-01
Erin White	West Melbourne, FL	2021-01-01
Kathryn McQuaide	West Melbourne, FL	2021-01-01
Renata Puppín	Italy	2021-01-01
Silvia Steinbrecher	Germany	2021-01-01
Stephan Kreiser	Harrisburg, PA	2021-01-01
Ana Gruber	Wolfratshausen, Germany	2021-01-01
Christine Burke	Melbourne, FL	2021-01-01
Liliana Fiorini	Cordoba, Argentina	2021-01-01
Paul Barr	West Melbourne, FL	2021-01-01

Name	Location	Date
Rosemary Opalka	Mebane, US	2021-01-01
Joseph DaRosa	Palm Bay, FL	2021-01-01
Bret McLean	Melbourne, FL	2021-01-01
Lou Ann Parr	Melbourne, FL	2021-01-01
Jason Buenaventura	Palm Bay, FL	2021-01-01
Sally Suber	Melbourne, FL	2021-01-01
Tabitha Martiney	Palm Bay, FL	2021-01-01
James LaRubio	W. Melbourne, FL	2021-01-01
D S	Melbourne, FL	2021-01-01
Ryan Westervelt	Melbourne, FL	2021-01-01
Edward London Jr	West Melbourne, FL	2021-01-01
John Tardy	Melbourne, FL	2021-01-01
Gregory Hitt	Taylor Mill, KY	2021-01-01
Tiziana Dordoni	via xx settembre 11 Corsico milano, Italy	2021-01-01
Shayna Tyler	Vallentigny, France	2021-01-01
William Martin	Melbourne, FL	2021-01-01
Alicia Riggs	Palm Bay, FL	2021-01-01
catherine cheneval	LYON, Spain	2021-01-01
Doug St John	Melbourne, FL	2021-01-01
Stephanie Gilbert	Sewell, NJ	2021-01-01
Michelle St John	West Melbourne, FL	2021-01-01
Angélique Sebban	Saint-Maur, France	2021-01-01

Name	Location	Date
Robert zifer	Melbourne, FL	2021-01-01
jocelyne lapointe	Terrebonne, CA	2021-01-01
Anil Geddam	Melbourne, FL	2021-01-01
tom risken	Heide, Germany	2021-01-01
Frutuoso Christina	Esch, Luxembourg	2021-01-01
Susan Horn	West Melbourne, FL	2021-01-01
Hanneke Mol	Poortvliet, NE	2021-01-01
Carrie Friday	West Melbourne, FL	2021-01-01
Mirjam Talma	Buitenpost, Netherlands	2021-01-01
Leland Horn	Palm Bay, FL	2021-01-01
Jonathan Harris	Palm Bay, FL	2021-01-01
Sabine Möhler	sabine.stiker@web.de, Germany	2021-01-01
Mithun Singh	W Melbourne, FL	2021-01-01
Lena Dixon	West Melbourne, FL	2021-01-01
Billie Mayes	West Melbourne, FL	2021-01-01
John Ringleb	West Melbourne, FL	2021-01-01
Αναστασία Χλωρού	EYΟΣΜΟΣ, Greece	2021-01-01
Mihaela mares	Lake Dallas, TX	2021-01-01
Sarah Caduff	Melbourne, FL	2021-01-01
Astrid V.d. Geest	Stadskanaal, Netherlands	2021-01-01
Tiemi Saito	Shimizu ku 339, Burundi	2021-01-01
Patricia LaRouche	1755 Litchfield Drive, FL	2021-01-01

Name	Location	Date
Michael Carter	West Melbourne, FL	2021-01-01
Sylvia Breuer	Canby, MN	2021-01-01
Anke Otto	Auerbach, Germany	2021-01-01
Irene Nawo-Eichner	Lensahn, Germany	2021-01-01
Andressa Trevisiol	Melbourne, FL	2021-01-01
Ramki Tirur	Melbourne, FL	2021-01-01
sylviane lambert - husin	Benon, France	2021-01-01
Debbie Macmillan	Balloch, Scotland, UK	2021-01-01
PRAMOD Reddy	West Melbourne, FL	2021-01-01
Claudia Neuhalphen	Germany	2021-01-01
Graham Duncan	Dublin, Ireland	2021-01-01
Abby Kamunge	Melbourne, FL	2021-01-01
Rosi Zang	Aschaffenburg, Germany	2021-01-01
laurence vanham	5310 leuze, Belgium	2021-01-01
Mardie Robbins	West Melbourne, FL	2021-01-01
Chardonens Sonja	Mannens, Switzerland	2021-01-01
Ronnica Willwerth	Melbourne, FL	2021-01-01
Jean Chagnon	Montréal, Canada	2021-01-01
Debbie Brent	Columbia, MD	2021-01-01
Aruna Subbareddy	West Melbourne, FL	2021-01-01
Anneke v. Brussel Andries	Raamsdonksveer, Netherlands	2021-01-01
Elbert Schaffert	West Melbourne, FL	2021-01-01

Name	Location	Date
Ivan Braithwaite	Palm Bay, FL	2021-01-01
jade ALF	Blois, France	2021-01-01
Jasmin Porschen	München, Germany	2021-01-01
Mike Casey	Melbourne, FL	2021-01-01
Joyce Brown	longueuil, Canada	2021-01-01
Andre Schaffert	Palm Bay, FL	2021-01-01
Dominique LANG	Vaison-la-Romaine, France	2021-01-01
Lisa Salazar	Shasta Lake, CA	2021-01-01
Anna Carolina Sousa	Melbourne, FL	2021-01-01
Michelle Araujo	Satellite Beach, FL	2021-01-01
Rogério Ciofi	Melbourne, FL	2021-01-01
Priscila Schaffert	Melbourne, FL	2021-01-01
Gabriela Murner	Eggstätt, Germany	2021-01-01
Sasan Rastegarları	Orlando, FL	2021-01-01
Ana Schaffert	West Melbourne, FL	2021-01-01
Scott Eddleman	Melbourne, FL	2021-01-01
Christie Urban-Santillan	Melbourne, FL	2021-01-01
Ana Beckner	West Melbourne, FL	2021-01-01
Andressa Trevisiol	Fl, FL	2021-01-01
Bob Sheladia	The Villages, FL	2021-01-01
Ellen Conderman	Palm Bay, FL	2021-01-01
Jennifer Gress	West Melbourne, FL	2021-01-01

Name	Location	Date
Rebecca Lew	Florida	2021-01-01
Thomas McCormack JR	West Melbourne, FL	2021-01-01
Kelley Maynard	Melbourne, FL	2021-01-01
Sandra Pfeiler	Tustin, CA	2021-01-01
Myra and Michael Burris	Melbourne, FL	2021-01-01
Jessica Ford	West Melbourne, FL	2021-01-01
Beatrix Wassermann-Otto	Warstein, Germany	2021-01-01
Steve Paff	Melbourne, FL	2021-01-01
Michele McCormack	US	2021-01-01
Kiran Babu Bireddi	Palm Bay, FL	2021-01-01
Tim Eaton	East Hampton, CT	2021-01-01
Beth Schrader	Melbourne, FL	2021-01-01
Vasanthakumar Kungarupalayam Sellamuthu	Melbourne, FL	2021-01-01
Paromeeta N	Palm Bay, FL	2021-01-01
Margaret Griesmer	Babylon, NY	2021-01-01
Cari France	West Melboure, FL	2021-01-01
Amanda Black	Palm Bay, FL	2021-01-01
Michel Furtado	West Melbourne, FL	2021-01-01
Nora Isaac	West Melbourne, FL	2021-01-01
Fernando Mendez	US	2021-01-01
Achol Deng	Lexington, US	2021-01-01

Name	Location	Date
Elango A	Melbourne, FL	2021-01-01
Kleiah Cross	Merced, US	2021-01-01
meghan sheppard	Selden, US	2021-01-01
Em Acos	Eugene, US	2021-01-01
Brenda Banaszak	Palm Bay, FL	2021-01-01
Benjamin Tarkenton	Charlotte, US	2021-01-01
Anne Kelly	Gorham, US	2021-01-01
valarie dobromirescu	Newark, US	2021-01-01
Bert Sabo	Ventnor City, NJ	2021-01-01
Gregory Barnes	Melbourne, FL	2021-01-01
Lalita Creighton	West Melbourne, FL	2021-01-01
Kenny Girard	Exeter, NH	2021-01-01
Charles Dickens	West Melbourne, FL	2021-01-01
sara sang	los angeles, CA	2021-01-01
Fernande Fournier	Luxembourg, Luxembourg	2021-01-01
Reita Curry	Palm Bay, FL	2021-01-01
Tarryn Mapp	Felton, DE	2021-01-01
Gina Farrington	West Melbourne, FL	2021-01-01
Roger Beckner	West Melbourne, FL	2021-01-02
Rhonda Lackey	West Melbourne, FL	2021-01-02
David Hasker	Melbourne, FL	2021-01-02
Cynthia MCGuire	Melbourne, FL	2021-01-02

Name	Location	Date
Caitlin Pelletier	West Melbourne, FL	2021-01-02
f original user	New York, US	2021-01-02
Ericka Hoskin	Sharon, US	2021-01-02
Astrid Munoz	NJ, US	2021-01-02
Kene Have r.	Placentia, US	2021-01-02
Nyla Johnson	Blackwood, US	2021-01-02
Yanell Perez	Laredo, US	2021-01-02
Nicole Cook	Melbourne, FL	2021-01-02
Dean Kuennen	Melbourne, FL	2021-01-02
Fei Liang	Palm Bay, FL	2021-01-02
Christeen Anderson	Crestview, FL	2021-01-02
Lirong Zheng	Palm Bay, FL	2021-01-02
Francisco Chavez	Melbourne, FL	2021-01-02
Eddie Cruz	West Melbourne, FL	2021-01-02
Stuart Sheinman	West Melbourne, FL	2021-01-02
Lorelei Vitulli	Palm Bay, FL	2021-01-02
Auvese Pasha	Melbourne, FL	2021-01-02
Gerlinde Holzer	Guntersdorf, Austria	2021-01-02
Annette DaRosa	Palm Bay, FL	2021-01-02
Cynthia Nemec	Melbourne, FL	2021-01-02
Carrie DiSebastian	Melbourne, FL	2021-01-02
Peggy Lin	Melbourne, FL	2021-01-02

Name	Location	Date
yoshino trudie	Ota-ku, Japan	2021-01-02
cathala corine	Pierrelatte, France	2021-01-02
Pam Miller	Tolar, TX	2021-01-02
Meike Schmedt	Osnabruck, Germany	2021-01-02
Andrew Vallender	Ventnor, England, UK	2021-01-02
Sharifah Farah Debah Syed Mohammad	Kuala Lumpur, Malaysia	2021-01-02
Judy Rees	Glenalta, Australia	2021-01-02
Gaïa Shepered	Gennevilliers, France	2021-01-02
Sinclair Petra	Erlensee, Germany	2021-01-02
Sue Cone	Hessle, ENG	2021-01-02
Christel Reaves	Melbourne, FL	2021-01-02
Mark Hann	West Melbourne, FL	2021-01-02
Caroline Sévilla	Paris, France	2021-01-02
bellinda rolf-jansen	Wijk Bij Duurstede, US	2021-01-02
Jeff Reaves	Melbourne, FL	2021-01-02
Gerardo Capote	Cancun, Mexico	2021-01-02
Chantal Martin	Koné, New Caledonia	2021-01-02
Megan Pantuso	Melbourne, FL	2021-01-02
Marc van de Waarsenburg	Middelburg, Netherlands	2021-01-02
Danielle Schukoske	West Melbourne, FL	2021-01-02
Hariana V Días	Bogota, Colombia	2021-01-02

Name	Location	Date
Konrad Dixon	Palm Bay, FL	2021-01-02
nancy hristodoulou	deer park, NY	2021-01-02
Raphaël PONCE	Aucamville, France	2021-01-02
Kate Kenner	Guilford, VT	2021-01-02
Luciana Marques de Paula	West Melbourne, FL	2021-01-02
Jusandra Passos	Sao Paulo, Brazil	2021-01-02
Terri Leverich	West Melbourne, FL	2021-01-02
Joyce Alexander	Edinburgh, Scotland, UK	2021-01-02
Kiran Patel	Melbourne, FL	2021-01-02
Pamela Hill	High River, Canada	2021-01-02
Julie Port	Slough, UK	2021-01-02
Mags Roy Mein	Newcastle, England, UK	2021-01-02
Sandra Snelders	Lowell, MA	2021-01-02
Carol Beaulieu	London, Canada	2021-01-02
Kristian Damkjer	West Melbourne, FL	2021-01-02
Alberto Rey	West Melbourne, FL	2021-01-02
Joanne Napier	Berwyn, IL	2021-01-02
Heidi Dotson	West Melbourne, FL	2021-01-02
ursula schilg	Mayen, Germany	2021-01-02
Nadia gauvin gauvin	France	2021-01-02
Braice Bastet	Japan	2021-01-02
Marie Steele	Palm Bay, FL	2021-01-02

Name	Location	Date
Erika Houck	West Melbourne, FL	2021-01-02
Stacey Lang	Melbourne, FL	2021-01-02
Nick Wills	Melbourne, FL	2021-01-02
Jessie southan	Dudley, England, UK	2021-01-02
Michael Clements	West Melbourne, FL	2021-01-02
John Roberts	Birmingham, England, UK	2021-01-02
R S	Koln, Germany	2021-01-02
Ann Wade	Melbourne, FL	2021-01-02
Ted Walkey	W Melbourne, FL	2021-01-02
Jodi Igard	Studio City, CA	2021-01-02
Elisabeth Bechmann	Polten, Austria	2021-01-02
stan nicollette	Bucharest, Romania	2021-01-02
Johanna Sheinman	Palm Bay, FL	2021-01-02
Peter Klein	Wien, Austria	2021-01-02
Russell Griesmer	West melbourne, FL	2021-01-02
Maryann Staron	Evergreen Park, IL	2021-01-02
Iris Watson	Palm bay, FL	2021-01-03
Rebecca Shore	West Melbourne, FL	2021-01-03
Jim Takahashi	Christchurch, New Zealand	2021-01-03
Stephanie Freilich	Melbourne, FL	2021-01-03
Jennifer Mason	West Melbourne, FL	2021-01-03
Davinia Hernández Gómez	Spain	2021-01-03

Name	Location	Date
Andréa Branco	Sao Paulo, Brazil	2021-01-03
John Buenaventura	La Mirada, CA	2021-01-03
Inge Stadler	Hilpoltstein, Germany	2021-01-03
Rolf Mense	Puerto Lumbreras, Spain	2021-01-03
Wendy Forster	UK	2021-01-03
Alvaro Montoya	Melbourne, FL	2021-01-03
Letha Catigbe	West Melbourne, FL	2021-01-03
Nicholas Ciarcia	West melbourne, FL	2021-01-03
Bethany Falls	Melbourne, FL	2021-01-03
Anahi Falcon	Argentina	2021-01-03
Amanda Naylor	Melbourne, FL	2021-01-03
Jennifer Evans	Ohio	2021-01-03
Elias Master	Wellington, FL •	2021-01-03
Sean Cedar	Melbourne, FL	2021-01-03
Chantal Gacond	Noirigue, Switzerland	2021-01-03
Frédéric Jaubert	Pont de Chéruy, France	2021-01-03
Thomas Baize	Melbourne, FL	2021-01-03
Linda Phrampus	Melbourne, FL	2021-01-03
Brigitte Hermanns	Düsseldorf, Germany	2021-01-03
Nicole Laenen	gingelom, Belgium	2021-01-03
Donna Hasker	Melbourne, FL	2021-01-03
Eliezer Ramos	West Melbourne, FL	2021-01-03

Name	Location	Date
Andrea Fleck	Heidelberg, Germany	2021-01-03
Kristina Sedic	Zagreb, Croatia	2021-01-03
Michelle Curtiss	Melbourne, FL	2021-01-03
Didier Lallemand	Liège, US	2021-01-03
Clayton Truelove	West Melbourne, FL	2021-01-03
Caroline Siacot	Poligny, France	2021-01-03
Tim Pelletier	West Melbourne, FL	2021-01-03
Heather Tyler	West Melbourne, FL	2021-01-03
Robert Rondeau	Melbourne, FL	2021-01-03
Cynthia Stephenson	Melbourne, FL	2021-01-03
Lineska Rodríguez	Melbourne, FL	2021-01-03
Dondi Kuennen	West Melbourne, FL	2021-01-03
MeiLing Wang	Melbourne, FL	2021-01-03
Neil Ganey	Melbourne, FL	2021-01-03
Maryellen Magness	West Melbourne, FL	2021-01-03
Sajju Elangovan	Melbourne, FL	2021-01-03
Tito Baez	West Melbourne, FL	2021-01-03
Alfred Wilkes	Melbourne, FL	2021-01-03
Stephanie Alberts	Melbourne, FL	2021-01-03
Lionel Cox	Melbourne, FL	2021-01-03
Stephani Ahmad	West melbourne, FL	2021-01-03
Kathryn Ganey	Melbourne, FL	2021-01-03

Name	Location	Date
Katie Jordan	West Melbourne, FL	2021-01-03
Donald Curry	West Melbourne, FL	2021-01-03
Ayaz Nemat	Melbourne, FL	2021-01-04
Megan Beck	Melbourne, FL	2021-01-04
Gretchen Rodríguez	West Melbourne, FL	2021-01-04
Marla Connick	West Melbourne, FL	2021-01-04
Lucy Alvarez	Palm Bay, FL	2021-01-04
Giusi Nigro	West Melbourne, FL	2021-01-04
Nathan Thomas	West Melbourne, FL	2021-01-04
Mary Lou Fair	Palm Bay, FL	2021-01-04
Ellen Evans	West Melbourne, FL	2021-01-04
Kristie Ryan	Palm Bay, FL	2021-01-04
Gina Sama	West Melbourne, FL	2021-01-04
Osvaldo Agrait	Palm Bay, FL	2021-01-04
Kate Fine	West Melbourne, FL	2021-01-04
Kerrie Hernandez	Melbourne, FL	2021-01-04
Shashank Cukkemane Muralidhara	West Melbourne, FL	2021-01-04
Jacqueline Williams	West Melbourne, FL	2021-01-04
Marion Schiffers	Brussels, Belgium	2021-01-04
John Beck	West Melbourne, FL	2021-01-04
aiken chua	cebu, Philippines	2021-01-04

Name	Location	Date
Ashley Huser	Melbourne, FL	2021-01-04
Janina Grage	Germany	2021-01-04
r van buren	Palm Bay, FL	2021-01-04
Michael McGuire	West Melbourne, FL	2021-01-04
Daniel Berry	Melbourne, FL	2021-01-04
Christian Karch	West Melbourne, FL	2021-01-04
Rebecca Holly	Melbourne, FL	2021-01-04
Beverly McLean	West Melbourne, FL	2021-01-04
Tessa Hurt	Melbourne, FL	2021-01-04
Alicia Niles	Melbourne, FL	2021-01-04
Amy Dutra	Melbourne, FL	2021-01-04
Tammy Finnell	Melbourne, FL	2021-01-04
Tara Densler	Melbourne, FL	2021-01-04
Michelle Cederquist	Mount Dora, FL	2021-01-04
Andrea Lewark	Palm Bay, FL	2021-01-04
Ambber Harms	Melbourne, FL	2021-01-04
Melinda Harris	Palm Bay, FL	2021-01-04
Vien Nguyen	Bel Aire, KS	2021-01-04
Elizabeth Richardson	Palm Bay, FL	2021-01-04
Steve Dutra	West Melbourne, FL	2021-01-04
Shira Langsm	Valley Stream, US	2021-01-04
Jasmine Walker	Detroit, US	2021-01-04

Name	Location	Date
Billy Reinschmidt	Ledyard, US	2021-01-04
Melissa Heithaus	Mckinney, US	2021-01-04
Alanna Amado	Duxbury, US	2021-01-04
Ethan Uecker	Portland, US	2021-01-04
Stephan Benecke	Irving, US	2021-01-04
A Person	ejkwfnkjewnf, US	2021-01-04
Kelly Hoylman	Palmer, US	2021-01-04
molly l	Pittsburgh, US	2021-01-04
Virginia Graham	Sugar Land, TX	2021-01-04
KARLA GARCIA-LOPEZ	Vancouver, US	2021-01-04
Jennavy Garcia	Wake Forest, US	2021-01-04
Tami Brody	Oklahoma City, US	2021-01-04
Andrea Gaonag	Norristown, US	2021-01-04
Devster 	Brooklyn, US	2021-01-04
Sage Daniel Neale	US	2021-01-04
carol DeBlasis	Melbourne, FL	2021-01-04
Ava French	Melbourne, FL	2021-01-04
Louise Husband	US	2021-01-04
Don Lilly	Orlando, FL	2021-01-04
Marion Bistarkey	Hollywood, FL	2021-01-04
Danielle Silfort	Palm Bay, FL	2021-01-04
Marilyn Baran	Melbourne, FL	2021-01-04

Name	Location	Date
tania kurman	palm bay, FL	2021-01-04
Janice Tannehill	Melbourne, FL	2021-01-04
Christopher Evans	Shobdon, UK	2021-01-04
Chris Wicht	Melbourne, US	2021-01-04
helga salvetti	Melbourne, FL	2021-01-04
Michael Doherty	Melbourne, FL	2021-01-04
Linda Coon	Utica, NY	2021-01-04
p parrella	viera, FL	2021-01-05
Maria Uhler	Melbourne Beach, FL	2021-01-05
Danny Stala	Palm Bay, FL	2021-01-05
Thomas Piermarini	West Melbourne, FL	2021-01-05
Alison Pratt	West Melbourne, FL	2021-01-05
Karen Sadoff	West Melbourne, FL	2021-01-05
Brian Hartling	Melbourne, FL	2021-01-05
Sangita Chovatia	Palm Bay, FL	2021-01-05
Paresh Patel	Palm Bay, FL	2021-01-05
Donald Baldrige	West Melbourne, FL	2021-01-05
Dianne Errichetti	Long Branch, NJ	2021-01-05
Marianne Beames	Spain	2021-01-05
Kathy Torres	Melbourne, FL	2021-01-05
Amanda Figueredo	Palm Bay, FL	2021-01-05
Michael Falls	Melbourne, FL	2021-01-05

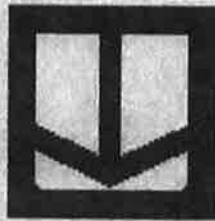
Name	Location	Date
Eddy Celis	Melbourne, FL	2021-01-05
Zac Daniels	Florida	2021-01-05
Summer Daniels	Saint Albans, WV	2021-01-05
Harold Daniels	Palm Bay, FL	2021-01-05
NARESHKUMAR Savani	West Melbourn, FL	2021-01-05
daniel mcdonough	Melbourne, FL	2021-01-05
Steve Hipsley	Melbourne, FL	2021-01-05
Danii F. Paolucci	Perugia, Italy	2021-01-05
Shannon Finnell	West Melbourne, FL	2021-01-05
Deepti V	Melbourne, FL	2021-01-05
Deon Harkey	West Melbourne, FL	2021-01-05
Reita Curry	West Melbourne, FL	2021-01-05
Stephen Canuel	Kissimmee, FL	2021-01-05
Charles Fenno	Palm Bay, FL	2021-01-05
Mayela Langer	Miami, FL	2021-01-05
Terry Mathews	Melbourne, FL	2021-01-05
marielaure vignaud	France	2021-01-05
Alex Niles	Melbourne, FL	2021-01-05
Dwayne Davis	Palm Bay, FL	2021-01-06
Robyn Pastirik	Melbourne, FL	2021-01-06
Eric Wills	Melbourne, FL	2021-01-06
Luciano Ribeiro De Paula	Melbourne, FL	2021-01-06

Name	Location	Date
Colin McAllister	Melbourne, FL	2021-01-06
ramon hernandez	Melbourne, FL	2021-01-06
Donald Cockayne	Melbourne, FL	2021-01-06
Teresa Milburn	W Melbourne, FL	2021-01-06
Deb Perry	Rockledge, FL	2021-01-06
Sandra Stefanko	Melbourne, FL	2021-01-06
sandra carchidi	capaccio, Italy	2021-01-06
Cassandra Holder	Melbourne, FL	2021-01-06
Sheryl Opsahl	Palm Bay, FL	2021-01-06
Daniel Faria	Melbourne, FL	2021-01-06
Michael Casey	Melbourne, FL	2021-01-06
Tina Casey	Melbourne, FL	2021-01-06
Nesreen Alanssary Alanssary	Palm Bay, FL	2021-01-07
Wendy Canuel	Melbourne, FL	2021-01-07
Sadhasivam Komaragiri Varadaraj	Melbourne, FL	2021-01-07
Jenivieve Prezas	Melbourne, FL	2021-01-07
Irma Soto	Palm Bay, FL	2021-01-07
Dinosaur Chicken-Nuggets	Hinesville, US	2021-01-07
Nomis Roberts	Conway, US	2021-01-07
Carlos Ortega	Rochester, US	2021-01-07
hunter thomas	Pittsburgh, US	2021-01-07

Name	Location	Date
Kay Heckathorn	Gentry, AR	2021-01-07
Otto Braithwaite	West Melbourne, FL	2021-01-08
Brenda Regis	Sugar Grove, US	2021-01-08
David Grygo	Langhorne, US	2021-01-08
Brianna Mercado	Brandon, US	2021-01-08
Betty Coslett	Tucumcari, US	2021-01-08
Your Mom	Huntsville, US	2021-01-08
Nicholas Cartaya	Collierville, US	2021-01-08
Chase Anderson	Temecula, US	2021-01-08
Antony Wannappa	Pasadena, US	2021-01-08
Daphne Woodward	Tulsa, US	2021-01-08
Indigo Johnson	Bloomfield Hills, US	2021-01-08
Daniel Lizarraga	Phoenix, US	2021-01-08
Valeria Silvestre	Salina, US	2021-01-08
Fernando Camargo Juarez	San Diego, US	2021-01-08
Johana delgado	Tallahassee, US	2021-01-08
sadie al	South Jakarta, Indonesia	2021-01-08
Delana Cooper	Melbourne, FL	2021-01-08
Kaci Campbell	West Melbourne, FL	2021-01-08
Russea Barefield	Joliet, US	2021-01-08
Beth Dickinson	Melbourne, FL	2021-01-09
Nicole Sullivan	Melbourne, FL	2021-01-09

Name	Location	Date
Naomi Yowell	Palm Bay, FL	2021-01-09
Patrick Doyle	Manhattan, US	2021-01-09
Gretchen Zeiger-May	Flagstaff, US	2021-01-09
Agim Demirovski	US	2021-01-09
Madilyn D	Cape Girardeau, US	2021-01-09
nathan n	Staunton, US	2021-01-09
Eva Pina	Memphis, US	2021-01-09
Arley Bloom	Hialeah, US	2021-01-09
Maria Arganda	Fontana, US	2021-01-09
Austin Mondì	Boone, US	2021-01-09
Victoria Saucedo	Muncy, US	2021-01-09
Abigail Elliston	Sugar Hill, US	2021-01-09
Sofia Heaps	Pittsburgh, US	2021-01-09
Andrew Murtha	Guilford, US	2021-01-09
Daniel Jackson	US	2021-01-09
Kenta Leung	Redmond, US	2021-01-09
Adam Kaluba	Burleson, US	2021-01-09
Ayida Ali	Washington, US	2021-01-09
Kylee Rose	Hartford, US	2021-01-09
Levi Ackerman	Cleveland, US	2021-01-09
Jake Small	Huntington Station, US	2021-01-09
Yasameen Gobar	San Diego, US	2021-01-09

Name	Location	Date
Etienne Ivey	Deland, US	2021-01-09
Caren Perez	Elk Grove, US	2021-01-09
Azzaria Kelly	Jamaica, US	2021-01-09
Rebecca Wynter	Palm Bay, US	2021-01-09
Kenya Terr	Greeley, US	2021-01-09
Robin Parker	Seattle, US	2021-01-09
Lesly Reyes	Washington, US	2021-01-09
Walter Luigi	US	2021-01-09
Althea Hope	Oakland, US	2021-01-09
Val Lopez	Brooklyn, US	2021-01-09
damin laughon	Tacoma, US	2021-01-09
Elcira Bermudez	Melbourne, FL	2021-01-09



Universal Engineering Sciences

Limited Phase II Environmental Site Assessment

The Villages

Southwest Quadrant of Minton Road and Interstate 95

Melbourne, Brevard County, Florida

Universal Project No. 34052-001-03

December 2004

Prepared For:

**RDR Communities
300 East New Haven Avenue
Melbourne, Florida 32901**

Prepared by:

**Universal Engineering Sciences, Inc.
820 Brevard Avenue
Rockledge, Florida 32955
(321) 638-0808**

**Consultants in: Geotechnical Engineering * Environmental Sciences * Construction Material
Testing Offices in: Rockledge * Daytona * St. Augustine * DeBary * Orlando * Gainesville *
Fort Myers * Lake Worth * West Palm Beach * Jacksonville * Palm Coast * Atlanta *
Ocala * Clermont * Sarasota * Tampa ***

Table of Contents

1.0 INTRODUCTION	1
1.1 PURPOSE	1
1.2 PROPERTY DESCRIPTION	1
1.3 BACKGROUND	1
2.0 ASSESSMENT METHODOLOGY	2
3.0 LIMITATIONS	2
4.0 GROUNDWATER, SURFACE WATER, AND SEDIMENT COLLECTION.....	3
4.1 TEMPORARY MONITORING WELL INSTALLATION	3
4.2 TEMPORARY MONITORING WELL SAMPLING	3
4.3 SEDIMENT SAMPLING	4
4.4 SURFACE WATER SAMPLING.....	4
5.0 ASSESSMENT RESULTS.....	5
5.1 GROUNDWATER QUALITY DATA	5
5.2 SOIL QUALITY DATA.....	5
5.3 GROUNDWATER QUALITY DATA	6
6.0 CONCLUSIONS AND RECOMMENDATIONS	6

List of Tables

Table 1	Groundwater Quality Summary
Table 2	Sediment Quality Summary
Table 3	Surface Water Quality Summary

List of Appendices

Appendix A	Figures
Figure 1	Property Location Map
Figure 2	Assessment Location Plan
Appendix B	Field Sampling Data Record Sheets
Appendix C	Laboratory Analytical Results



1.0 INTRODUCTION

1.1 PURPOSE

Universal Engineering Sciences, Inc. (Universal) was retained by RDR Communities to conduct a Limited Phase II Environmental Site Assessment (ESA) of The Villages hereafter referred to as the "subject property." This Limited Phase II ESA was performed in general accordance with the American Society for Testing and Materials (ASTM) designation E1903-97 "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process," guidelines. In addition, Universal performed the Limited Phase II ESA according to the scope of work provided in Universal's Proposal Number P04-2343.

The purpose of this assessment was to evaluate recognized environmental conditions (RECs) identified in The Villages Phase I ESA report (Project No. 34052-001-02) completed on December 16, 2004. This Limited Phase II ESA is intended to conclude at a minimum, the confirmation of, or lack of a reasonable basis, to suspect that conditions representing a release of petroleum products and/or hazardous substances exist at the subject property.

1.2 PROPERTY DESCRIPTION

The subject property is located in the Southwest Quadrant of Minton Road and Interstate I-95 within Sections 13 and 14, Township 28 South, Range 36 East in Palm Bay, Brevard County, Florida as shown in the Property Location Map provided in Figure 1, Appendix A.

At the time of the site assessment, the subject property was an irregular-shaped primarily undeveloped parcel comprising approximately 500 acres and containing three borrow pit lakes. Improvements on the subject property were identified on the 7-acre portion west of Minton Road that contains a single-story building occupied by an animal feed store. The subject property vicinity generally consists of mixed commercial and residential development.

1.3 BACKGROUND

Based on the results of the Phase I ESA conducted at the subject property in November / December 2004, the following unresolved REC was identified:

1. The adjoining property to the east was utilized as a construction and demolition debris landfill site from approximately 1984 to 1992. During the operational period of the landfill, solid waste items such as paint cans, tires, automobile engine parts, and household trash were accepted. Documentation is on file with photographic information at the Florida Department of Environmental Protection's (FDEP's) Central District. Prior investigations conducted by Geraghty and Miller,



Inc. in January 1991 that evaluated ground water in the vicinity of the landfill identified exceedances of Florida Primary Drinking Water Standards for radium-226 and radium-228, and exceedances of Florida Secondary Drinking Water Standards for color, corrosivity, iron, and chlorides. No contaminants commonly associated with landfill operations were detected as part of the previous ground water investigations at the subject property. The previous studies could not conclusively eliminate the landfill as a potential source of contamination.

Ground water flow, according to the Geraghty and Miller study, was determined to be west-southwest, toward the subject property. The landfill itself is situated at a higher elevation (approximately 30 to 40 feet above land surface) than the surrounding boundaries of the subject property and rainfall interception at the landfill is likely to percolate from the landfill toward the subject site boundaries. Based on the proximity of the landfill, encroachment of the subject property boundaries by construction and demolition debris likely containing solid waste items, and failure of previous groundwater investigations to eliminate the landfill as a potential source of contamination for the subject property, Universal recommended that a Limited Phase II ESA investigation be undertaken.

Based on the above, Universal recommended that a Limited Phase II ESA be conducted to evaluate potential impacts to the surface water and lake bottom sediments, of the 14-acre rectangular lake, and groundwater quality along the eastern portion of the subject property. The remainder of this report summarizes the Limited Phase II ESA assessment methodology, test results, conclusions and recommendations.

2.0 ASSESSMENT METHODOLOGY

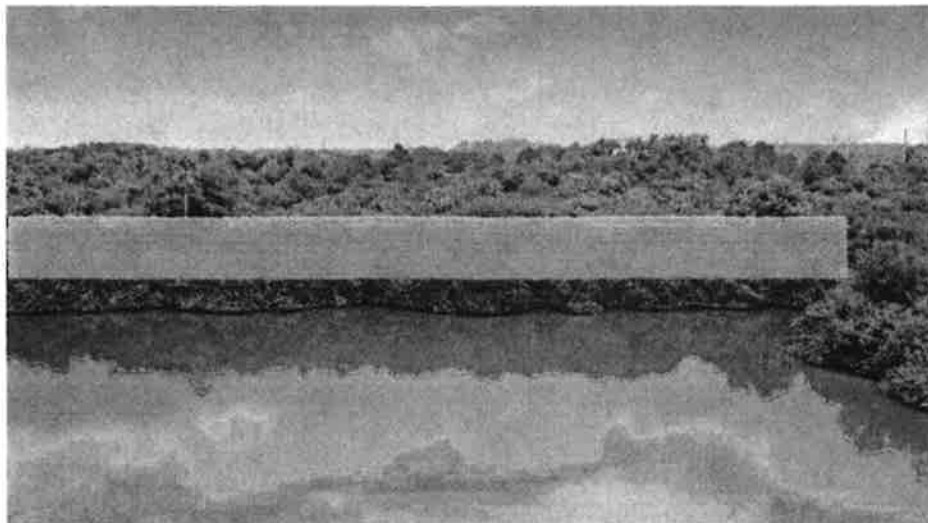
The Limited Phase II ESA was conducted in general accordance with ASTM E1903-97 guidelines and appropriate Florida Administrative Code (FAC) guidelines. Quality control for the Limited Phase II ESA was maintained by conducting field activities in accordance with Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (SOP) (DEP-SOP-00-01). Quality Control/Quality Assurance (QA/QC) samples (such as equipment blanks and trip blanks) were not collected as part of the Limited Phase II ESA, because the investigation was intended for preliminary site screening purposes only.

3.0 LIMITATIONS

The findings of this report represent Universal's professional judgment; no warranty is expressed or implied. These findings are relevant to the dates of our activity and the information cited herein. This report should not be relied upon to represent the site conditions on other dates or at locations other than those specifically cited within the report. Universal can accept no responsibility for interpretations of these data made by other parties.



Image 9: What the buffer could look like with a block wall. The trees behind it would also need to be removed to construct the wall.



To see the videos of the property, please visit: www.condevfl.com/norfolk

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

July 28, 2020

Condev
Andy Gardner
921 N. Pennsylvania Avenue
Winter Park, FL 32789

**Re: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
KSM Project #: 203434-p**

Dear Mr. Gardner:

Enclosed are the permeability test results and soil profiles for the referenced project.

Three (3) Hydraulic Conductivity Tests were performed in the field by the 'Usual Open-Hole Test' method.

The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profiles and obtaining undisturbed shelly tube samples. We then performed a permeability test on the field samples in our laboratory.

All these tests were performed to evaluate the drainage characteristics of the soils for these particular test locations.

The following table indicates the usual Open Hole Hydraulic Conductivity test results for each test location:

TEST LOCATION (See Location Plan)	HYDRAULIC CONDUCTIVITY (CFS/Sq. Ft. – Ft. Head)
P-1	2.4×10^{-4}
P-2	9.5×10^{-4}
P-3	1.3×10^{-4}

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-2-

July 28, 2020

The following table indicates the horizontal and vertical flow rates for each test location:

TEST LOCATION (See Location Plan)	HORIZONTAL FLOW RATE	VERTICAL FLOW RATE
P-1	4.2 Ft/Day @ (0"-36") Depth	2.0 Ft/Day @ (0"-36") Depth
P-1		2.3 Ft/Day @ (36"-60") Depth
P-2	3.3 Ft/Day @ (0"-16") Depth	1.7 Ft/Day @ (0"-16") Depth
P-2	10.5 Ft/Day @ (16"-60") Depth	9.2 Ft/Day @ (16"-60") Depth
P-3	2.7 Ft/Day @ (0"-18") Depth	1.5 Ft/Day @ (0"-18") Depth
P-3	8.3 Ft/Day @ (18"-40") Depth	5.3 Ft/Day @ (18"-40") Depth
P-3		3.3 Ft/Day @ (40"-60") Depth

The following table indicates the measured water table along with our estimated normal wet season water table and normal dry season water table for each test location:

TEST LOCATION (See Location Plan)	MEASURED WATER TABLE	ESTIMATED WET SEASON WATER TABLE	ESTIMATED DRY SEASON WATER TABLE
P-1, PB-1	60"+ Below Grade	60"+ Below Grade	96" Below Grade
P-2, PB-2	60"+ Below Grade	60"+ Below Grade	96" Below Grade
P-3, PB-3	60"+ Below Grade	60"+ Below Grade	96" Below Grade

Due to the debris located on this site, we were not able to penetrate it in order to obtain an accurate high season water table. We recommend that either the debris be removed, or adjacent sites be utilized to set the high season elevations.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

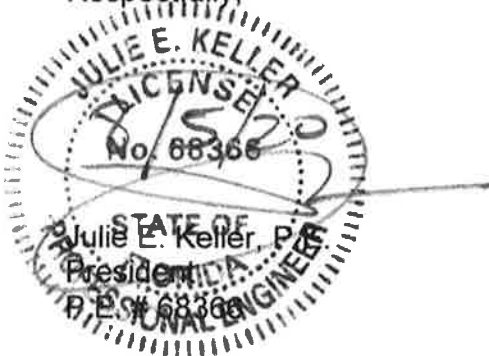
-3-

July 28, 2020

This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for Brevard County, Florida. The project soils are mapped as (42) Palm Beach sand and (52) Quartzipsamments, smoothed, according to the Soil Survey Map of Brevard County, Florida.

If you have any questions, please feel free to contact the office.

Respectfully,



JEK/cv

E-mail to: andyg@condevfl.com; brucem@mbveng.com

KSM

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-1

PAGE 1 OF 1

CLIENT Condev PROJECT NAME Norfolk Storage, Norfolk Parkway
PROJECT NUMBER 203434-p PROJECT LOCATION Brevard County, Florida
DATE STARTED 7/23/20 COMPLETED 7/23/20 GROUND ELEVATION _____ HOLE SIZE _____ inches
DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample ∇ AT TIME OF DRILLING 5.00 ft
LOGGED BY DP/CF CHECKED BY JEK AT END OF DRILLING _____
NOTES See Attached Location Plan AFTER DRILLING _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
0								PL	MC	LL	
								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
		Gray and Brown Sand with Some Clay, Shell and Roots	X SS		5-6-6 (12)						
		Dark Gray Sand with Pieces of Wood	X SS		5-4-5 (9)						
5			X SS		4-4-15 (19)						

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-2

PAGE 1 OF 1

CLIENT Condev PROJECT NAME Norfolk Storage, Norfolk Parkway
PROJECT NUMBER 203434-p PROJECT LOCATION Brevard County, Florida
DATE STARTED 7/23/20 COMPLETED 7/23/20 GROUND ELEVATION _____ HOLE SIZE _____ inches
DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample ∇ AT TIME OF DRILLING 5.00 ft
LOGGED BY DP/CF CHECKED BY JEK AT END OF DRILLING ---
NOTES See Attached Location Plan AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
								PL	MC	LL	
								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
0		Light Brown Sand with Some Clay and Shell									
		Gray and Brown Sand with Some Shell and Pieces of Concrete		SS		8-8-10 (18)					
				SS		7-8-8 (16)					
5				SS		10-12-15 (27)					

Bottom of borehole at 6.0 feet.



KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-3

PAGE 1 OF 1

CLIENT Condev PROJECT NAME Norfolk Storage, Norfolk Parkway
PROJECT NUMBER 203434-p PROJECT LOCATION Brevard County, Florida
DATE STARTED 7/23/20 COMPLETED 7/23/20 GROUND ELEVATION _____ HOLE SIZE _____ inches
DRILLING CONTRACTOR _____ GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample ∇ AT TIME OF DRILLING 5.00 ft
LOGGED BY DP/CF CHECKED BY JEK AT END OF DRILLING _____
NOTES See Attached Location Plan AFTER DRILLING _____

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲			
								20	40	60	80
0								PL	MC	LL	
								20	40	60	80
								□ FINES CONTENT (%) □			
								20	40	60	80
		Light Brown Sand with Some Clay and Shell									
		Yellow Sand, Slightly Silty	X SS		5-5-7 (12)						
		Dark Gray Sand with Pieces of Wood	X SS		8-10-8 (18)						
5			X SS		12-15-20 (35)						

Bottom of borehole at 6.0 feet.



USDA SOILS SURVEY
42-Palm Beach Sand
52-Quartzipsamments, Smoothed

PROJECT: Norfolk Storage, Norfolk Parkway, Brevard County, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 203434-soils

**KSM ENGINEERING
AND TESTING**

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20200729
SCALE: NONE

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

July 28, 2020

Condev
Andy Gardner
921 N. Pennsylvania Avenue
Winter Park, FL 32789

**Re: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
KSM Project #: 203434-ha**

Dear Mr. Gardner:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

At the time of drilling, the site was flat with light surface vegetation (grass).

Project Description:

An aluminum canopy for the storage of recreational vehicles is planned to be constructed on the site. Loads from the structure will be transferred to the ground by either pad foundations or helical piles. We anticipate the maximum individual column loads will be less than 20 kips per individual column load.

Site Investigation:

The site investigation program consisted of performing seven (7) hand-auger borings on the site. The borings were terminated at depths of 3 to 5 feet below existing grade. The borings were terminated at the shallower depth due to debris. The locations of the borings are shown on the attached location plan.

During the hand-auger borings, a shaft with a conical point is pushed through the soil and the thrust required to push the cone tip is measured on an attached calibrated gauge. The value of the bearing pressure exerted by the cone point allows the operator to estimate the existing soil density. After the thrust was measured, the hole was advanced with a hand-auger in 1-foot increments to permit a continuation of measurement of relative density versus depth.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-2-

July 28, 2020

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

PEN Table:

The relationship of the static cone penetrometer reading to the relative density is listed below:

Relative Density	Static Penetrometer Reading
Very Loose or Soft	<15
Loose	15 – 40
Medium Dense	40 – 70
Dense	70+

The static cone penetrometer readings are indicated on the attached boring logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils from the surface to a depth of approximately 2 feet consist mostly of fine-grained sand. Below a depth of 2 feet, we found a layer of fine-grained sand with pieces of wood and concrete. After this layer, the debris was so dense that we could not penetrate it. Please refer to the soil boring logs for specific information relative to the soil description.

The debris layer of fine-grained sand with wood and concrete would cause settlement to the planned structure. This settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure. Therefore, our recommendations are concerned with removing the debris and replacing it with compacted sand.

The following sections provide recommendations for the site preparation and foundation design.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771



Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-3-

July 28, 2020

Site Preparation:

Excavate the debris layer from within the proposed foundation pad. Excavated fine sand may be stockpiled and re-used provided that it is not mixed with construction debris or other unsuitable material. All over-excavation of unsuitable soils, replacement, and compaction of suitable clean fine sand backfill material should take place in the "dry". It is important on this project to have the removal of the debris layer inspected to ensure all unsuitable material is removed. After the unsuitable soils have been removed, the site may be prepared.

Structural fill shall consist of clean granular sand containing less than 5% material passing the U.S. Standard No. 200 mesh sieve. Fill should be placed in layers of 12 inches in thickness. Compact each lift to at least 95 percent of its modified Proctor value (ASTM D 1557).

For any over excavation, the disturbed footing subgrade should be recompacted to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled jumping jack.

We recommend field density tests be performed at appropriate times during the earth work operations in order to verify that the site has been properly constructed.

Temporary dewatering may be necessary in order to achieve excavation and compaction specifications. The actual method of dewatering should be determined by the contractor. We suggest drawing down the water table below the bottom of excavations to avoid compaction related problems.

Due to the debris, we were not able to provide an exact bearing capacity. We recommend that after removal of debris you contact our office for additional deeper soil borings in order to provide a bearing capacity and settlement calculations.

Helical Piles:

In order for a shallow foundation to perform satisfactorily, it must be able to support the structural loads with an acceptable factor of safety against excessive settlements; both total and differential. Due to the settlement potential of the soft layers found on the site, we do not recommend supporting the proposed residence on conventional shallow footings. The anticipated settlement, in our opinion, would be too excessive and beyond the general accepted safe limits for the structure.

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Norfolk Storage
Brevard County, Florida

-4-

July 28, 2020

In order to avoid any damaging structural distress due to settlements, a more appropriate foundation system would be an engineered concrete steel reinforced "waffle type" structural slab supported by Helical piles.

We recommend the contractor to consult with the Helical manufacturer to design the Helical piles, recommended depth, diameter and torque of the Helical piles for the design load based on our test borings. The Helical piles shall be installed in accordance to the manufacturers' installation specifications. The depth, spacing and termination torque shall be documented to verify that the helical piles were properly installed.

Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practice based on the results of the test borings and assumed loading conditions. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.



E-mail to: andyg@condevfl.com; brucem@mbveng.com

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-1, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		56	
-2-		51	
-3-	30" – 40"	43	Dark Gray Sand with Pieces of Wood and Concrete
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-1ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-2, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 24"		Brown Sand with Some Clay and Shell
-1-		52	
-2-	24" – 60"	50	Dark Gray Sand with Pieces of Wood
-3-		30	
-4-		12	
-5-	60"	70+	Refusal

Water Table: 60"+ Below Existing Grade
Job #: KSM 203434-2ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-3, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Light Brown Sand with Some Clay and Shell with Pieces of Rock
-1-		60	
-2-		55	
-3-	30" – 40"	40	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-3ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-4, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 30"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		51	
-3-	30" – 40"	48	Dark Gray Sand with Pieces of Wood
	40"	70+	Refusal

Water Table: 40"+ Below Existing Grade
Job #: KSM 203434-4ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771



Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-5, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 36"		Brown Sand with Some Clay and Shell
-1-		50	
-2-		50	
-3-	36"	70+	Refusal

Water Table: 36"+ Below Existing Grade
Job #: KSM 203434-5ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Date : July 23, 2020

Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-6, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" - 20"		Grayish Brown Sand with Some Clay and Shell
-1-		53	
-2-	20" - 48"	56	Gray and Brown Sand with Some Shell and Pieces of Rock
-3-		50	
-4-	48"	70+	Refusal (Pieces of Concrete)

Water Table: 48"+ Below Existing Grade
Job #: KSM 203434-6ha

Headquarters:
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando:
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing:
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

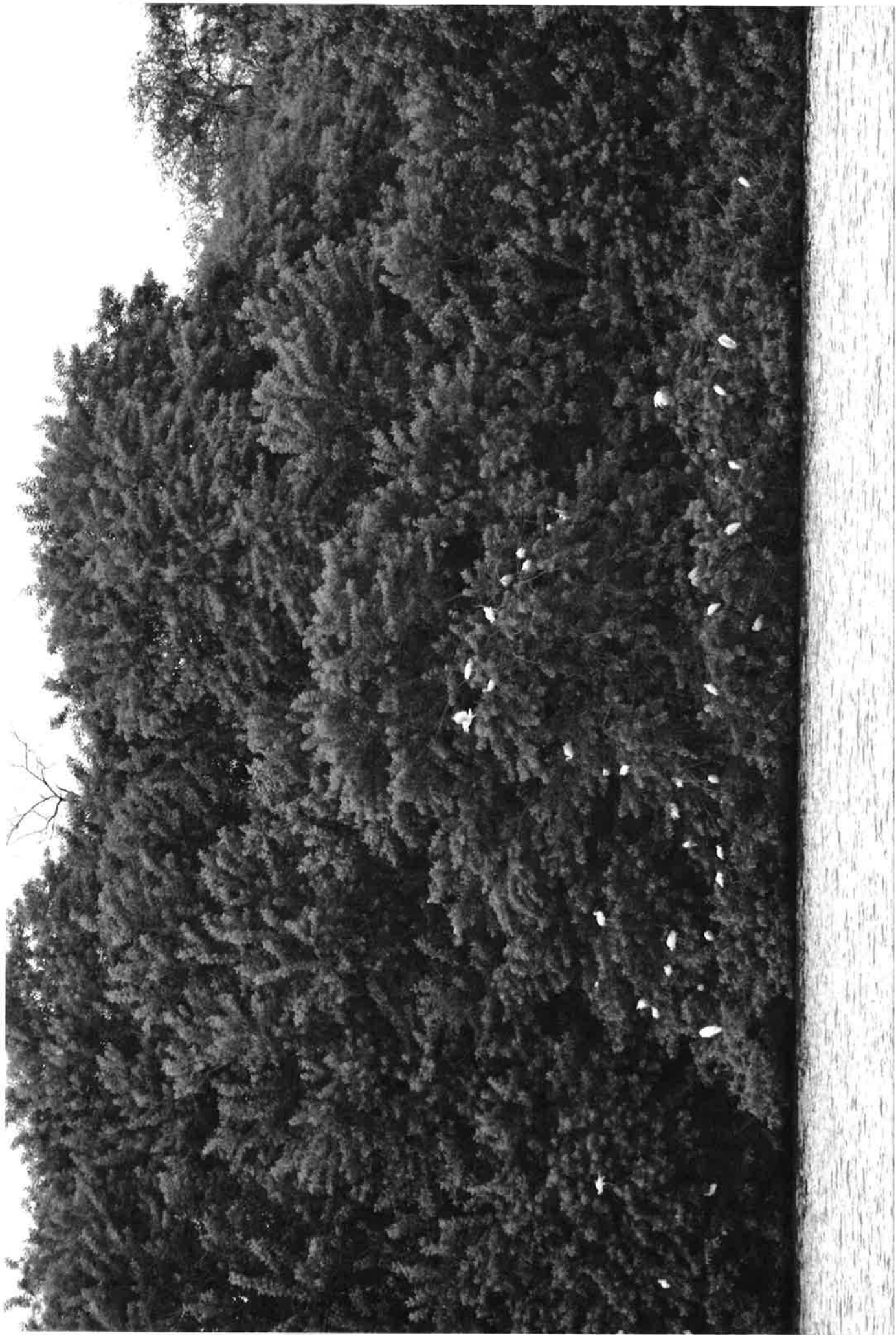
Date : July 23, 2020

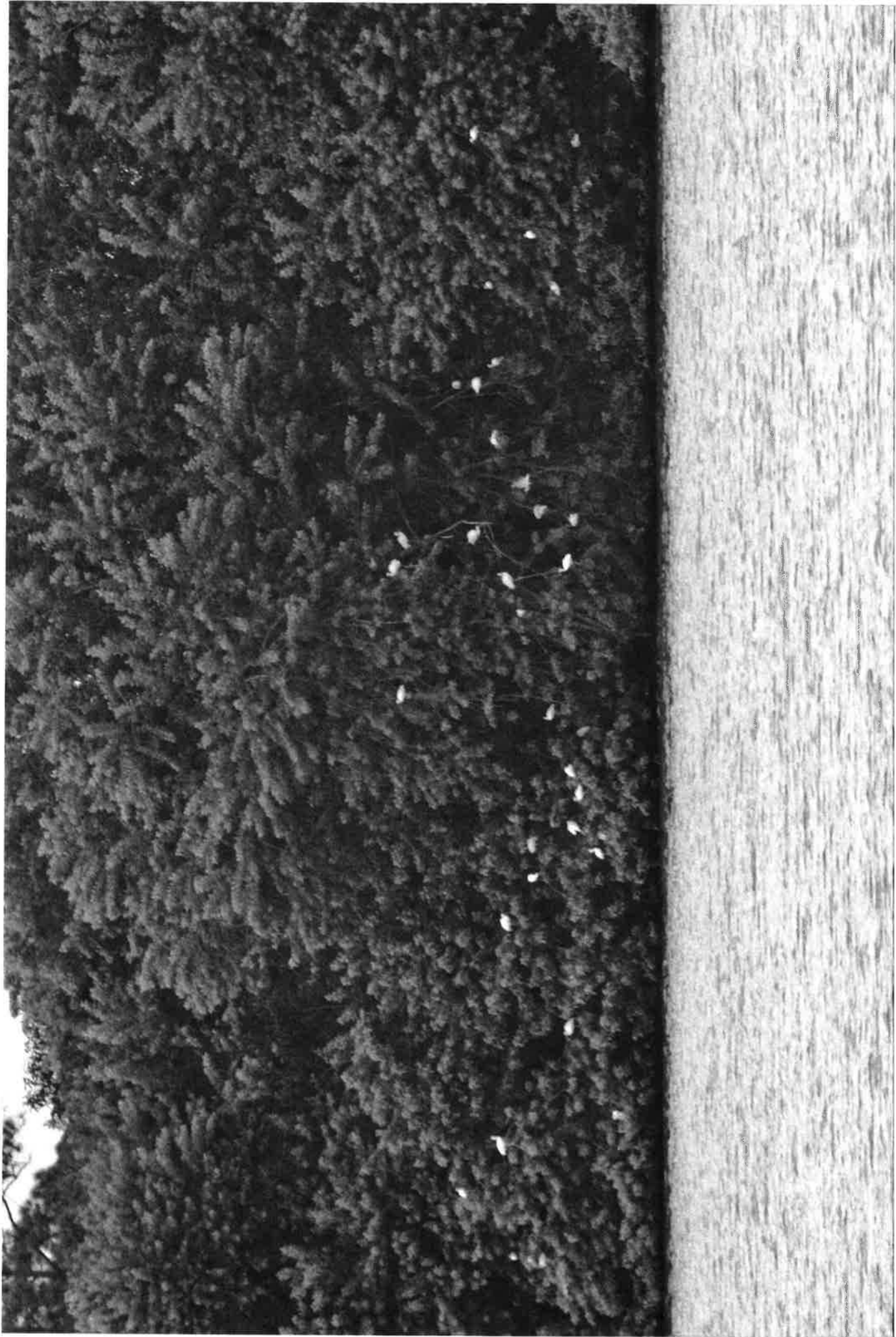
Location: Norfolk Storage
Norfolk Parkway
Brevard County, Florida
HA-7, See Attached Location Plan

DEPTH IN FEET	STRATA FROM-TO	PEN READINGS	DESCRIPTION OF SOILS
-0-	0" – 16"		Brown Sand with Shell and Pieces of Rock
-1-		46	
	16" – 30"		Dark Gray Sand with Pieces of Concrete
-2-		40	
	30"	70+	Refusal
-3-			

Water Table: 30"+ Below Existing Grade
Job #: KSM 203434-7ha







From: Caitlin Harkey
To: Jones, Jennifer
Cc: Tim Pelletier
Subject: Rezoning of Norfolk Parkway Property
Date: Monday, January 11, 2021 10:36:26 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Jennifer,

I, Caitlin Pelletier, alongside of my spouse, Tim Pelletier, strongly oppose the approval of rezoning the property on Norfolk parkway East off sawgrass lakes development. As a concerned resident of sawgrass lakes I believe the long term effects of disrupting a landfill will be hazardous to our community, specifically my small children (2 and 2 months).

My husband and I are only one house of many in Sawgrass; however hoping you will consider this email, along with others you may of received, as rationale to reject the rezoning.

Sincerely,

Caitlin and Tim Pelletier

homeowners of 3773 Rushing Waters Dr., West Melbourne, FL 32904

Objection
20Z00015
Brevard Tower

From: Jonathan Harris
To: Jones, Jennifer
Subject: Rezoning of Landfill Property on Norfolk Road
Date: Monday, January 11, 2021 11:27:58 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Jones,

I am unfortunately unavailable for the meeting this afternoon due to work obligations. I'd be remiss as a member of the HOA board for the Estates at Sawgrass Lakes if I did not voice the concerns of our community about the proposed rezoning of the property on Norfolk Road leading into the Sawgrass Lakes community. Several of my neighbors have emailed you and we have signed a petition to keep this property from being rezoned and used as a boat/RV storage facility. The community overwhelmingly feels like this would be a detriment to the area in multiple ways from property values to traffic concerns to crime concerns, etc. I would like to strongly encourage you to keep the property zoning as it is currently and not approve the change for a boat/RV storage facility or any other similar facility for that matter.

Thank you for your time and consideration,

Jonathan Harris
Estates at Sawgrass Lakes HOA Secretary
3460 Watergrass Street
West Melbourne, FL 32904

Sent from my iPhone

From: dybraithwaite@gmail.com
To: [Jones, Jennifer](#)
Subject: Fwd: Rezoning of 3851 Norfolk Parkway 32904
Date: Monday, February 1, 2021 8:22:40 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Please circulate to all other commissioners as required.
Thank you.
Respectfully,
Ysmin Braithwaite

Sent from my iPhone

Begin forwarded message:

From: "D.Y Braithwaite" <dybraithwaite@gmail.com>
Date: January 28, 2021 at 7:48:14 PM EST
To: kristine.zonka@brevardfl.gov
Cc: CorporateCustomerCare@drhorton.com
Subject: Rezoning of 3851 Norfolk Parkway 32904

Good evening Mrs Zonka.

My name is Ysmin Braithwaite of 3402 Rushing Waters Dr 32904. I am a resident of the Sawgrass Lakes community, a 900+ houses development directly west of the property at 3851 Norfolk Parkway which may also have the address of 3545 Carriage Gate 32904. My family and numerous others oppose the building of a commercial RV/Boat storage facility for many reasons, including, but not limited to:

- Landfill disturbance could result in health issues for families located in close proximity to this property. The disturbance of unknown and possibly toxic content of the former, illegal landfill that makes up the underlying soil of this parcel of land. The county should be fully conversant of this situation from prior matters on record and should have adequate data to confirm this concern. We do not want to become another negative situation as captured in numerous studies being conducted regarding poor environmental conditions which resulted from dumping legal or illegal matter affecting the residents of Brevard County. The developer of this proposed storage facility talks about not disturbing the land but also of clearing numerous trees which would actually be a disturbance, if he cuts down trees the roots would eventually disintegrate and cause sink holes releasing the underlying debris or if he uproots trees this disturbance would go to extreme depths in the soil.
- Traffic and added undue pressure to the already strained traffic situation on

Norfolk Parkway, which is where the only ingress/egress point for the storage facility has been proposed. This despite data indicating that this property had an entrance off Carriage gate when dump was in effect. This property is located on the rise of the parkway resulting in blind spots for those going both east and west. These blind spots also affect those utilizing the sidewalks safely. This area of the roadway cannot be expanded unless substantial cost is injected into the needs of this proposed commercial venture which developers do not appear to want to finance. Also this location is very close to the lights leading on to Minton Road and would be detrimental to the usage of Norfolk Parkway. I might add that Pine Cove Academy is located at the west end of Norfolk Parkway and adds safety and congestion issues to this venture's location. I strongly suggest that the County Commissioners conduct a site visit to judge for themselves the risk this location has to the school, homeowners and visitors to Saw grass lakes development. This sidewalk is frequently used by young children commuting to school or exercising. Should a trailer or large rv try to exit this lot there are many factors that will make this situation impossible, 1- There is no left turn allowed due to blind spot of traffic processing either east or west direction 2-The road is extremely narrow and 3 the side walk frequently used by children. Should there be an accident or a trailer turns entering or exiting this property at 3851 Norfolk SawGrass Lakes and Pine Cove Academy would be land locked. While the developer has indicated that traffic for this proposed storage will be in the early morning or late night he has no ability to enforce this statement. I have also copied DrHorton, the developer of this SawGrass community as I am sure the status of this property at 3851 Norfolk as residential would have been a factor in their Land development application. I must add that at purchase of our home the disclosure of this property at 3851 Norfolk being a prior landfill was never made to us.

- Crime. The almost certain attraction of crime (break-ins) not only with additional unknowns in the area but also the attraction of these stored boats and rvs etc as a break in target. The developer talks about a night guard but this development is looking at a large capacity of stored boats and rvs. This is a business venture so profit making is the underlying fact which equates to minimal operational cost.
- Property values. The likely devaluation in property values due to the above mentioned concerns. This is not what was "sold" to us at purchase. I can only assume that the County and West Melbourne took this past issue of the dump into consideration prior to approving the application of DrHorton to build the SawGrass development. DrHorton as a responsible corporate member ensuring that this community would not have to be affected by any adverse issues which could affect health, value or enjoyment of the homes sold to the homeowners.
- Environmental impact. This property is already approved for a golf course which would result in limited destruction of the nesting birds, no need for uprooting trees, acceptable traffic and support the communities instead of adding negative factors.

Thank you for your time and hope at this level of the request for rezoning of this property our concerns would be seriously considered in line with our rights of ownership, history of this property and being part of this county.

Respectfully,

Ysmin Braithwaite

From: [Steven Farris](#)
To: [Zonka, Kristine](#)
Cc: [Jones, Jennifer](#)
Subject: RV/Boat storage facility in Sawgrass Lakes
Date: Monday, February 1, 2021 8:41:03 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good evening Commissioner Zonka,

Recently moved from California to this lovely place. My son and I frequently ride our bikes up and down Norfolk Parkway daily.

The entrance to this proposed RV/Boat storage is incredibly narrow and I foresee difficulties for larger vehicles making into the premises without crossing the yellow lines of on-coming traffic.

To be openly honest, my fear is that this zoning gets passed and they start construction, and down the line they sale the property off for something else entirely.

Many families have moved from all parts of the country and just want a family oriented not intrusive place to live. Creating more traffic, eye sores, and potential traffic violations kind of goes against many of the residents desires to move here.

Please don't approve this zoning.

Respectfully,
Steven

--
Steven Farris
Northrop Grumman
Principal Electronics Engineer
(O) 321-586-8384 (C)949-547-7163

"Success is walking from failure to failure with no loss of enthusiasm." - Winston Churchill

From: Steve Brightwell
To: Zonka, Kristine; Jones, Jennifer
Subject: RV/Boat Storage near Sawgrass Lakes
Date: Tuesday, February 2, 2021 6:40:32 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Ladies,

Good morning! It has come to our attention in recent week's that there are plans for an RV storage facility near the entrance of our neighborhood. We are opposed to this construction!

There are several reasons that we and all of the residents of Sawgrass Lakes are opposed to such an undertaking:

- Please consider the environmental implications from disturbing a capped illegal landfill. There is no way to know what may be disturbed during construction. What construction project that you know of has gone completely as planned?
- The traffic in the vicinity, especially at the location of this proposed facility is horrendous! Any type of commercial facility at that location would not only make traffic more of an issue, it is a safety issue. There is currently only one way in and out of this community. That alone should be investigated, but when you add any type of commercial congestion along with residential congestion, you would be exacerbating an already challenging situation.
- The residents of this community chose this community and location for the perceived qualities of the community, not the least of which was the natural beauty of what is here. This project would severely diminish that quality.

Please consider these facts when the time comes to vote on this measure.

Thank you for your consideration in this matter.

Regards,

Steve & Christina Brightwell
820 Fiddleleaf Circle
West Melbourne, FL 32904

From: [Elizabeth Schneider](#)
To: [Jones, Jennifer](#)
Subject: RV/Boat Storage Facility at Sawgrass Lakes
Date: Tuesday, February 2, 2021 10:45:48 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Commissioner ,

I am writing to you today as a very concerned resident of Sawgrass Lakes in West Melbourne. As you are aware , a RV /Boat storage facility wants to build on top of a hill that's a known dump right at our entrance. Besides the RV/Boat storage facility ruining the scenic nature and beauty , the repercussions of building on top of an

Illegal landfill is just too much to be remotely comfortable with. Who knows what is actually buried there ? What if poison containment's gets into our drinking water ? What if all this caused cancer to the residents ?

I am informing you that I am very much against the RV/Boat Storage facility .

Thank you for your attention in this matter

Elizabeth Schneider

Sawgrass Lakes resident

From: Kelley Maynard
To: Jones, Jennifer
Subject: Opposed to zoning change on Norfolk Pkwy
Date: Tuesday, February 2, 2021 11:05:22 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Ms. Jones. I am writing to voice my concerns regarding the rezoning of the property on Norfolk Parkway. I am against this rezoning because it will allow for a large RV/boat storage facility at the beginning of the Sawgrass Lakes neighborhood where my family lives. This property is not conducive to an RV storage for multiple reasons including the following:

1. It is located at the top of a hill that has limited visibility and turn radius which will be very dangerous for large RVs and boats to turn out of and potentially deadly for our neighbors.
2. Sawgrass is a large residential neighborhood with over 900 families. The sidewalks on Norfolk Parkway are heavily used by neighbors with many walking, running and biking. An RV storage entrance would be a danger to people using sidewalks for exercise.
3. Norfolk Road is already overused due to the school also located at the end of Norfolk. This is a one way in/one way out road and cannot handle a 300+ RV storage to be added to our already heavy traffic.
4. This property is the home of an illegal landfill and the earth should not be disturbed to let potential toxins into our neighborhood. It should be left alone as is.
5. The storage facility has the potential of bringing unwanted crime to the area.
6. Light pollution from the storage facility would ruin the neighborhood at night affecting many people's property. This should remain a residential area and not a commercial zone.

Unfortunately my family will not be able to attend the meeting in person due to covid quarantine.

Please do not change the zoning on this property.

Thank you for your attention to this matter,
Sincerely,
Kelley and Ryan Maynard
3840 Watergrass Street
West Melbourne, FL 32904

From: Daniela Farris
To: Zonka, Kristine; Jones, Jennifer
Subject: RV/Boat Storage Facility in front of Sawgrass Lakes
Date: Tuesday, February 2, 2021 5:26:58 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Daniela Farris and my family and I reside in the neighborhood of Sawgrass Lakes. I strongly believe that re-zoning the area in front of our community to allow a boat storage facility is a very poor choice. I have many concerns regarding this development.

One obvious concern is how it may affect our property values. The property values in Sawgrass Lakes are quite a bit above the average for 32904. I do believe that having an unattractive boat storage facility located directly in front of our homes may lower our values. This facility would be directly across a pond from some of the homes with the highest values within our community. This could lead to foreclosures, short sales and of course, lower taxes being paid to the city if our values depreciate. While you may see this facility as a potential source of tax revenue, will it even be worth it if ALL of the homes in our large community have lower taxes??

I also worry about this storage facility bringing trespassers and unsavory people into our quiet, family friendly neighborhood. As of now, you do not have any reason to head down Norfolk Pkwy unless you're going to Sawgrass Lakes or to Pineapple Cove Academy. I am again concerned about an increase in criminal activity in this community. Please consider the safety of residents and how this would be a burden on our police department and once again may cause a decrease in our property values.

Another huge concern I have is the entrance to said storage facility. Norfolk Pkwy leading to Shallow Creek is the ONLY way to enter or exit our community. As it is, there is already too much congestion on these roads. The current entrance to the property in question is very narrow and not ideal for boats and RVs. Should there be an accident entering the storage facility blocking Norfolk Pkwy you would be leaving a huge number of residents locked in and emergency vehicles locked out. This would be incredibly frustrating and potentially very dangerous.

I am also extremely concerned about the potential health hazard of building on this land. As a known dumping site, I am HIGHLY concerned about potential excavation and building on this land. Do you want an environmental hazard on your hands?? We live in a neighborhood filled with families, pregnant mothers, children and elderly, does it seem like a good idea to dig on a hazardous waste site SO close to our homes??

Please consider what I, and many other residents have shared with you. The benefits DO NOT outweigh the risks in allowing this re-zoning.

Thank you for your time,

Daniela Farris

From: Ramki Tirur
To: Zonka, Kristine; Jones, Jennifer
Subject: Letter to address Sawgrass residents complaints on RV storage development near Sawgrass community off of Minton street
Date: Tuesday, February 2, 2021 5:30:56 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Date: 3rd February 2021

► **Ms. Kristine Zonka**
Ms. Jennifer Jones

4524 Caladium Circle
West Melbourne, FL-32904
Phone: 508-904-5614
508-308-4561

Email address: Kristine.zonka@brevardfl.gov
Jennifer.jones@brevardfl.gov

Email address: rtirur@gmail.com
utirur@yahoo.com

My name is Ramki Tirur and myself and my wife Usha Tirur are residents of Savannah's, a 55+ community located within the Sawgrass development in the city of West Melbourne. Both of us retired from our respective jobs in 2017 from the Boston area where we spent all our career lives and moved to the beautiful Brevard county in the sunny Florida in April of 2017. I am a Mechanical engineer with a master's degree in Mechanical engineering from Villanova University and have worked and retired from my management position from a Biotechnological company in the greater Boston area. Likewise, my wife retired from the IT industry after holding senior management positions in IT departments in the greater Boston area.

The recent news of a developer purchasing the piece of land that is located adjacent to our community to build an RV storage facility is extremely disheartening. As we know, a piece of commercial land used to conduct this type of business next to a beautifully developed residential property will certainly bring down the value of our community. At the same time this will bring in undesirable elements around that area which will not only change the aesthetic beauty of the community and surroundings areas but also will create an unsafe and potentially dangerous atmosphere to the residents living around that area.

Additionally, I strongly believe that, as this area has several water ponds that are connected underground, any type of dump area from the RV storage facility is sure to destroy the quality of water posing potential health hazards.

We are aware that there is a meeting scheduled on the 4th of February 2021 with the town to discuss these issues with the county officials and the residents. As both myself and my wife are not able to attend this meeting as we are travelling, we kindly request you to treat this letter as our grievance on this issue and help us residents to maintain our community a pleasant place for our living by rejecting this rezoning effort.

Your help and co-operation on this will be greatly appreciated.

Yours' sincerely

Signed RT & UT

Mr. Ramki R. Tirur

Mrs. Usha R. Tirur

From: Elbert Schaffert
To: Jones, Jennifer
Subject: RV/Boat storage
Date: Wednesday, February 3, 2021 9:50:27 AM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Jennifer -

I'm very concerned with the proposed RV/Boat storage that is planned on Norfolk parkway.

That will bring so much undesirable elements and issues to all the residents here in Sawgrass. This is a prime location and it should be used for things that would bring value to our properties, and I feel a storage unit will only bring values down.

Please help us, all the residents at Sawgrass, maintain our property values and keep this a desirable family neighborhood.

Thanks,
Elbert
321-501-9686

From: Deon Harkey
To: Jones, Jennifer
Subject: Against the rezoning of property east of Sawgrass Lakes Community
Date: Wednesday, February 3, 2021 12:48:24 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Ms Jones

My husband and I, my daughter, her husband and young boys are all residents of Sawgrass Lakes Community. **YOU** are our representative, **OUR VOICE**, for this issue that is before the county commissioners at the Feb 4th meeting. I am very fearful of the potential dangers of having this "illegal" landfill being built upon and exposing this community to who knows what. ANY disruption to this landfill is problematic! I keep hearing people say..."oh something worse could be built there" or "they have every right to do with the land what they want". I agree, those that own land should be able to do that. I feel this is a circumstance that needs some very serious consideration since it is land that has been a landfill and many dangerous chemicals, batteries, tires, who knows what have been deposited into it can be very dangerous if disturbed and used. Who is to say in 15-20 years our young children who live here are sick with some sort of cancer or worse....all coming from this property! **ARE YOU WILLING TO LIVE WITH THAT ???** It has happened here in Brevard before. I understand that the county has spent at least \$500,000 to this owner for loss of services and to meet EPA requirements for clean up, but we as the residents of Sawgrass have not seen this. When was it done? It has yet to be proven that this site is safe!! This danger is our most concerning. We also are concerned about our property values....therefore the county tax revenue...of our homes in this community. We personally back up to this property on the other side of the lake. Taking away most of the trees....and the birds that nest there every night...is shameful! So much land and trees should not be taken if this unfortunately moves forward.

i know you have received multiple emails on this issue. As a mother, grandmother, citizen of this county, and proud owner of a residence in Sawgrass Lakes I implore you to take our concerns very seriously and have us feel like **WE** have **A VOICE** to consider in this issue.

PUT YOURSELF IN OUR SITUATION AND WHAT WOULD YOU WANT FOR YOUR FAMILY?

Thank you for your service to our county and hearing us out.

Sincerely,
Marilyn and Deon Harkey
3421 Watergrass Street

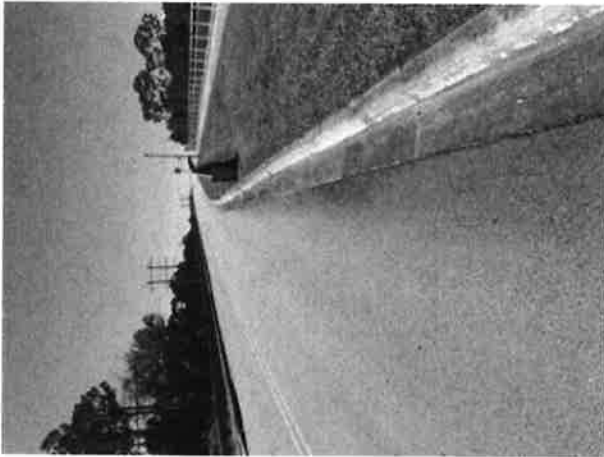
From: dybraithwaite@gmail.com
To: Zonka, Kristine; Jones, Jennifer
Subject: Rezoning of 3851 Norfolk Parkway 32904
Date: Wednesday, February 3, 2021 3:21:08 PM

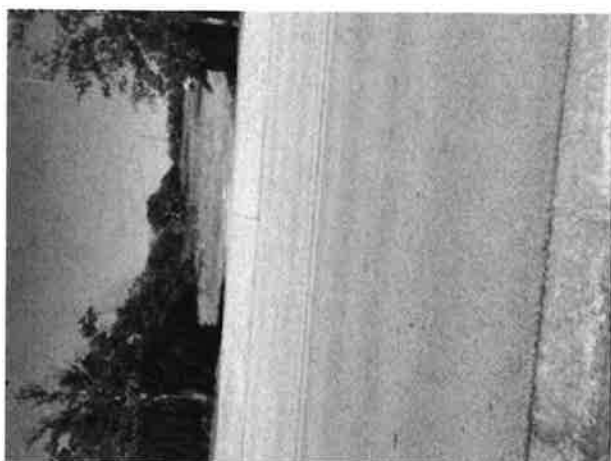
[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good day ladies,

Reference is made to my email of January 28th 2021 also forwarded to Ms. Jones on February 1st 2021 in which I listed serious concerns with the proposed Boat/ RV Storage facility at the location utilizing Norfolk Parkway as the official entry for this facility.

In this regard I took some photos to highlight the risk and limited roadway to accommodate this venture. Also note the double yellow line restricting a left turn out of this property. The picture with white truck is in front of entrance to proposed storage, please note how limited the roadway is to accommodate a trailer if they illegally try to do a left turn, such an action could cause an accident or overturned vehicle and land lock the Pine Cove Academy and 900 residents of SawGrass Lakes. I also took photos to reflect the inability to expand roadway due to drop offs on both sides.







We trust that these concerns will be seriously considered by the County Commissioners.

Respectfully,

Ysmin Braithwaite

Sent from my iPhone