



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Consent

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F.7.

11/14/2023

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### **Subject:**

Preliminary Development Plan (PDP) Amendments, Re: Fortenberry Road Apartments Planned Unit Development (PUD) Minor Amendment #1 (23PUD00003 & 22Z00062). (District 2)

### **Fiscal Impact:**

None

### **Dept/Office:**

Planning & Development

### **Requested Action:**

Staff is seeking the Board's confirmation on proposed amendments to the Fortenberry Road Apartments PUD that are not considered substantial and are within the administrative approval authority provided to the Zoning Official by Brevard County Code of Ordinances.

### **Summary Explanation and Background:**

Section 62-1448 (c) requires the Board's approval for any substantial changes which increase the density or intensity of a project, decreases the amount of buffer areas from adjacent property, or decreases the amount of common open space. However, it provides the Zoning Official the authority to approve minor (non-substantial) changes. Staff is seeking the Board's concurrence that the relocation of the Fortenberry Road Apartments PUD access from Harbor Woods Boulevard to Fortenberry Road is not a substantial change to the project and is within staff's administrative authority.

On February 2, 2023, the Board approved the PUD with the stipulation, "to allow one main access point from Harbor Woods Boulevard and one secondary access point from Fortenberry Road." However, it has been determined Harbor Woods Boulevard is not a public right-of-way. The roadway is an access easement to Harbor Woods Condominium on the County's park property. Rather than seeking an access easement from the County and a maintenance agreement for Harbor Woods Boulevard with the condominium association, the applicant is requesting to move the access to Fortenberry Road. The amended PDP depicts two direct accesses from the PUD to Fortenberry Road.

### **Clerk to the Board Instructions:**

None



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

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Kimberly.Powell@brevardclerk.us

November 15, 2023

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

**TO:** Tad Calkins, Planning and Development Director

**RE:** Item F.7., Preliminary Development Plan (PDP) Amendments for Fortenberry Road Apartments Planned Unit Development (PUD) Minor Amendment #1 (23PUD00003 and 22Z00062)

The Board of County Commissioners, in regular session on November 14, 2023, confirmed the proposed amendments to the Fortenberry Road Apartments PUD that are not considered substantial and are within the administrative approval authority provided to the Zoning Official by Brevard County Code of Ordinances.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

*for: Donna Scott*  
Kimberly Powell, Clerk to the Board

OWNERS (NOTE: FOLLOWING WILL BE OWNERS AT TIME OF FORMAL FILING):

NDA MERRITT PROJECT ZENITH, LLC  
2 S. UNIVERSITY DRIVE, SUITE 321  
PLANTATION, FL 33324

SES MERRITT PROJECT ZENITH, LLC  
2 S. UNIVERSITY DRIVE, SUITE 321  
PLANTATION, FL 33324

PARCEL TAX NUMBERS:  
PARCEL 1: 24-36-36-00-518  
PARCEL 2: 24-36-36-00-549  
PARCEL 3: 24-36-36-00-547  
PARCEL 4: 24-36-36-00-543

EXISTING ZONING - BU-1 AND BU-2  
PROPOSED ZONING - PLANNED UNIT DEVELOPMENT (PUD)  
OVERALL ACREAGE = 15.1 AC  
DWELLING UNITS = 370 DU  
COMMON OPEN SPACE = 4.45 AC

#### DEVELOPMENT REQUIREMENTS:

	REQ./ALLOWED	PROVIDED
<b>MIN. LOT SIZE</b>	10,000 SF	687,820 SF
<b>FRONT SETBACK (NORTH)</b>	25 FT	28 FT
<b>REAR SETBACK (SOUTH)</b>	99 FT	95'-0" FT
<b>SIDE SETBACK (NORTHWEST)</b>	25 FT	45'-8" FT

#### OPEN SPACE TOTALS

Common open space (includes active recreational open space) = 5.5 ac (36.25%)  
Active recreation open space: 0.5 ac x 100 du = 1.85 ac

#### OPEN SPACE BREAKDOWN

Wetland Area #1 (Common) = 2.01 ac  
Wetland Area #2 (Common) = 1.25 ac  
Amenity Area (Active) = 0.12 ac  
Park (Active) = 0.15 ac  
Green Area #1 = 0.24 ac  
Green Area #2 = 0.21 ac  
Green Area #3 = 0.47 ac

<b>BUILDING SEPARATION</b>	20-30 FT	30'-0" FT
<b>MIN. FLOOR AREA</b>	1 BR 500 SF 2 BR 750 SF 3 BR 850 SF	741 SF 907 SF 1,280 SF
<b>BUILDING HEIGHT</b>	35'-0"	60 FT

#### GENERAL NOTES

- THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
- ADDITIONAL DATA AND SUPPORTING INFORMATION IS INCLUDED ON THE ATTACHED PUD NARRATIVE INCLUDED WITH THIS PDP.
- MAINTENANCE SHALL BE RETAINED BY OWNER, CONTROL AND MAINTENANCE OF COMMON OPEN SPACE AND FACILITIES BY THE DEVELOPER.

SITE AREA TABULATIONS			
Type	Area (SF)	Area (AC)	Percent Overall
Buildings Type II Footprint (3 bldg)	47,823 sf	1.097 ac	7.3%
Buildings Type I Footprint (2 bldg)	35,220 sf	.800 ac	5.3%
Clubhouse Footprint	5,100 sf	.117 ac	0.8%
Trash Compactor Footprint	609 sf	.013 ac	0.1%
Asphalt Pavement	228,181 sf	5.280 ac	34.8%
Open space	193,842 sf	4.450 ac	29.5%
Landscape Island-Hs around bldg	147,668 sf	3.39 ac	22.5%
<b>Overall Site</b>	<b>658,443 sf</b>	<b>15.1 ac</b>	<b>100.0%</b>
FLOOR AREA TABULATIONS			
Description	GFA (SF)	GFA (AC)	
Buildings Type II	239,115 sf	5.48 ac	
Buildings Type I	176,100 sf	4.04 ac	
Clubhouse	8,500 sf	.117 ac	
Trash Compactor Footprint	609 sf	.013 ac	
<b>TOTAL</b>	<b>423,324 sf</b>	<b>9.65 ac</b>	

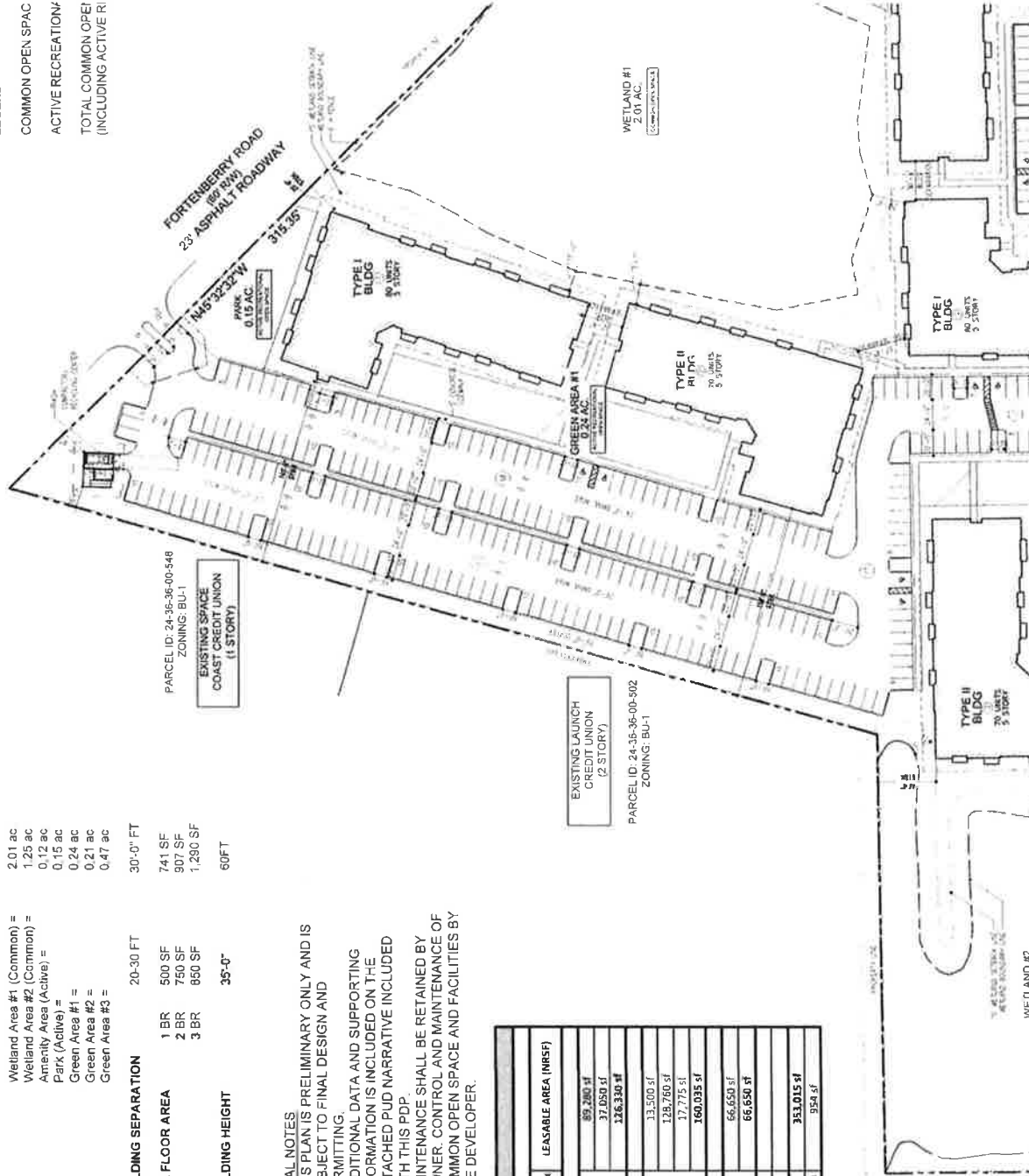
DEVELOPMENT SUMMARY - UNIT MIX					
Unit Types		Gross Area	Building Types	Total Units	% of Totals
			Type II (SF)	Type I (SF)	
180	A1	744 sf	20	30	120 units 31%
	A2	741 sf	10	10	50 units 14%
	Sub-total		30	40	170 units 46%
280	B1	900 sf	5	0	15 units 4%
	B2	1,071 sf	20	30	110 units 30%
	B3	1,185 sf	5	0	15 units 4%
	Sub-total		30	30	150 units 41%
380	D1	1,333 sf	10	10	50 units 14%
	Sub-total		10	10	50 units 14%
	# of Units/Bldg		70 units	90 units	370 units
	# of Bldgs		3 bldgs	5 bldgs	8 bldgs
Total Apart. Units			210 units	160 units	370 units
			Gross Average Unit Area		
			954 sf		

OFF-STREET PARKING		
Multifamily	# of units or SF	# Spaces
All Units @ 1.75 sp/du	370 units	648 sp
Clubhouse @ 1.0 sp per 200 SF	8,500 sf	43 sp
<b>Total Required</b>		<b>691 sp</b>
Surface (Standard)		641 sp
Clubhouse		10 sp
Surface (ADA)		13 sp
<b>Total Provided</b>		<b>664 sp</b>

REQUEST TYPE	REQUEST	CODE SECTION	REQUIRED	PROVIDED
Waiver #1	A waiver for a 1.1 ac reduction on the open space requirement	Municode Brevard County, Chapter 62, Article VI, Division 4, Subdivision V, Sec. 62-146(c)	5.50 ac	4.45 ac
Waiver #2	A waiver to allow a main access point from Harbor Woods Boulevard and a secondary access point from Fortcherry Blvd.	Municode Brevard County, Chapter 62, Article VII, Division 4, Sec. 62-252(c)(1)	3	2

#### LEGEND

COMMON OPEN SPAC  
ACTIVE RECREATION/  
TOTAL COMMON OPEN  
(INCLUDING ACTIVE RI







AERIAL VIEW FACING TOWARDS SOUTHWEST





AERIAL VIEW FACING TOWARDS SOUTHEAST





## 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:** Jeffrey Ball, AICP, Planning and Zoning Manager, Planning and Development 

**THRU:** Tad Calkins, Director, Planning and Development 

**Cc:** Frank Abbate, County Manager  
John Denninghoff, P.E., Assistant County Manager

**DATE:** January 19 2023

**SUBJECT:** Agenda Item: H8, NDA Merritt Project Zenith, LLC and SES Merritt Project Zenith, LLC BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing and Wholesale Commercial) with BDPs to PUD (Planned Unit Development) with removal of BDPs and a CUP for Commercial Entertainment and Amusement Enterprises Submittal (22Z00062) for the February 2, 2023, Meeting Agenda

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During the Planning and Zoning meeting on January 9, 2023 the applicant provided staff a revised Preliminary Development Plan (PDP) requesting two additional waivers to include for consideration:

Sec. 62-1446(c); Minimum common recreation and open space. A portion of the gross site acreage shall be delineated as tracts for common recreation and open space to be weighted based upon the mixture of residential uses in the PUD according to the following schedule: Multi-family at 25% and Regardless of the above, common recreation open space shall be provided at a minimum rate of 1.5 acres per 100 residential units, regardless of type. Required open space may be satisfied by either active recreation or passive recreation open space, as defined in Sec. 62-1102. The applicant is requesting to reduce the open space to 4.4 acres from 5.5 acres.

Sec. 62-2957c(1); Access Management; Code requires 350 dwelling units and up requires three access points. The applicant is requesting to reduce the number of access points from three to two. This waiver is only for the number of access points. Specific design elements will be addressed as part of the site plan review process.

Public Works Engineering has reviewed the Transportation Impact Analysis (TIA). Comments were forwarded to the applicant to be addressed at site plan. A copy of the comments are included in the Board packet.

On January 9, 2023, the Planning & Zoning Board heard the request and recommended approval of the zoning change to PUD, removing the two existing BDP's, and with the proposed 7 conditions, and an added 8th condition of one access to be provided on Harbor Woods Drive and one access to be provided on Fortenberry Road.

### For Board Consideration

The Board may wish to consider these two additional waivers and whether the PUD request is consistent with the Comprehensive Plan and compatible with the surrounding area.

On motion by Commissioner Goodson, seconded by Commissioner Zonka, the following resolution was adopted by a unanimous vote:

**WHEREAS, NDA Merritt Project Zenith, LLC; and SES Merritt Project Zenith, LLC,** have requested a change of zoning classification from BU-1 (General Retail Commercial) and BU-2 (Retail, Warehousing, and Wholesale Commercial), with two existing BDP's (Binding Development Plan), to PUD (Planned Unit Development), with waivers, and removal of two existing BDP's, on property described as: See attached; and

**WHEREAS,** a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved with an added 8<sup>th</sup> condition of one access on Fortenberry Road and one access on Harbor Woods Boulevard; and

**WHEREAS,** the Board, after considering said application and the Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended with the following two waivers and eight conditions: 1.) A waiver from Section 62-1446(c), to allow a 1.1-acre reduction to open space. Required open space may be satisfied by either active recreation or passive recreation open space, as defined in Section 62-1102; 2.) A waiver from Section 62-2957(c)(1), to allow a reduction of the number of access points from three to two. Conditions: 1.) Prior to site plan approval, the applicant shall demonstrate the site has the ability to use the alum pond/regional stormwater system. Should the site not be able to use said pond, site shall be redesigned to accommodate on-site retention, as required by the Code of Ordinances of Brevard County, Section 62-3751, Exhibit A - Stormwater Management Criteria as well as the St. Johns River Water Management District; 2.) Prior to site plan approval, the applicant shall depict three entrances connected to the county roadway system on the PDP, as required per Sec. 62-2957(c)(1), if the waiver is not granted; 3.) If the waiver is not approved, the applicant shall depict a minimum of 5.55 acres of Common Recreation Open Space on the approved site plan, as required per Sec. 62-1446(c) and meeting the definitions in Sec. 62-1102; 4.) Prior to site plan approval, applicant to provide a traffic study demonstrating any necessary roadway improvements based on anticipated traffic volumes; 5.) All design elements shown on the PDP require conformance with Brevard County code and requires permits; 6.) Provide an updated PDP depicting the correct waivers granted; 7.) Should any of the aforementioned redesign be deemed a substantial change by the zoning official, a PDP Amendment would require Board Approval; and 8.) To allow one main access point from Harbor Woods Blvd., and one secondary access point from Fortenberry Rd.; now therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from BU-1 and BU-2, with two existing BDP's, to PUD, with waivers, and removal of two existing BDP's, be approved as recommended, with the following two waivers and eight conditions: 1.) A waiver from Section 62-1446(c), to allow a 1.1-acre reduction to open space. Required open space may be satisfied by either active recreation or passive recreation open space, as defined in Section 62-1102; 2.) A waiver from Section 62-2957(c)(1), to allow a reduction of the number of access points from three to two. Conditions: 1.) Prior to site plan approval, the applicant shall demonstrate the site has the ability to use the alum pond/regional stormwater system. Should the site not be able to use said pond, site shall be redesigned to accommodate on-site retention, as required by the Code of Ordinances of Brevard County, Section 62-3751, Exhibit A - Stormwater Management Criteria as well as the St. Johns River Water Management District; 2.) Prior to site plan approval, the applicant shall depict three entrances connected to the county roadway system on the PDP, as required per Sec. 62-2957(c)(1), if the waiver is not granted; 3.) If the waiver is not approved, the applicant shall depict a minimum of 5.55 acres of Common Recreation Open

Space on the approved site plan, as required per Sec. 62-1446(c) and meeting the definitions in Sec. 62-1102; 4.) Prior to site plan approval, applicant to provide a traffic study demonstrating any necessary roadway improvements based on anticipated traffic volumes; 5.) All design elements shown on the PDP require conformance with Brevard County code and requires permits; 6.) Provide an updated PDP depicting the correct waivers granted; 7.) Should any of the aforementioned redesign be deemed a substantial change by the zoning official, a PDP Amendment would require Board Approval; and 8.) To allow one main access point from Harbor Woods Blvd., and one secondary access point from Fortenberry Rd. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

**BE IT FURTHER RESOLVED** that this resolution shall become effective as of February 2, 2023.

BOARD OF COUNTY COMMISSIONERS  
Brevard County, Florida



Rita Pritchett, Chair  
Brevard County Commission  
As approved by the Board on February 2, 2023.

ATTEST:



RACHEL SADOFF, CLERK

(SEAL)

P&Z Board Hearing – January 9, 2023

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**



**22Z00062 (cont.)**  
**Legal Description:**

Parcel 1: A portion of Section 06, Township 24S, Range 36E, Brevard County, Florida, being a portion of the lands described in ORB 1450, Page 218, ORB 2304, Page 896, ORB 1187, Page 832, and ORB 2302, Pages 908 & 914, all of the Public Records of Brevard County, Florida, as follows: Commence at the SW corner of said Section 36, Township 24S, Range 36E; thence run N00deg33'33"W, along the west line of said Section 36 for a distance of 1,312.75 ft. to a point on the south line of the north 14 ft. of the SW ¼ of the SW ¼ of said Section 36 and the SW corner of said ORB 1450, Page 218; thence run N09deg09'48"E, along said south line for a distance of 25 ft. to the point of beginning; thence run N00deg33'33"W, a distance of 25 ft. from and parallel to the west line of said Section 36 for distance of 314 ft. to the north line of said ORB 150, Page 218, and the north line of the south 300 ft. of the NW ¼ of the SW ¼ of said Section 36; thence run N09deg09'48"E, along said north line for a distance of 885.48 ft.; thence run N27deg58'04"E, along the northwesterly line of said ORB 1450, Page 218, for a distance of 254.11 ft. to a point on the southerly right-of-way of Fortenberry Ave., a 60-ft. right-of-way, and the northerly line of said ORB 1450, Page 218, said point also being on a curve to the left having a radius of 602.96 ft. and a radial bearing of N27deg56'04"E; thence run southeasterly along said right-of-way and arc of curve for a distance of 173.05 ft. through a central angle of 16deg26'37"; thence run S12deg46'26"W, for a distance of 65 ft.; thence run S00deg34'07"E, 15 ft. from and parallel to the west line of the east 126 ft. of the SW ¼ of said Section 36, for a distance of 399.55 ft.; thence run S37deg12'06"W, for a distance of 35.61 ft. to a point on the south line of said ORB 2304, Page 896 and the south line of said north 14 ft. to the SW ¼ of the SW ¼ of Section 36; thence run S89deg09'48"W, along said south line 14 ft. from and parallel to the north line of the SW ¼ of the SW ¼ of said Section 36 for a distance of 695 ft. to the south line of said ORB 1450, Page 218; thence continue S89deg09'48"W, along the south line of ORB 1450, Page 218 and the south line of said north 14 ft. of the SW ¼ of the SW ¼ of Section 36, for a distance of 425 ft. to the point of beginning. Parcel 2: A parcel of land lying in Section 36, Township 24S, Range 36E, Tallahassee Base Meridian, Brevard County, Florida, more fully described as follows: Commence at the intersection of the south right-of-way of Fortenberry Rd. and the east right-of-way line of Plumosa Ave.; thence run S00deg34'14"E, along said east right-of-way line, a distance of 917.98 ft.; thence run N89deg09'02"E, a distance of 650.87 ft.; thence run N15deg54'22"E, a distance of 267.97 ft. to the point on the aforementioned south right-of-way line of Fortenberry Rd.; thence run S45deg32'32"E, along said south right-of-way line, a distance of 25.05 ft.; thence run S15deg54'22"W, a distance of 250 ft. to the point of beginning of this description containing 0.13 acres, more or less; and being subject to any easements and/or right-of-way of record. Parcel 3: A parcel of land lying in Section 36, Township 24S, Range 36E, Brevard County, Florida, being more particularly described as follows: Commence at the intersection of the southerly right-of-way line of Fortenberry Rd. and the easterly right-of-way line of Plumosa Ave.; thence run S00deg34'14"E, along said easterly right-of-way line, a distance of 917.98 ft.; thence run N89deg09'02"E, a distance of 336.14 ft. to the point of beginning of the lands hereon described; thence run N15deg54'22"E, a distance of 692.39 ft. to a point on said southerly right-of-way line of Fortenberry Rd.; thence run S45deg32'32"E, along said southerly right-of-way line, a distance of 315.35 ft.; thence run S15deg54'22"W, a distance of 267.97 ft.; thence run S74deg05'38"E, a distance of 22 ft.; thence run S15deg54'22"W, a distance of 189.68 ft.; thence run S89deg09'02"W, a distance of 312.26 ft. to the point of beginning. Parcel 4: A parcel of land lying in Section 36, Township 24S, Range 36E, Tallahassee Base Meridian, Brevard County, Florida, more fully described as follows: Commence at the intersection of the south right-of-way line of Fortenberry Rd. and the east right-of-way line of Plumosa Ave.; thence run S00deg34'14", along said east right-of-way line, a distance of 917.98 ft.; thence run N89deg09'02"E, a distance of 650.67 ft. to the point of beginning; thence run N15deg54'22"E, a distance of 439.68 ft. to a point on the aforementioned south right-of-way line of Fortenberry Rd.; thence run S45deg32'32"E, along said south right-of-way line, a distance of 129.86 ft.; thence run S14deg09'12", a distance of 340.28 ft.; thence run S89deg09'02"W, a distance of 130

**22Z00062**

**Legal Description (cont.):**

ft. to the point of beginning; and a parcel of land lying in Section 36, Township 24S, Range 36 E, Tallahassee Base Meridian, Brevard County, Florida, more fully described as follows: Commence at the intersection of the south right-of-way line of Fortenberry Rd. and the east right-of-way line of Plumosa Ave.; thence run S00deg34'14", a distance of 917.98 ft.; thence run N89deg09'02"E, a distance of 780.67 ft. to the point of beginning; thence run N14deg09'12"E, a distance of 340.28 ft. to a point on the aforementioned south right-of-way line of Fortenberry Rd.; thence run S45deg32'32"E, along said south right-of-way line, a distance of 202 ft. to the point of curvature of a 602.96-ft. radius circular curve concave to the northeast; thence along an arc of said curve and said south right-of-way line, through a central angle of 16deg29'34", an arc distance of 173.56 ft.; thence run S27deg56'19"W, a distance of 254.45 ft.; thence run S89deg09'02"W, a distance of 105 ft. to the point of beginning. 15.11 +/- acres, located on the southwest corner of Fortenberry Rd. and Harbour Woods Blvd. (No assigned address. In the Merritt Island area.)



OWNERS (NOTE: FOLLOWING WILL BE OWNERS AT TIME OF FORMAL FILING):

NDA MERRITT PROJECT ZENITH, LLC  
2 S. UNIVERSITY DRIVE, SUITE 321  
PLANTATION, FL 33324  
  
SES MERRITT PROJECT ZENITH, LLC  
2 S. UNIVERSITY DRIVE, SUITE 321  
PLANTATION, FL 33324

PARCEL TAX NUMBERS:  
PARCEL 1: 24-36-36-00-518  
PARCEL 2: 24-36-36-00-549  
PARCEL 3: 24-36-36-00-547  
PARCEL 4: 24-36-36-00-543

EXISTING ZONING - BU-1 AND BU-2  
PROPOSED ZONING - PLANNED UNIT DEVELOPMENT (PUD)  
OVERALL ACREAGE = 15.1 AC  
DWELLING UNITS = 370 DU  
COMMON OPEN SPACE = 4.57 AC

1. This Plan is preliminary only and is subject to final design and permitting.
2. Additional Data and supporting information is included on the attached PUD narrative included with this PDP.

SITE AREA TABULATIONS			
Type	Area (SF)	Area (AC)	Percent Overall
Buildings Type II Footprint (2 bldg)	47,892 sf	1.099 ac	7.3%
Buildings Type I Footprint (2 bldg)	35,554 sf	.816 ac	5.4%
Clubhouse Footprint	6,535 sf	.150 ac	1.0%
Trash Compactor Footprint	609 sf	.013 ac	0.1%
Asphalt Pavement	212,364 sf	4.875 ac	32.3%
Open Space	199,069 sf	4.570 ac	30.3%
Landscape Islands & around bldg	155,797 sf	3.577 ac	23.7%
Overall Site	657,820 sf	15.1 ac	100.0%
FLOOR AREA TABULATIONS			
Description	GFA (SF)	GFA (AC)	
Buildings Type II	237,900 sf	5.461 ac	
Buildings Type I	175,930 sf	4.038 ac	
Clubhouse	11,947 sf	.274 ac	
Trash Compactor Footprint	609 sf	.013 ac	
TOTAL	426,386 sf	9.786 ac	
COMPUTED FAR: 0.65			

DEVELOPMENT SUMMARY - UNIT MIX					
Unit Types	Gross Area	Building Types		Total Units	% of Totals
		Type I (SF)	Type II (SF)		
1BD					
A1	732 sf	20	127 units	23%	
A2	741 sf	10	50 units	14%	43%
Sub-total		30	177 units	46%	
2BD					
B1	492 sf	5	15 units	4%	
B2	1,104 sf	15	75 units	20%	
B7A	2,116 sf	5	45 units	12%	47%
B3	1,194 sf	5	35 units	4%	
Sub-total		30	150 units	41%	
3BD					
C1	1,351 sf	10	50 units	14%	15%
Sub-total		10	50 units	14%	
# of Units/Block		70 units	370 units		
# of Blocks		3 Blocks	2 Blocks		
Total Apartments		210 units	160 units	370 units	100%
Gross Average Unit Area					768 sf

OFF-STREET PARKING			
Multi-family	# of units or SF	# Spaces	
All Units @ 1.75 sp/du	370 units	648 sp	
Clubhouse @ 1.0 sp per 200 SF	11,947 sf	60 sp	
Total Required		708 sp	
Surface (Standard)		600 sp	
Surface (ADA)		10 sp	
Surface (Shared)		412 sp	
Clubhouse (Standard)		71 sp	
Clubhouse (ADA)		1 sp	
Clubhouse (Shared)		35 sp	
Total Provided		1129 sp	
After 100 provided full spaces meet ADA Standards for Accessible Design 1.75 sp/du			

## DEVELOPMENT REQUIREMENTS:

MIN. LOT SIZE	REQ./ALLOWED	PROVIDED
FRONT SETBACK (NORTH)	10,000 SF	657,820 SF
REAR SETBACK (SOUTH)	25 FT	25 FT
SIDE SETBACK (NORTHWEST)	99 FT	95'-0" FT
	25 FT	92'-10" FT

## OPEN SPACE TOTALS

Common open space (includes active recreational open space)	5.5 ac (36.42%)	4.57 ac
Active recreation open space: 0.5 ac x 100 dus =	1.85 ac	1.31 ac

## OPEN SPACE BREAKDOWN

Wetland Area #1 (Common) =	2.01 ac
Wetland Area #2 (Common) =	1.25 ac
Amenity Area (Active) =	0.27 ac
Park (Active) =	0.14 ac
Green Area #1 =	0.24 ac
Green Area #2 =	0.11 ac
Green Area #3 =	0.15 ac
Green Area #4 =	0.40 ac

BUILDING SEPARATION	20-30 FT	30'-0" FT
MIN. FLOOR AREA	1 BR 500 SF 2 BR 750 SF 3 BR 850 SF	732 SF 992 SF 1,351 SF
BUILDING HEIGHT	35'-0"	60 FT

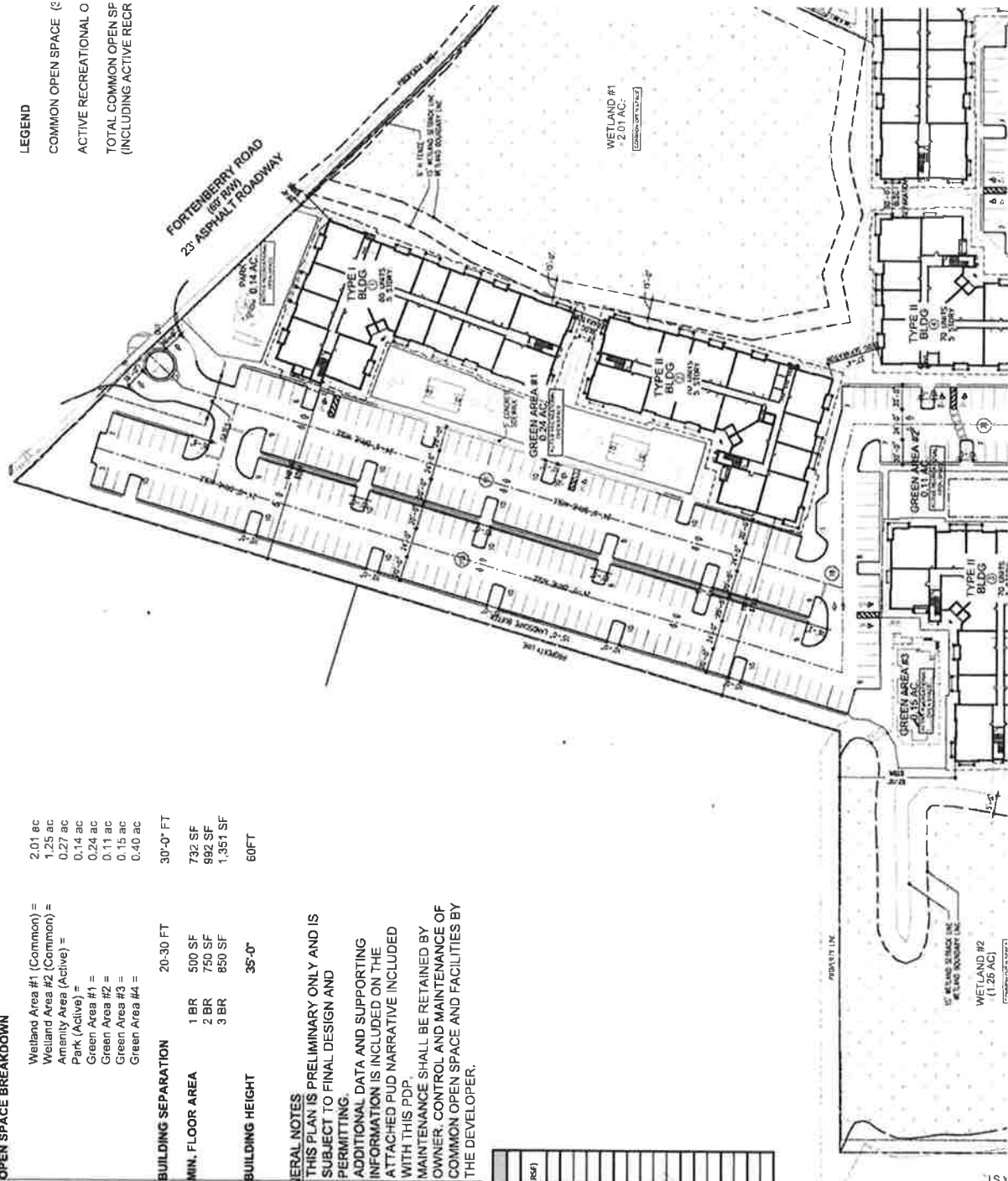
## GENERAL NOTES

1. THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
2. ADDITIONAL DATA AND SUPPORTING INFORMATION IS INCLUDED ON THE ATTACHED PUD NARRATIVE INCLUDED WITH THIS PDP.
3. MAINTENANCE SHALL BE RETAINED BY OWNER, CONTROL AND MAINTENANCE OF COMMON OPEN SPACE AND FACILITIES BY THE DEVELOPER.

REQUEST TYPE	REQUEST	CORE SECTION	REQUIRED	PROVIDED
Waiver #1	A waiver for a 0.9% ac reduction on the open space requirement.	Multistore Brevard County, Chapter 62, Article VI, Division 4, Subchapter 1, Sec. 62.28(5)(a)	5.50 ac	4.57 ac
Waiver #2	A waiver to allow 1 more street pole, and 1 secondary access point from Fortenberry Road	Chapter 62, Article VI, Division 4, Subchapter 1, Sec. 62.28(5)(b)	3	2

## LEGEND

COMMON OPEN SPACE (C)  
ACTIVE RECREATIONAL O  
TOTAL COMMON OPEN SP  
(INCLUDING ACTIVE RECR





BOARD OF COUNTY COMMISSIONERS

**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 # 23 Pu000003

Existing FLU: Community Commercial Existing Zoning: PUD

Proposed FLU: Community Commercial Proposed Zoning: PUD

**PROPERTY OWNER INFORMATION**

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

Paul D'Arelli  
Name(s) NDA Merritt project Zenith, LLC; SES Merritt Project Zenith, LLC  
Company

25 University Dr, STE 321  
Street Plantation FL 33324  
City State Zip Code

pdarelli@ndadvisors.com  
Email 954-647-1363  
Phone Cell

**APPLICANT INFORMATION IF DIFFERENT FROM OWNER:**

☒ Attorney (Kim Rezanka - Woodfield Counsel) ☐ Agent ☒ Contract Purchaser (Ross Abramson) ☐ Other

Kimberly Rezanka  
Name(s) Lacey Lyons Rezanka  
Company

1290 Hwy US 1, Ste. 103  
Street Rockledge FL 32955  
City State Zip Code

KRezanka@LLR.law  
Email 321-608-0892  
Phone Cell



## APPLICATION NAME

- ☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 50 acres)
- ☐ Small Scale Comprehensive Plan Amendment (CP) (less than 50 acres)
- ☐ Text Amendment (CP): Element \_\_\_\_\_
- ☐ Other Amendment (CP): Name \_\_\_\_\_
- ☐ 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) (building permits will not be approved until 30 days after the date the order is signed)
- ☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- ☐ Administrative Approval of Flag Lot or Easement
- ☐ Administrative Approval of On-Premises Consumption of Alcoholic Beverages for Restaurants / Snack Bars
- ☒ Other Action: Name Fortenberry Rd Apts PUD Minor Amendment - Non-substantial change request - staff administrative authority verification for amended access

Acreage of Request: 15.1

### Reason for Request:

County Commission adopted Resolution 22Z00062, approved a PDP for Fortenberry Road Apartments PUD, with eight conditions. Condition eight is "to allow one main access point from Harbor Woods Blvd.. and one secondary access point from Fortenberry Road." This Minor Amendment is to change condition eight to allow two access points from Fortenberry Road. This is necessary because Harbor Woods Blvd. is not a public right-of-way, but is an easement access in favor of Harbor Woods Condominium.

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.
- ☐ For Variances, I understand that building permits will not be approved until 30 days after the date the order is signed, in order to comply with the appeal procedure.
- ☒ 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.

Kimberly B. Rysanaka  
Signature of Property Owner or  
Authorized Representative

11/7/2023  
Date

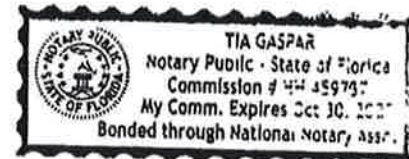
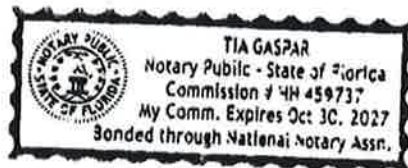
State of Florida

County of Brevard

Subscribed and sworn before me, by ☒ physical presence or \_\_\_\_\_ online notarization,  
this 7<sup>th</sup> day of, November, 2023, personally appeared  
\_\_\_\_\_, who is personally known to me or produced  
\_\_\_\_\_ as identification, and who did / did not take an oath.

Tia Gaspar  
Notary Public Signature

Seal





**Office Use Only:**

Accela No. 22PUD00003 Fee: \$277 Date Filed: 11/07/23 District No. 2

Tax Account No. (list all that apply) 2428002, 242843, 2428161, 2428157

Parcel I.D. No.

24.36.36.00.518, 24.36.36.00.519, 24.36.36.00.547  
24.36.36.00.543

Twp Rng Sec Sub Block Lot/Parcel

Planner: William Sign Issued to: \_\_\_\_\_ Notification Radius: \_\_\_\_\_

**MEETINGS**

**DATE**

**TIME**

P&Z

\_\_\_\_\_

\_\_\_\_\_

PSJ Board

\_\_\_\_\_

\_\_\_\_\_

NMI Board

\_\_\_\_\_

\_\_\_\_\_

LPA

\_\_\_\_\_

\_\_\_\_\_

BOA

\_\_\_\_\_

\_\_\_\_\_

BCC

\_\_\_\_\_

\_\_\_\_\_

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?

Yes

No

If yes, list \_\_\_\_\_

Location of subject property:

South side of Fortenberry Road, east of Harborwoods Blvd.

Description of Request:

Minor PUD amendment. BOCC approved 22200062 w/ 8 conditions. Request is to condition 8 to allow two access points on Fortenberry Rd, eliminating Harbor Woods Blvd access.

This Instrument Prepared by:

Bradley F. White, Esq.  
WhiteBird, PLLC  
2101 Waverly Place  
Suite 100  
Melbourne, FL 32901

After Recording Return to:

NDA Merritt Project Zenith, LLC  
2 South University Drive  
Suite 321  
Plantation, FL 33324

Parcel Identification No. 24-36-36-00-547  
Parcel Identification No. 24-36-36-00-549  
Actual Consideration: 1,490,000.00

RECORDED ELECTRONICALLY

ID # 2022214134  
County Brevard  
Date 8/30/22 Time 3:01pm  
Book 9600 Page 1528

(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this 30th day of August, 2022 between KEW, L.L.C., a Florida limited liability company LLC, a Florida Limited Liability Company, whose mailing address is P. O. Box 541682, Merritt Island, FL 32954 ("Grantor") to, NDA Merritt Project Zenith, LLC ~~LLC~~, a Florida ~~Corporation~~ ~~LLC~~, a Florida limited liability company\*\* whose mailing address is 2 South University Drive, Suite 321, Plantation, FL 33324 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in Brevard County, Florida and fully described as follows:

**Parcel 1**

A parcel of land lying in Section 36, Township 24 South, Range 36 East, Brevard County, Florida, being more fully described as follows:

Commence at the intersection of the Southerly right of way line of Fortenberry Road and the Easterly right of way line of Plumosa Avenue, thence S00°34'14"E, along said Easterly right of way line, a distance of 917.98 feet; thence N89°09'02"E, a distance of 338.14 feet to the Point of Beginning of the lands hereon described; thence N15°54'22"E, a distance of 692.39 feet to a point on said Southerly right of way line of Fortenberry Road; thence S45°32'32"E, along said Southerly right of way line, a distance of 315.35 feet; thence S15°54'22"W, a distance of 261.97 feet; thence S74°05'38"E, a distance of 22.00 feet; thence S15°54'22"W, a distance of 189.68 feet; thence S89°09'02"W, a distance of 312.26 feet to the Point of Beginning.

**Parcel 2**

A parcel of land lying in Section 36, Township 24 South, Range 36 East, Tallahassee Base Meridian, Brevard County, Florida, more fully described as follows:

Commence at the intersection of the South right of way line of Fortenberry Road and the East right of way line of Plumosa Avenue, thence S00°34'14"E, along said East right of way line, a distance of 917.98 feet; thence N89°09'02"E, a distance of 650.67 feet; thence N15°54'22"E, a distance of 189.68 feet to the Point

\*\*This Special Warranty Deed is being re-recorded to correct the Grantee's name in that deed recorded in O.R. Book 9600, Page 1528, of the Public Records of Brevard County, Florida.

of Beginning of this description; thence N74°05'38"W, a distance of 22.00 feet; thence N15°54'22"E, a distance of 261.97 feet to a point on the aforementioned South right of way line of Fortenberry Road; thence S45°32'32"E, along said South right of way line, a distance of 25.05 feet; thence S15°54'22"W, a distance of 250.00 feet to the Point of Beginning of this description.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

WITNESS

KEW, LLC, a Florida Limited Liability Company

Tracy L. Howard  
WITNESS PRINTED NAME

Michael H. Erdman, Managing Member

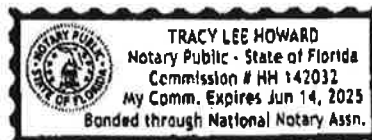
Beth A. Baxter  
WITNESS

Beth A. Baxter  
WITNESS PRINTED NAME

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 30<sup>th</sup> day of August, 2022 by Michael H. Erdman, Managing Member of KEW, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary





**PREPARED BY AND RETURN TO:**

VICTOR M WATSON, ESQ

Watson, Soileau,

Deleo & Burgett, P.A.

3490 North US Highway 1

Cocoa, Florida 32926

(321) 631-1550

Our File No 22-7501

REC: \$27.00

DOC: \$3,500.00

**WARRANTY DEED**

GRANTOR: **JOSEPH B. GLASNER and SUZANNE BITTNER GLASNER, husband and wife**

GRANTEE: **NDA MERRITT PROJECT ZENITH, LLC, a Florida limited liability company**

GRANTEE'S MAILING ADDRESS: **2 S. UNIVERSITY DRIVE, SUITE 321  
PLANTATION, FL 33324**

DATE: **OCTOBER 28, 2022**

LEGAL DESCRIPTION OF PROPERTY LOCATED IN FLORIDA:

**SEE ATTACHED EXHIBIT "A"**

**THE PROPERTY DESCRIBED IS NOT AND HAS NEVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS, NOR ADJACENT THERETO.**

The Grantors, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the Grantors in hand paid by the Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the Grantee, and the Grantee's heirs and assigns forever the land described above. The Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record and taxes for the year 2022 which are not yet due and payable.

Execution of deed witnessed by:

John Maloney  
Witness: Taylor Maloney  
Victor M. Watson  
Witness: Victor M. Watson

GRANTORS:

Joseph B. Glasner  
Joseph B. Glasner  
951 Bali Road  
Cocoa Beach, FL 32931

John Maloney  
Witness: Taylor Maloney  
Victor M. Watson  
Witness: Victor M. Watson

Suzanne Bittner Glasner  
Suzanne Bittner Glasner  
951 Bali Road  
Cocoa Beach, FL 32931

ACKNOWLEDGMENTS

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization ☐, this 27<sup>th</sup> day of October, 2022, by Joseph B. Glasner, who is personally known to me \_\_\_\_\_ or who has produced a Fl. dr. lic. as identification and who did not take an oath.

Victor M. Watson  
Notary Public, State of Florida  
My Commission Expires:



STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization ☐, this 27<sup>th</sup> day of October, 2022, by Suzanne Bittner Glasner, who is personally known to me \_\_\_\_\_ or who has produced a Fl. dr. lic. as identification and who did not take an oath.

Victor M. Watson  
Notary Public, State of Florida  
My Commission Expires:



**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

*Parcel 1:*

A parcel of land lying in Section 36, Township 24 South, Range 36 East, Tallahassee Base Meridian, Brevard County, Florida, more fully described as follows:

Commence at the intersection of the South right-of-way line of Fortenberry Road and the East right-of-way line of Plumosa Avenue; thence South 00°34'14" East, along said East right-of-way line, a distance of 917.98 feet; thence North 89°09'02" East, a distance of 650.67 feet to the Point of Beginning; thence North 15°54'22" East, a distance of 439.68 feet to a point on the aforementioned South right-of-way line of Fortenberry Road; thence South 45°32'32" East, along said South right-of-way line, a distance of 129.86 feet; thence South 14°09'12" West, a distance of 340.28 feet; thence South 89°09'02" West a distance of 130.00 feet to the Point of Beginning.

*Parcel 2:*

A parcel of land lying in Section 36, Township 24 South, Range 36 East, Tallahassee Base Meridian, Brevard County, Florida, more fully described as follows:

Commence at the intersection of the South right-of-way line of Fortenberry Road and the East right-of-way line of Plumosa Avenue; thence South 00°34'14" East, along said East right-of-way line, a distance of 917.98 feet; thence North 89°09'02" East, a distance of 780.67 feet to the Point of Beginning; thence North 14°09'12" East a distance of 340.28 feet to a point on the aforementioned South right-of-way line of Fortenberry Road; thence South 45°32'32" East along said South right-of-way line a distance of 2.02 feet to the point of curvature of a 602.96 foot radius circular curve concave to the Northeast; thence along an arc of said curve and said South right-of-way line, through a central angle of 16°29'34", an arc distance of 173.56 feet; thence South 27°56'19" West, a distance of 254.45 feet; thence South 89°09'02" West, a distance of 105.00 feet to the Point of Beginning.

*Appraiser's Identification Number: 24-36-36-00-543*



Prepared by:

Michael A. Schneider, Esq.  
5815 Highway 1, Suite 1  
Rockledge, FL 32955

When recorded return to:

Michael A. Schneider, Esq.  
Echelon Title Services, LLC  
5815 Highway 1, Suite 1  
Rockledge, FL 32955

(Space above this line reserved for recording office use only)

**SPECIAL WARRANTY DEED**

This Special Warranty Deed is made this 26 day of October, 2022, by **IPCO Inc., a Florida corporation**, whose post office address is 39 Waterbluff Drive, Ormond Beach, FL 32174, hereinafter called the Grantor, to **SES Merritt Project Zenith, LLC, a Florida limited liability company**, whose post office address is 2 S. University Drive, Suite 321, Plantation, FL 33324, hereinafter called the Grantee,

The terms "Grantor," and "Grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Brevard County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

The Property Appraiser's Parcel Identification Number is 24-36-36-00-518.

SUBJECT TO Taxes and Assessments for the current year and all subsequent years. Subject to Restrictions, Easements, and Covenants of Record, but this reference shall not operate to re-impose the same. Subject to all applicable zoning rules and regulations.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

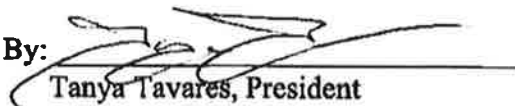
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no others; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

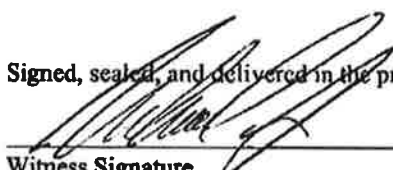
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

IPCO Inc., a Florida corporation

By:


  
Tanya Tavares, President

Signed, sealed, and delivered in the presence of:

  
Witness Signature

Michael A. Schneider

Witness Printed Name

  
Witness Signature

Luanne Reinhardt

Witness Printed Name

STATE OF FLORIDA  
COUNTY OF Brevard

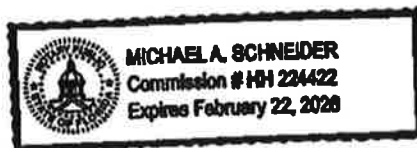
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of October, 2022, by Tanya Tavares, President of IPCO Inc., a Florida corporation, on behalf of said corporation. Tanya Tavares is ☐ personally known to me, or ☒ produced Florida Driver's License as identification.

  
Notary Public Signature

Print Notary Name:

Michael A. Schneider

My commission expires:



## **EXHIBIT "A"**

### **Legal Description of Lands Conveyed**

**A portion of Section 36, Township 24 South, Range 36 East, Brevard County, Florida, being a portion of the lands as described in Official Records Book 1450, Page 218, Official Records Book 2304, Page 896, Official Records Book 1187, Page 832, and Official Records Book 2302, Pages 908 and 914, all of the Public Records of Brevard County, Florida, being more particularly described as follows:**

**Commence at the Southwest corner of said Section 36, Township 24 South, Range 36 East; thence North 00 degrees 33 minutes 33 seconds West along the West line of said Section 36 for a distance of 1312.75 feet to a point on the South line of the North 14.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 36 and the Southwest corner of said Official Records Book 1450, Page 218; thence North 89 degrees 09 minutes 48 seconds East along said South line for a distance of 25.00 feet to the Point of Beginning; thence North 00 degrees 33 minutes 33 seconds West 25.00 feet from and parallel to the West line of said Section 36 for a distance of 314.00 feet North line, of said Official Records Book 1450, Page 218, and the north line of the South 300.00 feet of the Northwest 1/4 of the Southwest 1/4 of Section 36; thence North 89 degrees 09 minutes 48 seconds East along, said North line for a distance of 885.48 feet; thence North 27 degrees 58 minutes 04 seconds East along the Northwesterly line of said Official Records Book 1450, Page 218, for a distance of 254.11 feet to a point on the Southerly right-of way of Fortenberry Avenue, a 60.00 foot right-of-way, and the Northerly line, of said Official Records Book 1450, Page 218, said point also being on a curve to the left having a radius of 602.96 feet and a radial bearing of North 27 degrees 58 minutes 04 seconds East; thence Southeasterly along said right-of-way and arc of said curve for a distance of 173.05 feet, through a central angle of 16 degrees 26 minutes 37 seconds; thence South 12 degrees 46 minutes 26 seconds West, for a distance of 65.00 feet; thence South 00 degrees 34 minutes 07 seconds East, 15 feet from and parallel to the West line, of the East 126.00 feet of the Southwest 1/4 of said Section 36, for a distance of 399.55 feet; thence South 67 degrees 12 minutes 06 seconds West for a distance of 35.61 feet to a point on the South line of said Official Records Book 2304, Page 896, and the South line of said North 14.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 36; thence South 89 degrees 09 minutes 48 seconds West along said South line 14.00 feet from and parallel to the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 36 for a distance of 695.70 feet to the South line of said Official Records Book 1450, Page 218; thence continue South 89 degrees 09 minutes 48 seconds West along the South line of said Official Records Book 1450, Page 218, and the South line of said North 14.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 36 for a distance of 425.00 feet to the Point of Beginning.**



**PARCEL 1:**

A PORTION OF SECTION 06, TOWNSHIP 24 SOUTH, RANGE 06 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1450, PAGE 218, OFFICIAL RECORDS BOOK 2304, PAGE 896, OFFICIAL RECORDS BOOK 1187, PAGE 832, AND OFFICIAL RECORDS BOOK 2302, PAGES 908 AND 914, ALL OF THE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA, AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST; THENCE RUN NORTH 00°33'33" WEST, ALONG THE WEST LINE OF SAID SECTION 36 FOR A DISTANCE OF 1312.75 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 14.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 AND THE SOUTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 1450, PAGE 218; THENCE RUN NORTH 09°09'48" EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°33'33" WEST, A DISTANCE OF 25.00 FEET FROM AND PARALLEL TO THE WEST LINE OF SAID SECTION 36 FOR A DISTANCE OF 314.00 FEET TO THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 150, PAGE 218, AND THE NORTH LINE OF THE SOUTH 300.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE RUN NORTH 09°09'48" EAST, ALONG SAID NORTH LINE FOR A DISTANCE OF 885.48 FEET; THENCE RUN NORTH 27°58'04" EAST, ALONG THE NORTHWESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 1450, PAGE 218, FOR A DISTANCE OF 254.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF FORTENBERRY AVENUE, A 60.00 FOOT RIGHT-OF-WAY, AND THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 1450, PAGE 218, SAID POINT ALSO BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 602.96 FEET AND A RADIAL BEARING OF NORTH 27°58'04" EAST; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ARC OF CURVE FOR A DISTANCE OF 173.05 FEET, THROUGH A CENTRAL ANGLE OF 16°26'37"; THENCE RUN SOUTH 12°46'26" WEST, FOR A DISTANCE OF 65.00 FEET; THENCE RUN SOUTH 00°34'07" EAST, 15 FEET FROM AND PARALLEL TO THE WEST LINE OF THE EAST 126.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 36, FOR A DISTANCE OF 399.55 FEET; THENCE RUN SOUTH 37°12'06" WEST, FOR A DISTANCE OF 35.61 FEET TO A POINT ON THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 2304, PAGE 896 AND THE SOUTH LINE OF SAID NORTH 14.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE RUN SOUTH 89°09'48" WEST, ALONG SAID SOUTH LINE 14.00 FEET FROM AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 695.70 FEET TO THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 1450, PAGE 28; THENCE CONTINUE SOUTH 89°09'48" WEST, ALONG THE SOUTH LINE OF OFFICIAL RECORDS BOOK 1450, PAGE 218 AND THE SOUTH LINE OF SAID NORTH 14.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, FOR A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF FORTENBERRY ROAD AND THE EAST RIGHT-OF-WAY LINE OF PLUMOSA AVENUE; THENCE RUN SOUTH 00°34'14" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 917.98 FEET; THENCE RUN NORTH 89°09'02" EAST, A DISTANCE OF 650.67 FEET; THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 189.68 FEET TO THE

POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUN NORTH 74°05'38" WEST, A DISTANCE OF 22.00 FEET; THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 267.97 FEET TO THE POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF FORTENBERRY ROAD; THENCE RUN SOUTH 45°32'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.05 FEET; THENCE RUN SOUTH 15°54'22" WEST, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 0.13 ACRES, MORE OR LESS; AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF FORTENBERRY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF PLUMOSA AVENUE; THENCE RUN SOUTH 00°34'14" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 917.98 FEET; THENCE RUN NORTH 89°09'02" EAST, A DISTANCE OF 338.14 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREON DESCRIBED; THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 692.39 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF FORTENBERRY ROAD; THENCE RUN SOUTH 45°32'32" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.35 FEET; THENCE RUN SOUTH 15°54.22" WEST, A DISTANCE OF 267.97 FEET; THENCE RUN SOUTH 74°05'38" EAST, A DISTANCE OF 22.00 FEET; THENCE RUN SOUTH 15°54'22" WEST, A DISTANCE OF 189.68 FEET; THENCE RUN SOUTH 89°09'02" WEST, A DISTANCE OF 312.26 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FORTENBERRY ROAD AND THE EAST RIGHT-OF-WAY LINE OF PLUMOSA AVENUE; THENCE RUN SOUTH 00°34'14", ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 917.98 FEET; THENCE RUN NORTH 89°09 '02" EAST, A DISTANCE OF 650.67 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 15°54'22" EAST, A DISTANCE OF 439.68 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE, OF FORTENBERRY ROAD; THENCE RUN SOUTH 45°32'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 129 .86 FEET; THENCE RUN SOUTH 14°09'12", A DISTANCE OF 340.28 FEET; THENCE RUN SOUTH 89°09 '02" WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;

AND

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, TALLAHASSEE BASE MERIDIAN, BREVARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FORTENBERRY ROAD AND THE EAST RIGHT-OF-WAY LINE OF PLUMOSA AVENUE; THENCE RUN SOUTH 00°34'14", A DISTANCE OF

917.98 FEET; THENCE RUN NORTH 89°09'02" EAST, A DISTANCE OF 780.67 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 14°09'12" EAST, A DISTANCE OF 340.28 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF FORTENBERRY ROAD; THENCE RUN SOUTH 45°32'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2.02 FEET TO THE POINT OF CURVATURE OF A 602.96 FOOT RADIUS CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG AN ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16°29'34" , AN ARC DISTANCE OF 173.56 FEET; THENCE RUN SOUTH 27°56'19



OWNERS (NOTE: FOLLOWING WILL BE OWNERS AT TIME OF FORMAL FILING):

NDA MERRITT PROJECT ZENITH, LLC  
2 S. UNIVERSITY DRIVE, SUITE 321  
PLANTATION, FL 33324  
SES MERRITT PROJECT ZENITH, LLC  
2 S. UNIVERSITY DRIVE, SUITE 321  
PLANTATION, FL 33324

PARCEL TAX NUMBERS:

PARCEL 1: 24-36-36-00-518  
PARCEL 2: 24-36-36-00-549  
PARCEL 3: 24-36-36-00-547  
PARCEL 4: 24-36-36-00-543

EXISTING ZONING - BU-1 AND BU-2  
PROPOSED ZONING - PLANNED UNIT DEVELOPMENT (PUD)

OVERALL ACREAGE = 15.1 AC  
DWELLING UNITS = 370 DU  
COMMON OPEN SPACE = 4.57 AC

1. This Plan is preliminary only and is subject to final design and permitting.
2. Additional Data and supporting information is included on the attached PUD narrative included with this PDP.

SITE AREA TABULATIONS			
Type	Area (SF)	Area (AC.)	Percent Overall
Buildings Type II Footprint (3 bldg)	47,892 sf	1.099 ac	7.3%
Buildings Type I Footprint (2 bldg)	35,554 sf	.816 ac	5.4%
Clubhouse Footprint	6,535 sf	.150 ac	1.0%
Trash Compactor Footprint	609 sf	.013 ac	0.1%
Asphalt Pavement	212,364 sf	4.875 ac	32.3%
Open space	199,069 sf	4.570 ac	30.3%
Landscape Islands/sk around bldg	155,737 sf	3.577 ac	23.7%
Overall Site	657,820 sf	15.1 ac	100.0%
FLOOR AREA TABULATIONS			
Description	GFA (SF)	GFA (AC)	
Buildings Type II	237,900 sf	5.461 ac	
Buildings Type I	175,930 sf	4.038 ac	
Clubhouse	11,947 sf	.274 ac	
Trash Compactor Footprint	609 sf	.013 ac	
TOTAL	426,386 sf	9.785 ac	
COMPUTED FAR: 0.65			

DEVELOPMENT SUMMARY - UNIT MAX					
Unit Types	Gross Area	Building Types		Total Units	Leasable Area (NRSF)
		Type I (Bldg)	Type II (Bldg)		
LDU					
A1	735 sf	20	30	110 units	23%
A2	741 sf	10	10	30 units	14%
Sub-total		30	40	170 units	46%
TRD					
B1	693 sf	5	0	15 units	4%
B2	1,326 sf	15	15	72 units	15%
B2A	1,316 sf	5	15	25 units	12%
B3	1,194 sf	5	0	15 units	4%
Sub-total		30	30	150 units	41%
TBD					
C1	1,351 sf	10	10	50 units	14%
C2	700 sf	10	10	30 units	14%
Sub-total		20	20	100 units	28%
# of Units (Bldg)		30	80	370 units	
# of Units		30	340	370 units	
Total Approx. Units		210 units	160 units	370 units	100%
Gross Average Unit Area					366 sf

OFF-STREET PARKING			
Multifamily	# of units or SF	# Spaces	
All Units @ 1.75 spaces	370 units	648 SF	
Clubhouse @ 1.0 per 200 SF	11,947 sf	60 SF	
Total Required		708 SF	
Surface (ADA)		602 SF	
Surface (Standard)		106 SF	
Surface (Swamp)		612 SF	
Clubhouse (Standard)		32 SF	
Clubhouse (ADA)		3 SF	
Clubhouse (Swamp)		35 SF	
Total Provided		627 SF	
Notes: When provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (2)			
1.75 sq/ft			

DEVELOPMENT REQUIREMENTS:

MIN. LOT SIZE	REQ./ALLOWED	PROVIDED
10,000 SF	10,000 SF	657,820 SF
FRONT SETBACK (NORTH)	25 FT	25 FT
REAR SETBACK (SOUTH)	99 FT	95'-0" FT
SIDE SETBACK (NORTHWEST)	25 FT	92'-10" FT

OPEN SPACE TOTALS

Common open space (includes active recreational open space)	5.5 ac (36.42%)	4.57 ac
Active recreation open space: 0.5 ac x 100 dws =	1.85 ac	1.31 ac

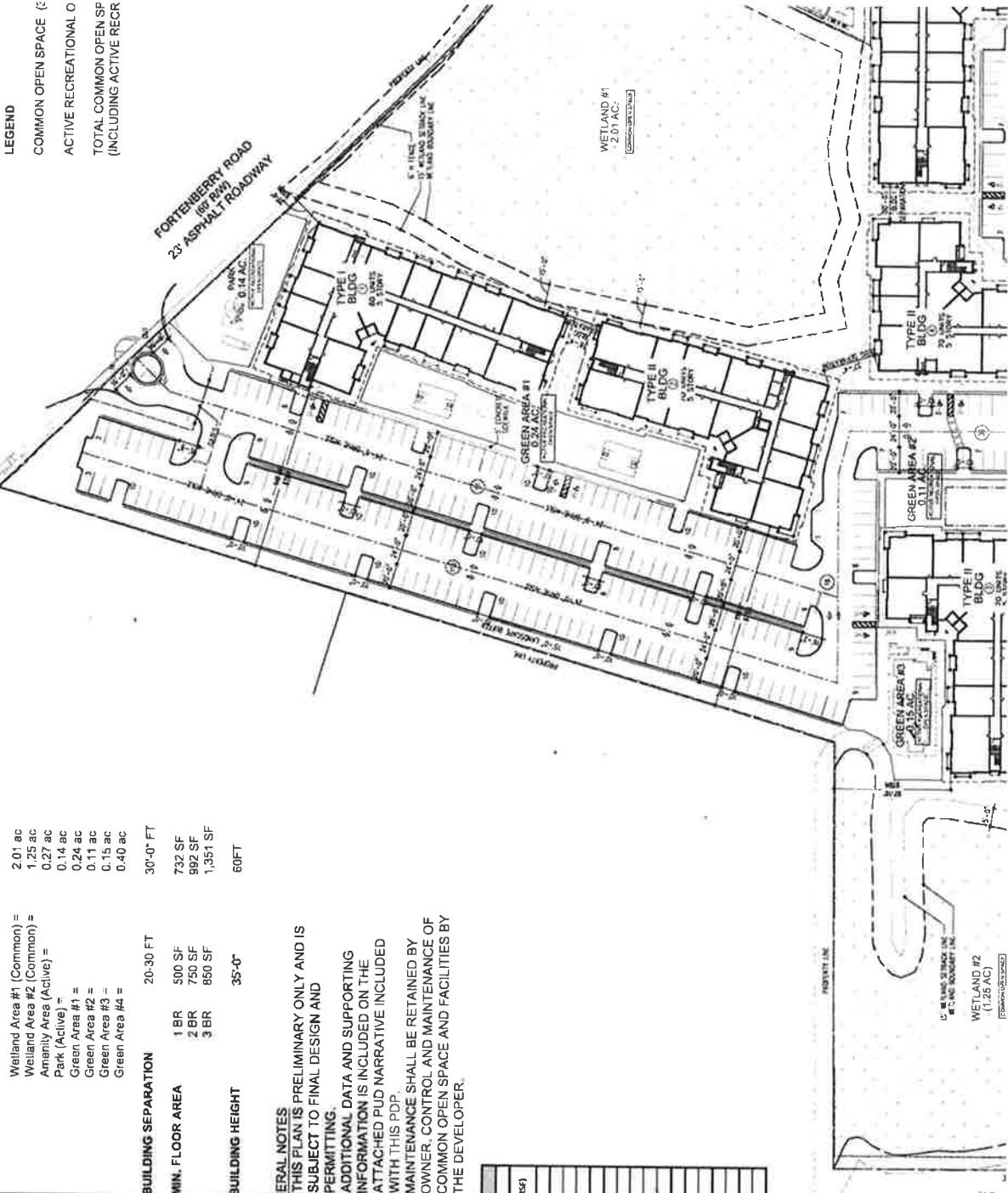
OPEN SPACE BREAKDOWN

Welland Area #1 (Common) =	2.01 ac
Welland Area #2 (Common) =	1.25 ac
Anamity Area (Active) =	0.27 ac
Park (Active) =	0.14 ac
Green Area #1 =	0.24 ac
Green Area #2 =	0.11 ac
Green Area #3 =	0.15 ac
Green Area #4 =	0.40 ac

BUILDING SEPARATION	20-30 FT	30'-0" FT
MIN. FLOOR AREA	1 BR 500 SF 2 BR 750 SF 3 BR 850 SF	732 SF 992 SF 1,351 SF
BUILDING HEIGHT	35'-0"	60 FT

- GENERAL NOTES
1. THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
  2. ADDITIONAL DATA AND SUPPORTING INFORMATION IS INCLUDED ON THE ATTACHED PUD NARRATIVE INCLUDED WITH THIS PDP.
  3. MAINTENANCE SHALL BE RETAINED BY OWNER, CONTROL AND MAINTENANCE OF COMMON OPEN SPACE AND FACILITIES BY THE DEVELOPER.

REQUEST TYPE	REQUEST	CODE SECTION	REQUIRED	PROVIDED
Waiver #1	A waiver for a 0.95 ac reduction on the open space requirement	Minors: 23-02 County, Chapter 23-02, Sec. 63.146(6)1	5.50 ac	4.57 ac
Waiver #2	A waiver to allow 2 main access point and 1 secondary access point from Fortberry Road	Minors: 23-02 County, Chapter 23-02, Sec. 63.146(6)1	3	2





# Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

## PROPERTY DETAILS

Account 2428002  
 Owners IPCO INC  
 Mailing Address 39 WATERBLUFF DR ORMOND BEACH FL 32174  
 Site Address 555 FORTENBERRY RD MERRITT ISLAND FL 32952  
 Parcel ID 24-36-36-00-518  
 Property Use 3500 - TOURIST ATTRACTION  
 Exemptions NONE  
 Taxing District 2200 - UNINCORP DISTRICT 2  
 Total Acres 9.25  
 Subdivision --  
 Site Code 0001 - NO OTHER CODE APPL.  
 Plat Book/Page 0000/0000  
 Land Description PT OF NW 1/4 OF SW 1/4 AS DESC IN ORB 3056 PG 2495



## VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$1,864,410	\$1,665,000	\$1,817,990
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$1,831,500	\$1,665,000	\$1,800,820
Assessed Value School	\$1,864,410	\$1,665,000	\$1,817,990
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$1,831,500	\$1,665,000	\$1,800,820
Taxable Value School	\$1,864,410	\$1,665,000	\$1,817,990

## SALES/TRANSFERS

Date	Price	Type	Instrument
01/01/1991	\$100,000	QC	3104/2322
04/30/1990	\$925,000	WD	3056/2495
08/01/1983	--	PT	2452/1127
08/01/1983	--	PT	2452/1124
08/01/1979	--	PT	2092/0273

## BUILDINGS

### PROPERTY DATA CARD #1

Building Use: 1110 - RETAIL STORE - MULTIPLE UNITS

Materials	Details	
Exterior Wall:	STUCCO	Year Built 1991
Frame:	MASNRYCONC	Story Height 10
Roof:	ENAMEL METAL	Floors 2
Roof Structure:	WOOD TRUSS	Residential Units 3
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	1,646 Light Poles	19
Base Area (2nd)	1,520 Wood Deck	955
Open Porch	672 Fence - Chain Link 4'	280
Total Base Area	3,166 Fence - Chain Link 6'	540
Total Sub Area	3,838 Fence - Chain Link 6'	207

Wall - Concrete - Block	204
Golf Course Miniature	18
Fence - Chain Link 8'	250
Paving - Concrete	51,802
Wall - Concrete - Stucco	204
Covered Patio	818

### PROPERTY DATA CARD #2

**Building Use:** 4800 - WAREHOUSING, DISTRIBUTION AND TRUCKING TERMINAL, VAN & STORAGE  
WAREHOUSING

Materials		Details	
Exterior Wall:	ENAMEL STEEL	Year Built	2002
Frame:	STRUCSTEEL	Story Height	20
Roof:	ENAMEL METAL	Floors	1
Roof Structure:	STEEL TRUSS RIGID	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	8,800	Insulation - Wall Batts OR Roll	7,520
Total Base Area	8,800	Insulation - Ceiling Batts OR Roll	8,800
Total Sub Area	8,800		



# Brevard County Property Appraiser

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## PROPERTY DETAILS

**Account** 2428157  
**Owners** GLASNER, JOSEPH B; GLASNER, SUZANNE BITTNER  
**Mailing Address** 951 BALI ROAD COCOA BCH FL 32931  
**Site Address** NONE  
**Parcel ID** 24-36-36-00-543  
**Property Use** 1000 - VACANT COMMERCIAL LAND  
**Exemptions** NONE  
**Taxing District** 2200 - UNINCORP DISTRICT 2  
**Total Acres** 2.11  
**Subdivision** --  
**Site Code** 0001 - NO OTHER CODE APPL.  
**Plat Book/Page** 0000/0000  
**Land Description** PART OF NW 1/4 OF SW 1/4 AS DES IN ORB 4023 PG 769 PAR 544



## VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$155,150	\$155,150	\$155,150
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$155,150	\$155,150	\$155,150
Assessed Value School	\$155,150	\$155,150	\$155,150
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$155,150	\$155,150	\$155,150
Taxable Value School	\$155,150	\$155,150	\$155,150

## SALES/TRANSFERS

Date	Price	Type	Instrument
06/01/1999	\$225,000	PT	4023/0769
06/01/1996	\$222,000	PT	3585/1090
05/01/1990	\$250,000	CT	3058/0884
11/01/1981	\$70,000	WD	2338/1908

No Data Found





# Brevard County Property Appraiser

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## PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

**Account** 2428161  
**Owners** NDA MERRITT PROJECT ZENITH LLC  
**Mailing Address** 2 S UNIVERSITY DR, STE 321 PLANTATION FL 33324  
**Site Address** NONE  
**Parcel ID** 24-36-36-00-547  
**Property Use** 1000 - VACANT COMMERCIAL LAND  
**Exemptions** NONE  
**Taxing District** 2200 - UNINCORP DISTRICT 2  
**Total Acres** 3.78  
**Subdivision** --  
**Site Code** 0001 - NO OTHER CODE APPL.  
**Plat Book/Page** 0000/0000  
**Land Description** PT OF NW 1/4 OF SW 1/4 LYING S OF  
FORTENBERRY RD AS DES IN ORB 2509 PG 164



## VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$412,600	\$412,600	\$412,600
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$412,600	\$412,600	\$412,600
Assessed Value School	\$412,600	\$412,600	\$412,600
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$412,600	\$412,600	\$412,600
Taxable Value School	\$412,600	\$412,600	\$412,600

## SALES/TRANSFERS

Date	Price	Type	Instrument
08/30/2022	\$1,490,000	WD	9600/1528
04/04/2006	--	WD	5638/3482
11/21/2005	\$1,300,000	WD	5568/7792
05/01/1984	\$190,000	WD	2509/0164

No Data Found



# Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

## PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

**Account** 2428163  
**Owners** NDA MERRITT PROJECT ZENITH LLC  
**Mailing Address** 2 S UNIVERSITY DR, STE 321 PLANTATION FL 33324  
**Site Address** NONE  
**Parcel ID** 24-36-36-00-549  
**Property Use** 1000 - VACANT COMMERCIAL LAND  
**Exemptions** NONE  
**Taxing District** 2200 - UNINCORP DISTRICT 2  
**Total Acres** 0.12  
**Subdivision** --  
**Site Code** 0001 - NO OTHER CODE APPL.  
**Plat Book/Page** 0000/0000  
**Land Description** PART OF NW 1/4 OF SW 1/4 S OF FORTENBERRY  
RD AS DESC IN ORB 2774 PG 659



## VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$14,760	\$14,760	\$14,760
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$14,760	\$14,760	\$14,760
Assessed Value School	\$14,760	\$14,760	\$14,760
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$14,760	\$14,760	\$14,760
Taxable Value School	\$14,760	\$14,760	\$14,760

## SALES/TRANSFERS

Date	Price	Type	Instrument
08/30/2022	\$1,490,000	WD	9800/1528
04/04/2006	--	WD	5638/3482
11/21/2005	\$1,300,000	WD	5568/7792
02/01/1987	--	QC	2774/0660
02/01/1987	--	QC	2774/0659

No Data Found

