



I.1
Planning & Development
Building Code Division
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

Temporary Certificate of Occupancy

PERMIT# 17BC10869

Issue Date: February 16, 2018

Site Address: 2200 S ORLANDO AVE, COCOA BEACH, FL 32931

Owner: BANANA RIVERFRONT LLC

Description of Work: After the Fact permit for roofed assembly deck. See 17SP00016

CONDITIONS:

TEMPORARY CERTIFICATE OF OCCUPANCY IS APPROVED FOR SIX MONTHS, EXPIRING ON AUGUST 17, 2018, AND IS ISSUED PURSUANT TO THE STIPULATED SETTLEMENT AGREEMENT BETWEEN BANANA RIVERFRONT, LLC AND BREVARD COUNTY DATED MARCH 1, 2017.

A handwritten signature in black ink, appearing to read 'Michael McCaughin', is written over a horizontal line.

Michael McCaughin

Brevard County Building Official

www.brevardcounty.us/PlanningDev
(321) 633-2072, option 1

Jones, Jennifer

From: Commissioner, D2
Sent: Thursday, November 1, 2018 10:57 AM
To: Jones, Jennifer
Cc: Sterk, Erin
Subject: FW: NMIHOA - Small Area Study - Nov. 1 Commissioners Meeting for Approval

Tonight Zoning meeting public comments

Thank you,

Liz Alward

Please note:

Florida has a very broad public records law. Most written communications to or from the offices of elected officials are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Jennifer Nieman [<mailto:jwichmann@universalengineering.com>]
Sent: Thursday, November 1, 2018 9:39 AM
To: Commissioner, D1; Commissioner, D2; Commissioner, D3; Commissioner, D4; Commissioner, D5
Cc: Joan Wichmann
Subject: NMIHOA - Small Area Study - Nov. 1 Commissioners Meeting for Approval

**NMIHOA - Small Area Study - Nov. 1 Commissioners Meeting for Approval
Development and Environmental Services Group**

1. Acknowledgement Re: North Merritt Island Small Area Study

My name is Jennifer Nieman and I reside at 1535 Dalbora Road, Merritt Island, FLA and I am unable to attend tonight's meeting regarding the above mentioned matter.

I am writing you to request that you respect the recommendations of a small area study, and include ALL property in the study area without allowing any deviations/exemptions. I absolutely do not agree to awarding a double standard for the oligarchy.

As a north Merritt Island home owner I am very concerned that the Crisafulli's quest for financial growth and development of their agricultural land may very well over shadow their consideration of the current home/land owners and also the main purpose of a complete area study. Nobody should ever have this type of exception made as it is unethical and quite frankly selfish. Furthermore, if there is nothing to hide (or other factors to consider) regarding the Crisafulli's agricultural lands that they want to develop "however they want to" then why can't they follow the same process as everyone else?

I have lived in North Merritt Island my whole life. Not only did I grow up on Chase Hammock Road, I now choose to raise my family there as well - for the purposes of protecting my family from congested living which include high rise hotels, poor traffic conditions, noise etc. Besides the direct negative impact to the wildlife that un-restricted development will surely incur, the existing homeowners should not be subjected to a double standard.

We enjoy our country living and as a result my children also are able to enjoy and the natural wildlife and peacefulness North Merritt Island provides. The whole point of living in North Merritt Island is to live away from large business.

Respectfully,

Jennifer L. Nieman
(321.960.2526)

Jones, Jennifer

From: Commissioner, D2
Sent: Thursday, November 1, 2018 10:57 AM
To: Jones, Jennifer
Cc: Sterk, Erin
Subject: FW: Small Area Study

Public Comments for tonight Zoning meeting.

Thank you,

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From: Joan Wichmann [<mailto:jwichmann@gmail.com>]
Sent: Thursday, November 1, 2018 8:30 AM
To: Commissioner, D2
Subject: Small Area Study

November 1, 2018

Mr. Barfield

I just received notice that there is a meeting today at 5 p.m, which I am unable to go to the meeting, that Crisafulli's lawyer is requesting that they want to be exempted from the Small Area Study for their undeveloped Agriculture Land. Crisafulli's land off of Courtney Parkway was granted zone change so they could build some kind of townhouses. Even though there was a good representation from the Homeowners Association, because of the flooding issues of houses being built, asking not to grant them the zone change, it was passed by the rest of the commissioners. I am surrounded by Crisafulli properties and with the last two hurricanes we had, my property was flooded for 3 months because the county couldn't get the water out fast enough. Now Crisafulli wants to make sure their undeveloped agriculture land can be used for anything that they want, is only going to allow them to build and make more problems with the water issue. I would ask that you don't vote for their request and encourage the rest of the commissioner to vote no.

Also, a year ago, my neighbor was granted a permit to build a house, but had to bring in several hundred loads of fill. They let him build on a wetland piece of property, building it up so now the water comes over to my side and the neighbor in front of him. This was a Crisafulli job. The inspector came out and told me because I was there for 34 years, all the run off went into the wetland between them and me. For 34 years The wetland that they say was a run off from my property, was not ever flooded. Only since he built so high that all the water came over to my side and the neighbor in front of him.

I do not have faith in the present commissioners because they don't even see the area they allow zoning changes and permits. I understand that you are retiring from the board and all I ask is that you and the other commissioners consider voting no to Crisafulli's request. I have been told that you pretty much are the only commissioner that has voted no on many items and am sorry to see you go. Thank you for your service.

Joan Wichmann
Concerned Homeowner

Jones, Jennifer

From: Commissioner, D2
Sent: Thursday, November 1, 2018 10:58 AM
To: Jones, Jennifer
Cc: Sterk, Erin
Subject: FW: Zoning on NMI

Public Comments for tonight Zoning meeting

Thank you,

Liz Alward

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From: Jan [<mailto:jmb4655@aol.com>]
Sent: Wednesday, October 31, 2018 11:12 PM
To: Commissioner, D2
Subject: Zoning on NMI

Dear: Hon. Comm. Barfield

Having been a resident in North Merritt Island for almost 20 years, we have always enjoyed the spacious land, the Eco friendly and natural environment that habitats so many species of animals and plants. Our home is built in an area zoned AU. I enjoy the space and quietness of the area, but lately with all the building going on over by KSC NASA the traffic flow has increased considerably. Sadly there are many more wild animals killed on SR 3 these days. Traffic is busy, many people do not abide by the speed limit and pulling on to SR 3 is a grueling and difficult task at peak times of the day. Traffic lights are not even a consideration as many of the Roads are considered private. Working about three miles from my home many days it can take 15 minutes or more to arrive there.

As a concerned resident and taxpayer, I am deeply concerned about Drainage issues as it is understood that the fill elevation will be excessively high, and many of our exotic plants will be removed, further driving out the wildlife. I implore you to consider the safety of additional travelers on the roadways, insufficient drainage in the areas of the building sites, along with the noise level affecting the residents of this area impacting many residents. There is a huge sacrifice going on here at the cost of loyal residents, our wildlife, and the environment by the removal of indigenous plants.

I implore you to reconsider this proposal .

Thank you for your time and consideration,
Jeanette Banta

Jones, Jennifer

From: Commissioner, D2
Sent: Thursday, November 1, 2018 10:58 AM
To: Jones, Jennifer
Cc: Sterk, Erin
Subject: FW: SAS exemption

Public Comments for tonight Zoning meeting.

Thank you,
Liz Alward

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-----Original Message-----

From: William Perdue [<mailto:bjperdue@bellsouth.net>]
Sent: Wednesday, October 31, 2018 1:39 PM
To: Commissioner, D2
Subject: SAS exemption

I respectfully request you deny Mr. Crisifulli's request to be exempt from the SAS on the undeveloped agricultural land he owns.

I fear uncontrolled development that will just raise our flooding risk.

Also our infrastructure will not support uncontrolled building.

Thank you for your time,
Jane and Bill Perdue

Sent from my iPhone

Newell, Marcia

From: William Perdue <bjperdue@bellsouth.net>
Sent: Wednesday, October 31, 2018 1:41 PM
To: Commissioner, D1
Subject: Fwd: SAS exemption

Categories: EMAIL CAMPAIGNS

Sent from my iPhone

Begin forwarded message:

From: William Perdue <bjperdue@bellsouth.net>
Date: October 31, 2018 at 1:39:07 PM EDT
To: D2.Commissioner@brevardcounty.us
Subject: SAS exemption

I respectfully request you deny Mr. Crisifulli's request to be exempt from the SAS on the undeveloped agricultural land he owns.

I fear uncontrolled development that will just raise our flooding risk.

Also our infrastructure will not support uncontrolled building.

Thank you for your time,

Jane and Bill Perdue

Sent from my iPhone

Newell, Marcia

From: Jan <jmb4655@aol.com>
Sent: Wednesday, October 31, 2018 11:14 PM
To: Commissioner, D1
Subject: Zoning NMI Park Play Cruise

Categories: EMAIL CAMPAIGNS

Dear Honorable Commisioner Prichett:

Having been a resident in North Merritt Island for almost 20 years, we have always enjoyed the spacious land, the Eco friendly and natural environment that habitats so many species of animals and plants. Our home is built in an area zoned AU. I enjoy the space and quietness of the area, but lately with all the building going on over by KSC NASA the traffic flow has increased considerably. Sadly there are many more wild animals killed on SR 3 these days. Traffic is busy, many people do not abide by the speed limit and pulling on to SR 3 is a grueling and difficult task at peak times of the day. Traffic lights are not even a consideration as many of the Roads are considered private. Working about three miles from my home many days it can take 15 minutes or more to arrive there.

As a concerned resident and taxpayer, I am deeply concerned about Drainage issues as it is understood that the fill elevation will be excessively high, and many of our exotic plants will be removed, further driving out the wildlife. I implore you to consider the safety of additional travelers on the roadways, insufficient drainage in the areas of the building sites, along with the noise level affecting the residents of this area impacting many residents. There is a huge sacrifice going on here at the cost of loyal residents, our wildlife, and the environment by the removal of indigenous plants.

I implore you to reconsider this proposal .

Thank you for your time and consideration,
Jeanette Banta

Newell, Marcia

From: Phil Schwartz <philcindee@gmail.com>
Sent: Thursday, November 01, 2018 12:02 PM
To: Commissioner, D1
Subject: SAS guidelines for new development on North Merritt Island

Categories: EMAIL CAMPAIGNS

November 1, 2018

RE: Small Area Study Guidelines for New Development on North Merritt Island

Honorable Commissioner Prichett ,

As you know, North Merritt Island is a very special, beautiful and fragile place whose residents' quality of life, property and safety need to be protected and preserved along with the needs of expansion and new development. I implore you respectfully to require that all new proposed development, without exception, be held to the higher but sensible standards outlined in the Small Area Study, such as requiring all new development plans to:

- meet storm water standards regarding drainage, landfill limitations, etc.
- address any adverse flooding impact in the area of proposed development on streets and neighboring properties.
- reduce residential density on larger parcels of 2.5+ acres.

To grant exemptions to a handful of specific developers for these and other common sense SAS guidelines would be misguided in my opinion and make it harder to hold other developers up to proper standards. New development will properly continue, but a suitable balance must be struck and enforced in a consistent way to protect and maintain our safety and quality of life.

Thanks you for your consideration of these views.

Phil Schwartz, Sunset Lakes

Newell, Marcia

From: S & K <t.square@prodigy.net>
Sent: Wednesday, October 31, 2018 10:28 AM
To: Commissioner, D1
Subject: J.1. Acknowledgement Re: North Merritt Island Small Area Study/ no exemptions
Categories: EMAIL - MARCIA

Honorable Commissioner Prichett -

Regarding J.1. Acknowledgement Re: North Merritt Island Small Area Study:

Please approve this exhaustive in-depth study that will better manage this low area of the county and will ultimately save all Brevard County taxpayers greater costs of future flood cleanup.

Regarding a following request to exempt some large landowners from the study:

Some North Merritt Island large landowners have claimed agricultural use on their properties and thus paid far fewer taxes into the county - for decades. Now they want these same lands rezoned as more valuable and developable.

By developing their ag land *in this proven flood zone area* this is ultimately Unfair to all of the taxpayers of Titusville, northern Brevard, Cocoa - all of Brevard County.

They should be held to the claims they have made for decades - no matter their family name - that their land is still what they said it has been all this time.

Please do not exempt anyone from the small area study recommendations.

We sincerely respect your time and consideration.
the Smiths, Judson Rd., Merritt Island, FL 32953