



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

New Business - Development and Environmental Services Group

J.1.

7/22/2025

Subject:

Waivers of Subdivision Requirements, Re: Banyan Cove (24SP00039, 25WV00008, 25WV00011, 25WV00012, 25WV00013)

DR Horton, Inc. (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2849(a), the applicant is requesting that the Board of County Commissioners grant four (4) waivers (24SP00039, 25WV00008, 25WV00011, 25WV00012, and 25WV00013) to different sections of the Brevard County Land Development Code to allow the development of a 22-unit single-family attached subdivision. Should the Board approve these waivers, it is requested that it do so contingent on them being implemented consistent with the attached Plans. Any deviation from these plans shall render the waivers voidable.

Summary Explanation and Background:

Planning and Development has received a site plan application for a 22-unit attached residential townhome development consisting of three buildings with six units each, and one building with four units. The plans were submitted with a preliminary plat with the intention of subdividing each unit for separate ownership. The applicant states that the project tract is narrow, and the physical conditions of the property cause an undue hardship to the applicant if the strict letter of the code is carried out. The applicant states that without the relief from code requirements granted by the waivers included in this application, the project will not be feasible.

Staff previously approved site plan 19SP00027 for a 14-unit residential multifamily development consisting of two buildings within the same project area that did not require any waivers because the project was a multi-family apartment development and provided off-street parking lots to meet the parking requirements. This project proposes individually owned, platted simple fee lots with driveways and garages for each unit. The applicant has provided supporting information with the attached Traffic Statement to justify the waivers that are proposed under the current Site Plan 24SP00039.

25WV00008

The applicants request relief from the standards stipulated in Section 89-69(c) requiring a minimum of five feet

between any driveway and any side property line. The applicant states that each residential unit is only 20 feet wide, and that designing and placing the driveway and garage in the center of the lot in order to meet the driveway separation required by the code would leave a five-foot strip of unusable space on either side of the garage on the ground floor of the residence. The applicant states that the driveways must be placed on the east or west side of the townhome, which encroaches on the required driveway separation.

25WV00011

The applicants request a waiver to Section 62-2883(d) which states, "a minimum 15-foot perimeter buffer shall be required, and that buffer shall remain undisturbed along all property boundaries and shall be platted as a common tract, separate from individual lots." The applicant requests to waive the buffer requirement and instead allow landscaping, grading and drainage improvements on the rear and two sides of the project. The applicant also requests that the buffer requirement along Houston Lane be waived, stating that the design of the townhomes and driveways for each unit will make it impossible to maintain an undisturbed 15-foot perimeter buffer, and the requirement places an undue hardship to the applicant due to the physical limitations of the property.

25WV00012

Section 62-2887(c) states that "except for a minor subdivision, all lot access is to be internal within the final plat boundary." The applicant requests to waive the requirement to access each lot from an internal roadway and instead use the existing adjacent county-maintained Houston Lane for lot access. The subject property is 101 feet in depth, and the applicant states that creating an internal roadway to county standards within the plat boundary as imposed by Section 62-2887(c) would render the lots unbuildable and cause an undue hardship.

25WV00013

Per Section 62-3206(b)(4), the parking for a project shall be designed so that the ingress/egress to and from the site provides for safe traffic flow on the site, and between the site and adjoining lands, including public rights-of-way. The parking for this project is designed so that vehicles will be backing into the Houston Lane right-of-way. The applicant maintains that Houston Lane is a 1,300-foot local street with very low traffic, there are no other driveways that connect to Houston Lane, and driveway connections for the 22-unit development will not be a safety concern.

The waiver application submittal includes the responses to initial staff comments dated June 10, 2025 with a Traffic Statement by Daniela S. Jurado, a Florida licensed professional engineer from Bowman Consulting Group Ltd. that addresses the safety implications of the reduction of the separation of driveways, and of vehicles backing into the public roadway. The traffic statement included a review of the surrounding area, and of multifamily residential units with similar characteristics on neighboring streets and found that there were two crashes within a 5-year period. The review showed the crashes were low severity, with only property damage. Additionally, none of the crashes were related to vehicles entering or exiting driveways. Staff from Public Works - Traffic Engineering reviewed the Traffic Statement and confirmed the information in the statement is correct.

Staff has not granted approval of the waiver requests stated above, and pursuant to Section 62-2849 of the Brevard County Land Development Code, requests that the Board of County Commissioners evaluate the applicant's request to waive the aforementioned code sections. Board approval of these waivers does not

relieve the developer from obtaining all other necessary jurisdictional permits. The Board may consider that approval be conditioned upon the developer entering into an agreement with the county to maintain Houston Lane from Hill Avenue on the west and Schoolhouse Street to the east.

Contact: Tim Craven, ext. 58266

Clerk to the Board Instructions:



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

Telephone: (321) 637-2001
Fax: (321) 264-6972
Kimberly.Powell@brevardclerk.us

July 23, 2025

MEMORANDUM

TO: Billy Prasad, Planning and Development Director Attn: Tim Craven

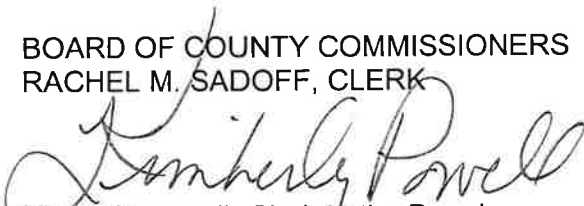
RE: Item J.1., Waivers of Subdivision Requirements for Banyan Cove (24SP00039, 25WV00008, 25WV00011, 25WV00012, 25WV00013) – DR Horton, Inc.

The Board of County Commissioners, in regular session on July 22, 2025, in accordance with Section 62-2849(a), granted four (4) waivers (24SP00039, 25WV00008, 25WV00011, 25WV00012, and 25WV00013) to different sections of the Brevard County Land Development Code to allow the development of a 22-unit single-family attached subdivision, Banyan Cove, contingent upon the waivers being implemented be consistent with the site plan provided in the Agenda, and any deviation from these plans shall render the waivers voidable.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

/sj



BOARD OF COUNTY COMMISSIONERS

**Planning and Development
Planning and Zoning**
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
(321) 633-2070 Phone

LAND DEVELOPMENT WAIVER APPLICATION

This form should be used for all waiver requests or appeals associated with the Code of Ordinances, Section 62, as it relates to Subdivisions, Minor Subdivisions, and Site Plans. Fees for Waivers are \$775.00.

Application Type:☐

Subdivision Waiver

☒

Site Plan Waiver

☐

Other

If other, please indicate

Tax Account Numbers:2416989

Tax Account 1

Tax Account 2**Project Information and Site Address:**Banyan Cove (Houston Lane)

Project Name

D R Horton INC

Property Owner

454 Houston Lane

Street

Merritt Island

City

FL

State

32953

Zip Code

Applicant Information:Johnny Lynch

Applicant Name

DR Horton Inc

Company

1430 Culver Dr. NE

Street

Palm Bay

City

FL

State

32907

Zip Code

321-953-3132

Primary Phone

JTLynch@DRHorton.com

Email Address

Engineer/Contractor (if different from applicant):

KYLE SHASTEEN

BOWMAN

Engineer or Project Manager

Company

4450 W Eau Gallie Boulevard

Melbourne

FL

32934

Street

City

State

Zip Code

(321) 270-8937

kshasteen@bowman.com

Primary Phone

Secondary Phone

Email Address

Description of Waiver Request and Code Section:

The waiver is being requested for Brevard County Code Section 62-2802 Exhibit 16: There shall be a minimum of five feet, between any driveway and any side property line measured at the property line or at the edge of the paved road surface or curb, not including the driveway flares.

During Site Plan (24SP00039) review, Brevard County staff has requested a waiver from this code section for a 5-foot setback for driveway placement.

If you wish to appeal any decision made by County staff on the wavier, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.



Owner/Applicant Signature

JOHN T. LYNCH

Print Name

Land Development Application Document Submittal Requirements

Waivers for Site Plans or Subdivisions require an application, waiver criteria (listed below), an 8 ½-inch x 11 inch vicinity map, and a fee of \$775.00.

Waiver Criteria for Subdivisions and Site Plans

For a waiver to be considered and approved by staff, your request must comply with all of the following criteria. Please explain, in detail, how your request meets the following conditions.

1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The zoning of this parcel (RU-2-15) allows for townhomes, and the proposed project includes 22 townhome units. There will be three buildings with 6 townhome units each and one building with 4 townhome units. Due to the townhome design with each unit being 20 feet wide, the driveway cannot be placed in the center of the townhome as this would leave a five foot strip inside the building on the east and west sides of the townhome, which is not usable space. The driveway must be placed on either the east or west side of the townhome, so there will not be 5 feet between the driveway and side property line.

2. The granting of the waiver will not be injurious to the other adjacent property.

The granting of this waiver will allow the lots to function in the same manor as the other properties in the surrounding area by having the driveways connect directly to the right-of-way. Additionally, Houston Lane is a minor local road (not a through street) with a speed of 15 miles per hour, and there are existing speed control humps. The vehicles backing into the Houston Lane right-of-way will not be injurious to the other adjacent property.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

The zoning of this parcel is RU-2-15, which is a multi-family zoning and allows for townhomes. A majority of the parcels on Houston Lane are RU-1-7, which is single-family residential and have direct access to the Houston Lane right-of-way. The subject parcel has a similar depth as the surrounding RU-1-7 lots and functions in a similar way. Therefore, the conditions upon which a request for this waiver is based are particular to the property because of the depth of the property and assigned zoning.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

The zoning is RU-2-15 and the future land use is RES 15. The proposed use is consistent with the current zoning and future land use, and this waiver does not have an impact on the use of the property.

5. Delays attributed to state or federal permits.

N/A

6. Natural disasters.

N/A

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by County staff)

Office Use Only

Request Date

Fees

Board Date

Original Project Number

Waiver Number

Coordinator Initials

Reference Files

County Manager/Designee Approval



BOARD OF COUNTY COMMISSIONERS

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4450 W Eau Gallie Boulevard**Melbourne****FL****32934**

Street

City

State

Zip Code

(321) 270-8937**kshasteen@bowman.com**

Primary Phone

Secondary Phone

Email Address

Description of Waiver Request and Code Section:

The waiver is being requested for Brevard County Code Section 62-2883(d): Buffer requirements: In the design of a proposed residential subdivision, a minimum 15-foot perimeter buffer shall be required. Such buffer shall remain undisturbed along all property boundaries and shall be platted as a common tract, separate from individual lots. Landscape improvements may be constructed within said buffer tract subject to review and approval by the county. The buffer requirements described herein shall not apply to minor subdivisions. The zoning of this parcel allows for townhomes, and the proposed project includes 22 townhome units on 1.78 acres. There will be three buildings with 6 townhome units each and one building with 4 townhome units. Due to the townhome design, there are 22 driveways along the front of the property that are within the landscape buffer. However, there will be landscaping in the 15 foot landscape buffer behind the sidewalk on the west side of the property.

If you wish to appeal any decision made by County staff on the waiver, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.



Owner/Applicant Signature

JOHN T. LYNCH

Print Name

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1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The zoning of this parcel allows for townhomes, and the proposed project includes 22 townhome units on 1.78 acres. There will be three buildings with 6 townhome units each and one building with 4 townhome units. Due to the townhome design, there are 22 driveways along the front of the property that are within the 15 foot landscape buffer on the south side of the property. The 15 foot landscape buffer will be provided behind the sidewalk.

2. The granting of the waiver will not be injurious to the other adjacent property.

The landscaping will be on the individual property and will not be injurious to the adjacent property.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

The zoning of this parcel is RU-2-15, which is a multi-family zoning and allows for townhomes. The proposed project includes 22 townhome units on 1.78 acres. Due to the townhome design, there are 22 driveways along the front of the property that are within the 15 foot landscape buffer on the south side of the property. However, the required landscaping will be provided in the 15 foot landscape buffer behind the sidewalk.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

The zoning is RU-2-15 and the future land use is RES 15. The proposed use is consistent with the current zoning and future land use, and this waiver does not have an impact on the use of the property.

5. Delays attributed to state or federal permits.

N/A

6. Natural disasters.

N/A

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by County staff)

Office Use Only

Request Date

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Coordinator Initials

Reference Files

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(321) 270-8937**kshasteen@bowman.com**

Primary Phone

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Email Address

Description of Waiver Request and Code Section:

The waiver is being requested for Brevard County Code Section 62-2887(c): Lot access: Except for a minor subdivision, all lot access is to be internal within the final plat boundary. The proposed lots have access directly from the right-of-way.

If you wish to appeal any decision made by County staff on the waiver, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.



Owner/Applicant Signature

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1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The zoning of this parcel (RU-2-15) allows for townhomes. Due to the depth of the property being 101 feet, the 25 foot front building setback, and the 25 foot rear setback, the townhomes are allowed approximately 51 feet of buildable area in the center of the property. For townhomes, the only feasible way to access each unit is directly from the right-of-way.

2. The granting of the waiver will not be injurious to the other adjacent property.

The granting of this waiver will allow the lots to function in the same manor as the other properties in the surrounding area by having the driveways connect directly to the right-of-way. Additionally, Houston Lane is a minor local road (not a through street) with a speed of 15 miles per hour, and there are existing speed control humps. The vehicles backing into the Houston Lane right-of-way will not be injurious to the other adjacent property.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

The zoning of this parcel is RU-2-15, which is a multi-family zoning and allows for townhomes. A majority of the parcels on Houston Lane are RU-1-7, which is single-family residential and have direct access to the Houston Lane right-of-way. The subject parcel has a similar depth as the surrounding RU-1-7 lots and functions in a similar way. Therefore, the conditions upon which a request for this waiver is based are particular to the property because of the depth of the property and assigned zoning.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

The zoning is RU-2-15 and the future land use is RES 15. The proposed use is consistent with the current zoning and future land use, and this waiver does not have an impact on the use of the property.

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N/A

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N/A

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Engineer or Project Manager		Company	
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<u>(321) 270-8937</u>		<u>kshasteen@bowman.com</u>	
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Description of Waiver Request and Code Section:

The waiver is being requested for Brevard County Code Section 62-3206(b)(4): The parking area shall be designed and constructed so that the ingress to and egress from the site, both vehicular and pedestrian, provide safe traffic control and flow on the site, as well as between the site and adjoining land, including public road right-of-way. During Site Plan (24SP00039) review, Brevard County staff has requested a waiver from this code section for backing into the right-of-way for multifamily buildings with more than two units.

If you wish to appeal any decision made by County staff on the wavier, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.

	<u>JOHN T. LYNCH</u>
Owner/Applicant Signature	Print Name

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1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

The zoning of this parcel (RU-2-15) allows for townhomes. Due to the depth of the property being 101 feet, the 25 foot front building setback, and the 25 foot rear setback, the townhomes are allowed approximately 51 feet of buildable area in the center of the property. The only feasible way to access each unit is directly from the right-of-way.

2. The granting of the waiver will not be injurious to the other adjacent property.

The granting of this waiver will allow the lots to function in the same manor as the other properties in the surrounding area by having the driveways connect directly to the right-of-way. Additionally, Houston Lane is a minor local road (not a through street) with a speed of 15 miles per hour, and there are existing speed control humps. The vehicles backing into the Houston Lane right-of-way will not be injurious to the other adjacent property.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

The zoning of this parcel is RU-2-15, which is a multi-family zoning and allows for townhomes. A majority of the parcels on Houston Lane are RU-1-7, which is single-family residential and have direct access to the Houston Lane right-of-way. The subject parcel has a similar depth as the surrounding RU-1-7 lots and functions in a similar way. Therefore, the conditions upon which a request for this waiver is based are particular to the property because of the depth of the property and assigned zoning.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

The zoning is RU-2-15 and the future land use is RES 15. The proposed use is consistent with the current zoning and future land use, and this waiver does not have an impact on the use of the property.

5. Delays attributed to state or federal permits.

N/A

6. Natural disasters.

N/A

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by County staff)

Office Use Only

Request Date

Fees

Board Date

Original Project Number

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Coordinator Initials

Reference Files

County Manager/Designee Approval

PARCEL ID NUMBER 24-36-22-00-42

[illegible][illegible]

Run	Time	Temp	Pressure	Flow	Conc	Yield	Product
1	10 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.1 g	1,2-dichloroethane
2	20 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.2 g	1,2-dichloroethane
3	30 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.3 g	1,2-dichloroethane
4	40 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.4 g	1,2-dichloroethane
5	50 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.5 g	1,2-dichloroethane
6	60 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.6 g	1,2-dichloroethane
7	70 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.7 g	1,2-dichloroethane
8	80 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.8 g	1,2-dichloroethane
9	90 min	100°C	1.0 atm	1.0 ml/min	0.1 M	0.9 g	1,2-dichloroethane
10	100 min	100°C	1.0 atm	1.0 ml/min	0.1 M	1.0 g	1,2-dichloroethane

[illegible][illegible]

TABLE 1. H_2 and CO evolution rates in the H_2 and CO evolution tests. The H_2 and CO evolution rates were measured at 100°C and 1 atm. The H_2 and CO evolution rates were measured at 100°C and 1 atm.

1. 4100 BOLTON ST. BOX 20-278 SAN FRANCISCO 10 CALIF 4100
2. 1510 E. PALMVIEW BLVD. LOS ANGELES 44 CALIF 4400
3. 1000 N. VANITTE BLVD. SAN ANTONIO 10 TEXAS 52100-1000

SITE LOCATION MAP

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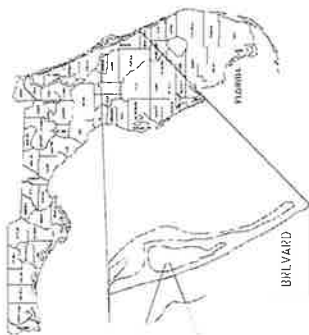
D.R. HORTON
EAST FLORIDA DIVISION
JOINNY LYNCH
1430 CULVER DR. NE
PALM BAY, FL 32907
(321) 953-3156

HOWMAN CONSULTING
NICK MESSINA
900 S. BRIDGWAY
SUITE 101
GRIFFITH PARK 11 33316
PHONE 772-265-1013
FAX 772-265-1015

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RODNEY A. M. NAAB
2255 GARDEN RD. S.W. 124A
DUCALTON, IL 33431
PHONE: (800) 680-6630

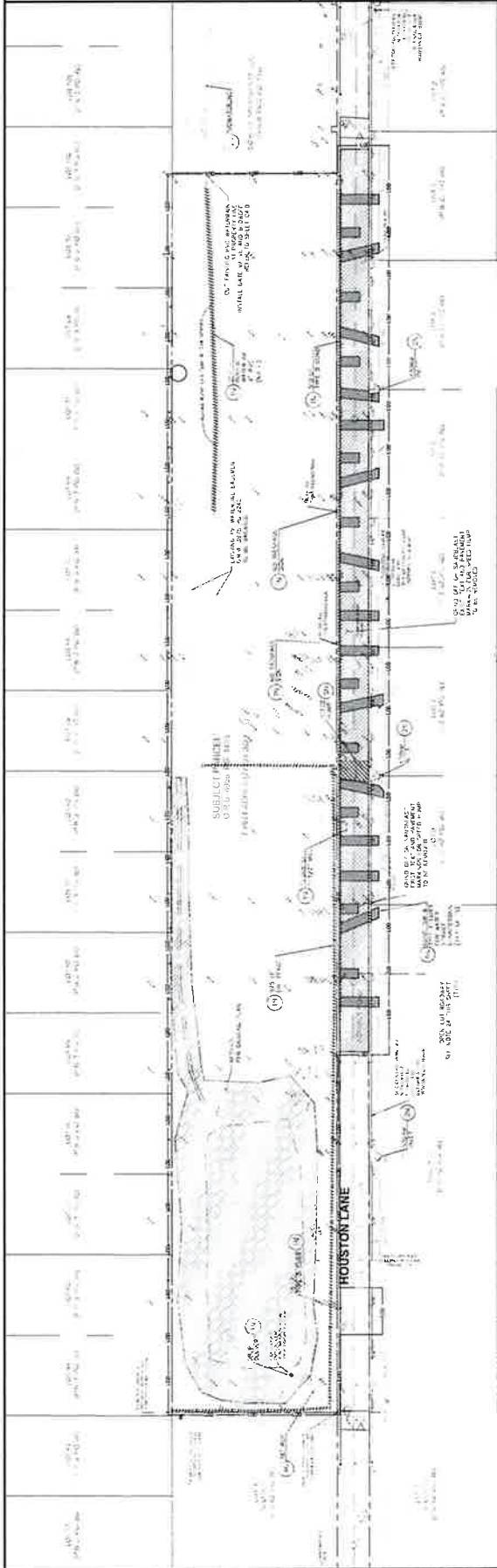
Sheet Number	Sheet Title
001	1.00 GENERAL INFORMATION
002	2.00 PROJECT DESCRIPTION
003	3.00 SITE PLAN
004	4.00 FLOOR PLAN
005	5.00 SECTION
006	6.00 DETAIL
007	7.00 SPECIFICATIONS
008	8.00 NOTES
009	9.00 APPENDIX
010	10.00 INDEX

[illegible]

BANYAN COVE

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 6050 W. 4th Avenue Suite 200
 Burnaby, BC V5C 2M5
 Tel: (604) 431-2255
 Fax: (604) 431-2256
 www.browncanada.com
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Bowman



DEMOLITION NOTES

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. The investigator must also identify the objectives of the investigation and the methods to be used. The investigator must also identify the resources available for the investigation.
2. The second step in the process of the investigation is the collection of data. This is done by the investigator who is responsible for the investigation. The investigator must collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step. The investigator must also collect data from the sources identified in the first step.
3. The third step in the process of the investigation is the analysis of the data. This is done by the investigator who is responsible for the investigation. The investigator must analyze the data collected in the second step. The investigator must also analyze the data collected in the second step. The investigator must also analyze the data collected in the second step.
4. The fourth step in the process of the investigation is the interpretation of the results. This is done by the investigator who is responsible for the investigation. The investigator must interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step. The investigator must also interpret the results of the analysis in the third step.
5. The fifth step in the process of the investigation is the reporting of the results. This is done by the investigator who is responsible for the investigation. The investigator must report the results of the investigation to the appropriate authorities. The investigator must also report the results of the investigation to the appropriate authorities. The investigator must also report the results of the investigation to the appropriate authorities.

LEGEND - EXISTING

- [illegible]

LEGEND - PROPOSED

- NOTES**

NOTES

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20 POWERCRAFT'S NEW 1000 HP 1000-HP
30 1000-HP 1000-HP 1000-HP
40 1000-HP 1000-HP 1000-HP
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60 1000-HP 1000-HP 1000-HP
70 1000-HP 1000-HP 1000-HP
80 1000-HP 1000-HP 1000-HP
90 1000-HP 1000-HP 1000-HP
100 1000-HP 1000-HP 1000-HP

DISTURBED AREA |

- (12.28.14C)

811
Call before you dig
1-800-4-A-DIG
www.811.org

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. The investigator must also identify the objectives of the investigation and the methods to be used. The investigator must also identify the resources available for the investigation.

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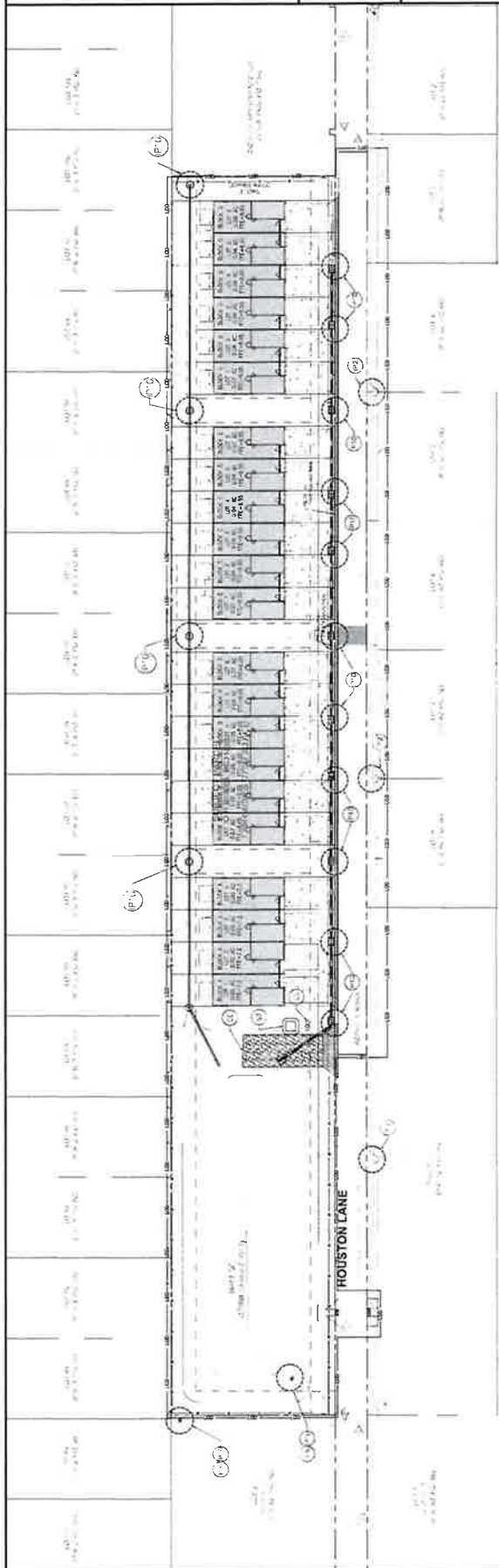
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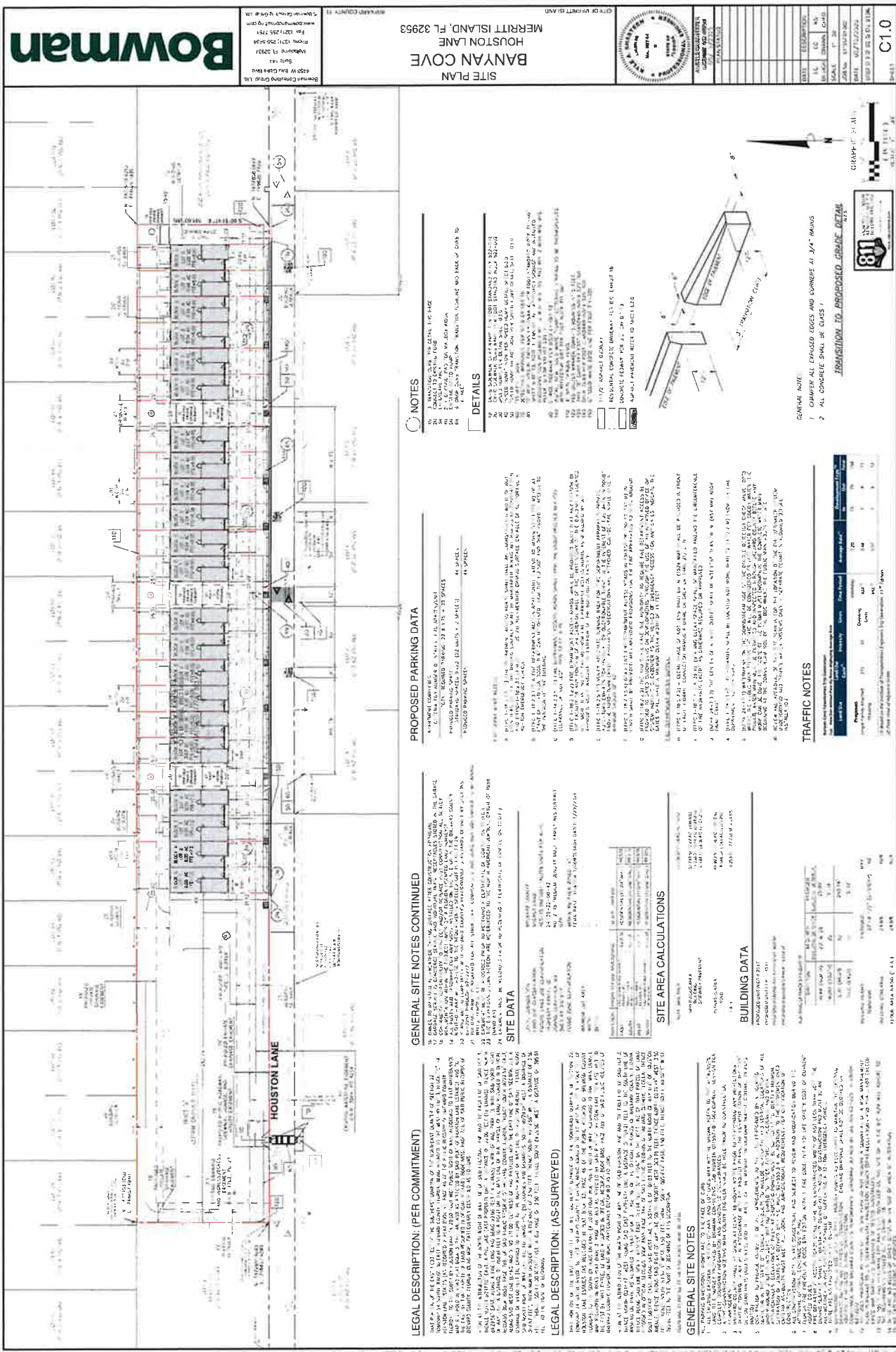
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Disturbed Area
66-526 SF
02 IR JACI

[illegible]





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4500 W. Eau Claire Blvd.
Melbourne, FL 32934
Phone: (321) 258-1728
Fax: (321) 258-1729
www.bowmanconsulting.com

CITY OF MERRITT ISLAND
MERRITT ISLAND, FL 32953
BANYAN COVE
HOUSTON LANE
SITE PLAN

DATE: 06/12/2022
SCALE: 1" = 30'
SHEET: 1 OF 1
PROJECT: BANYAN COVE
DRAWN BY: J. BOWMAN
CHECKED BY: J. BOWMAN
APPROVED BY: J. BOWMAN

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1

CLAYTON, FL 32111
811
CALL 811 BEFORE YOU DIG
1-800-4-A-FLORIDA

NOTES

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1

DETAILS

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1

TRAFFIC NOTES

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1

PROPOSED PARKING DATA

Category	Count	Area (sq ft)	Area (sq ft) / Count
Standard	10	1000	100
Handicap	2	200	100
Motorcycle	5	100	20
Other	1	10	10
Total	18	1300	72.2

GENERAL SITE NOTES

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1

LEGAL DESCRIPTION: (PER COMMITMENT)

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1

SITE DATA

Category	Value
Area (sq ft)	1300
Permit Fee	\$1000
Impact Fee	\$500
Other Fees	\$0
Total	\$1500

BUILDING DATA

Category	Value
Area (sq ft)	1300
Permit Fee	\$1000
Impact Fee	\$500
Other Fees	\$0
Total	\$1500

LEGAL DESCRIPTION: (AS SURVEYED)

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1

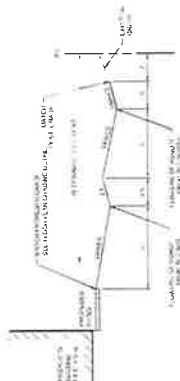
GENERAL SITE NOTES

1. CHANGEL ALL DIMENSIONS AND CORNERS AT 3/4" RADIUS
2. ALL CONCRETE SHALL BE CLASS 1



EGEND - PROPOSED

NOTES:

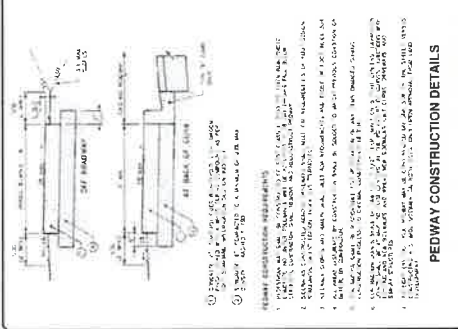
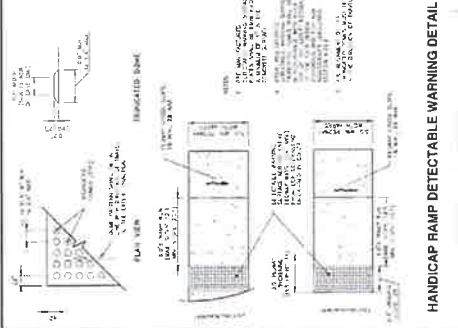
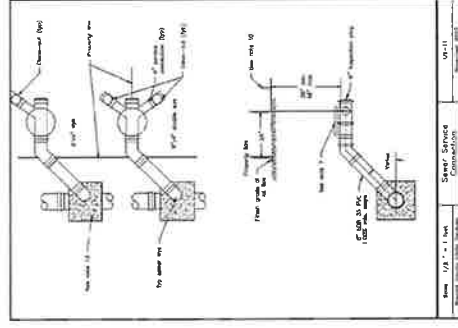
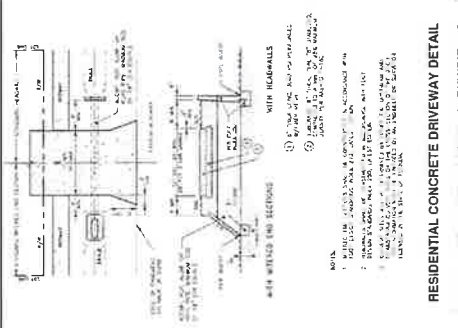
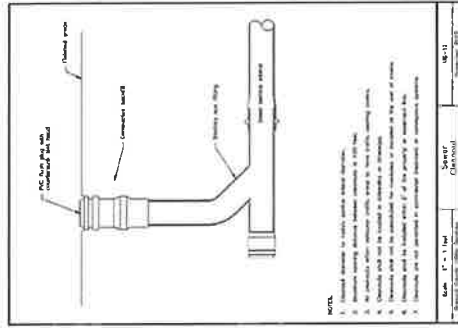
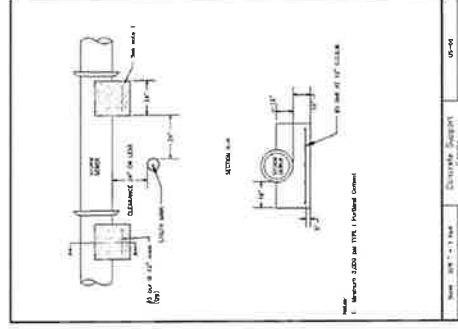


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- [W611 H S 2N3 SA 091-4](#)
- [W611-H-S 2N3L 511280](#)
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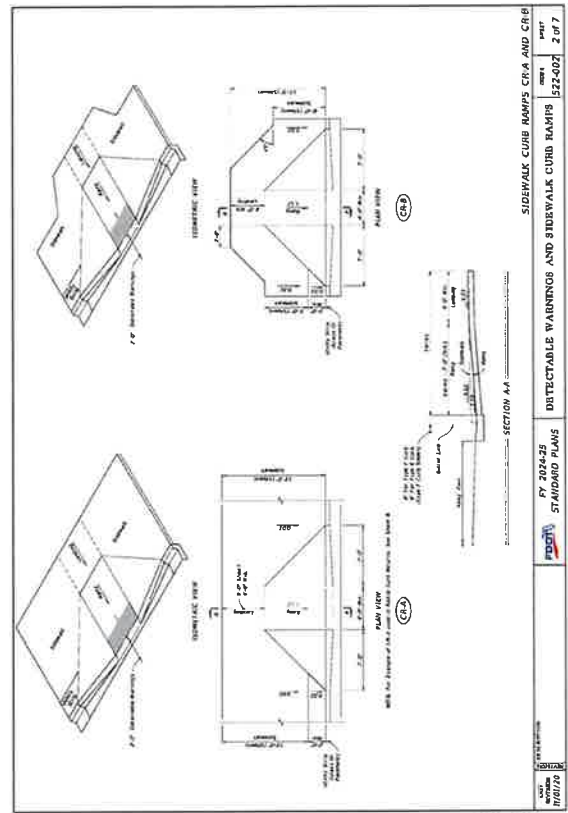
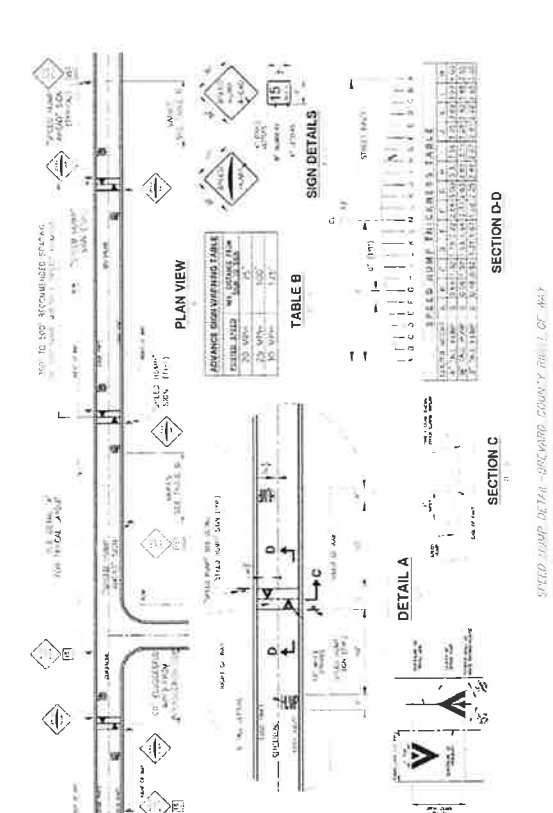
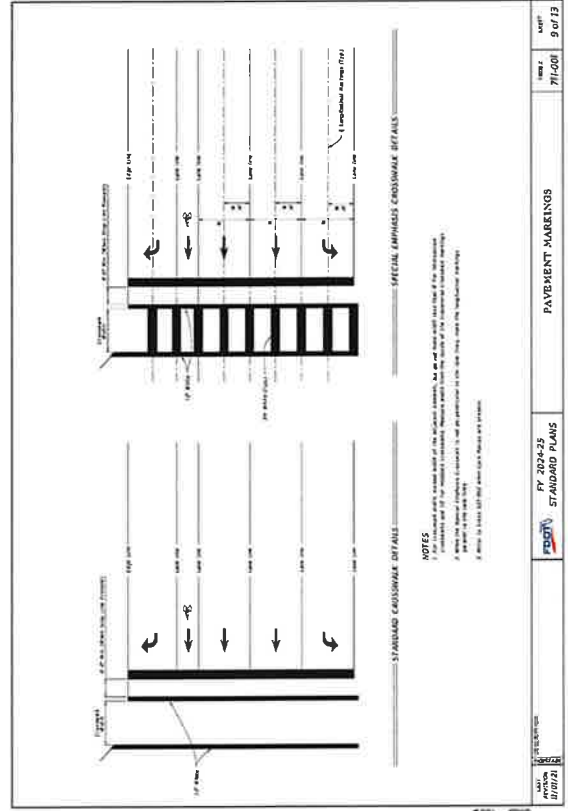
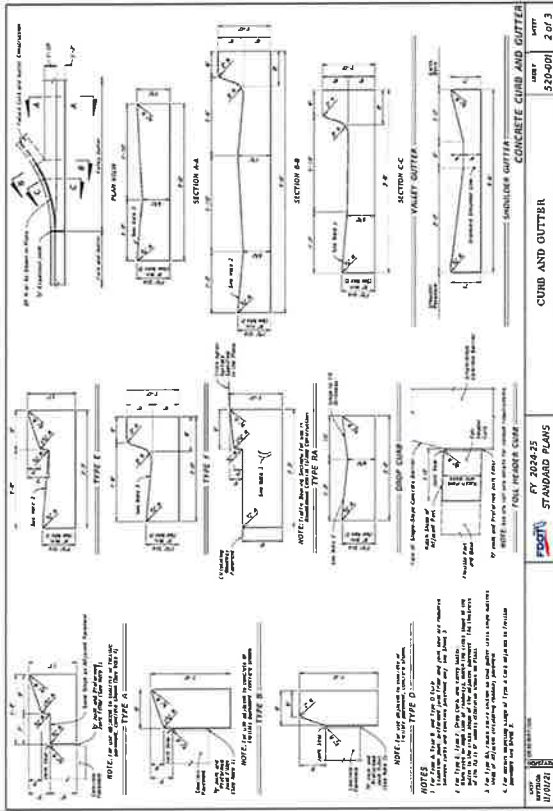
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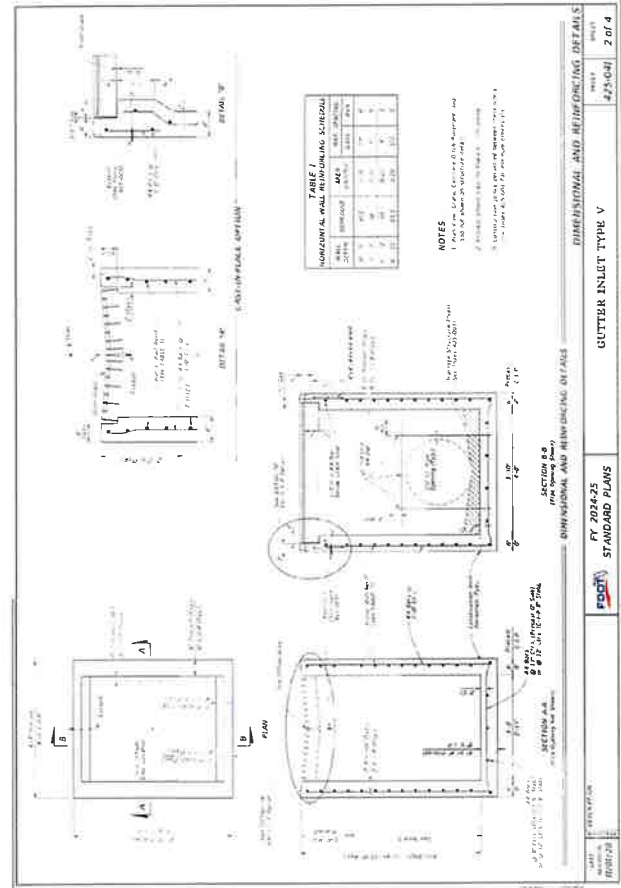
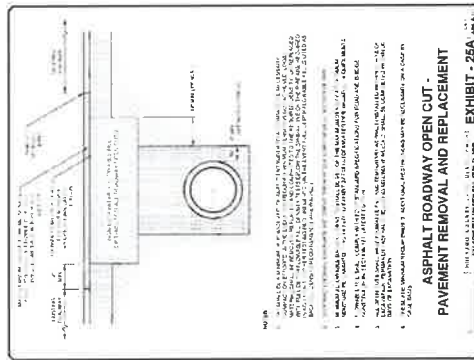
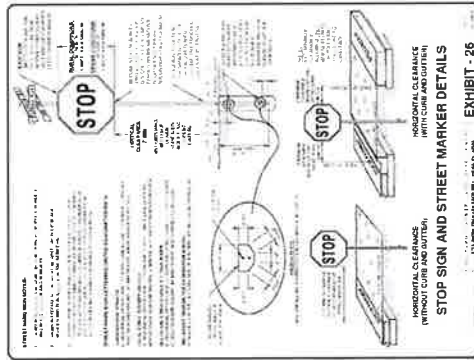
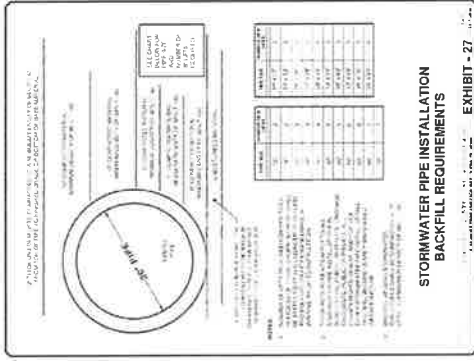
Item	Quantity	Unit	Notes
1. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
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3. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
4. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
5. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
6. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
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8. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
9. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
10. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
11. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
12. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
13. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
14. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
15. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
16. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
17. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
18. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
19. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.
20. Concrete Retaining Wall	1.0	sq. ft.	See Detail D2.0 for notes.





DATE:	07/17/2023
SCALE:	N/A
DESIGNED BY:	DAVID L. SMITH
CHECKED BY:	DAVID L. SMITH
PROJECT NO.:	2023-001
PROJECT NAME:	BANYAN COVE
PROJECT LOCATION:	HOUSTON LAKE
PROJECT DESCRIPTION:	DETAILS
PROJECT STATUS:	IN PROGRESS
PROJECT OWNER:	CITY OF KENNETH ISLAND
PROJECT CONTACT:	DAVID L. SMITH
PROJECT PHONE:	(813) 925-9448
PROJECT FAX:	(813) 925-1979
PROJECT EMAIL:	DAVID@BOWMANCONSULTING.COM







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Mesa, AZ 85206
Phone: (480) 295-3434
Fax: (480) 295-7779
www.bowmanconsulting.com

Maricopa County, AZ
City of Merritt Island, FL

SIX PLEX FLOOR PLANS
BANYAN COVE
HOUSTON LANE
MERRITT ISLAND, FL 32953



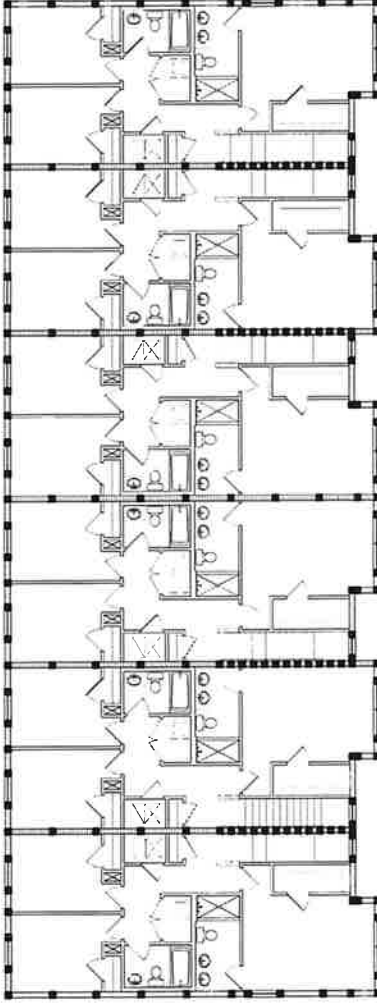
PROJECT NO.: 2017-001
DATE: 07/11/2017
JOB NO.: 01916.002

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07/11/2017	ISSUED FOR PERMIT

DATE	DESCRIPTION
07/11/2017	ISSUED FOR PERMIT

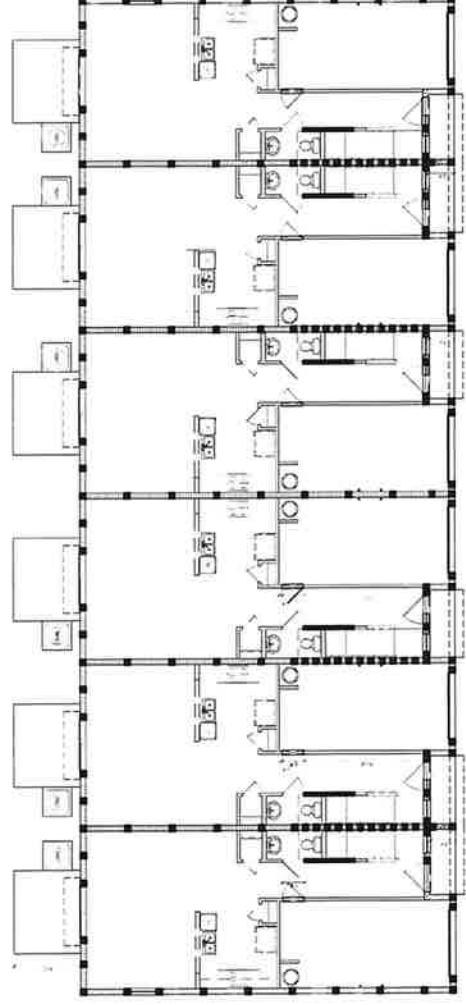
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SECOND FLOOR

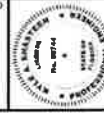
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GROUND FLOOR

UNIT A LOT XXX UNIT B LOT XXX UNIT B LOT XXX UNIT B LOT XXX UNIT B LOT XXX UNIT A LOT XXX

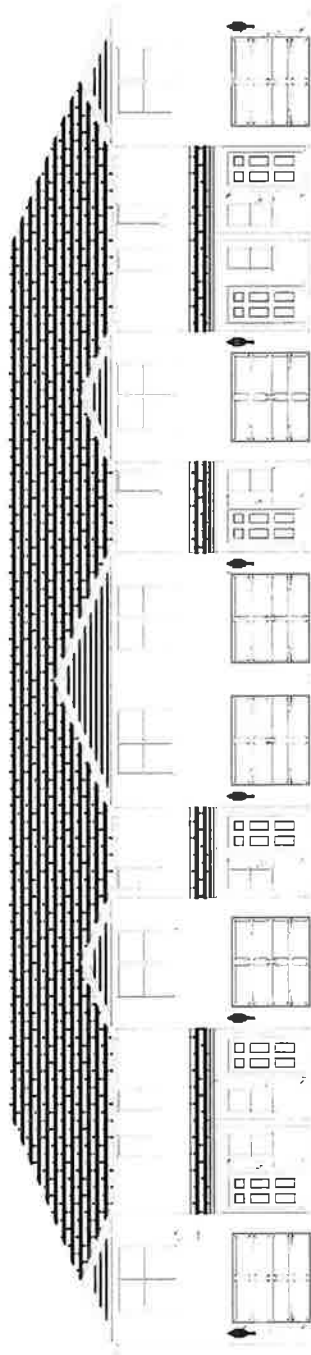




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BY: [Signature]
PROJECT: SIX PLEX BUILDING ELEVATION
SHEET: 01/01/2020

DATE	01/01/2020
BY	[Signature]
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SHEET	01/01/2020
DATE	01/01/2020
BY	[Signature]
PROJECT	SIX PLEX BUILDING ELEVATION
SHEET	01/01/2020

A4.0
SHEET



SHEET INDEX

Abstracts prepared by the following authors are available in the following languages:

SURVEYOR'S NOTES:

- [illegible]

SURVEYOR'S CERTIFICATION:

- [illegible]

ALTA / NSPS LAND TITLE SURVEY
HOUSTON LANE
LYING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (PER COMMITMENT)

[illegible]

LEGAL DESCRIPTION: (AS-SURVEYED)

[illegible][illegible]

SCALE 1" = 100'

LEGEND

- [illegible]

UNIT A TITLE COMMITMENT - SCHEDULE "BII" EXCEPTIONS

[illegible]

NOT A SURVIVAL MATTER

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

NOT A SURVEY MATTER

NOT A SURVEY MATTER

NOT A SURVEY MATTER

Q. WILL YOU AGREE THAT, WHEN ANY, NOT SOOTHING, WILLING KIDS IN THE PUBLIC SCHOOLS

2. How is the importance of the country's universities to the country's development measured?

INSURED LAND
NOT A SURVEY MATTER
IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE
CONTRACTS FOR SERVICE BY ANY WATER, SEWER, GAS, OR STEAM SUPPLYING THE

NOT A CONTACT REFERENCE

EASELY WITH INVOLVING OFFICIAL RECORDS BOOK 1762 PAGE 279 OF THE PUBLIC

HELLOUS OF DEKALB COUNTY FLORIDA
PURCHASE A BUSINESS CARD IS CALLED IN THE SHOW
FOR THE FIRST CARD IN THE SHOW THE CARD IS CALLED IN THE SHOW

WATERLINE CASEMENT SHOWN HEREON

WATCH LINE, A PUBLIC RECORDS COMPANY, HAS RECENTLY RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA PAGE 2242 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER

TABLE "A" A.L.T.A. SURVEY REQUIREMENTS

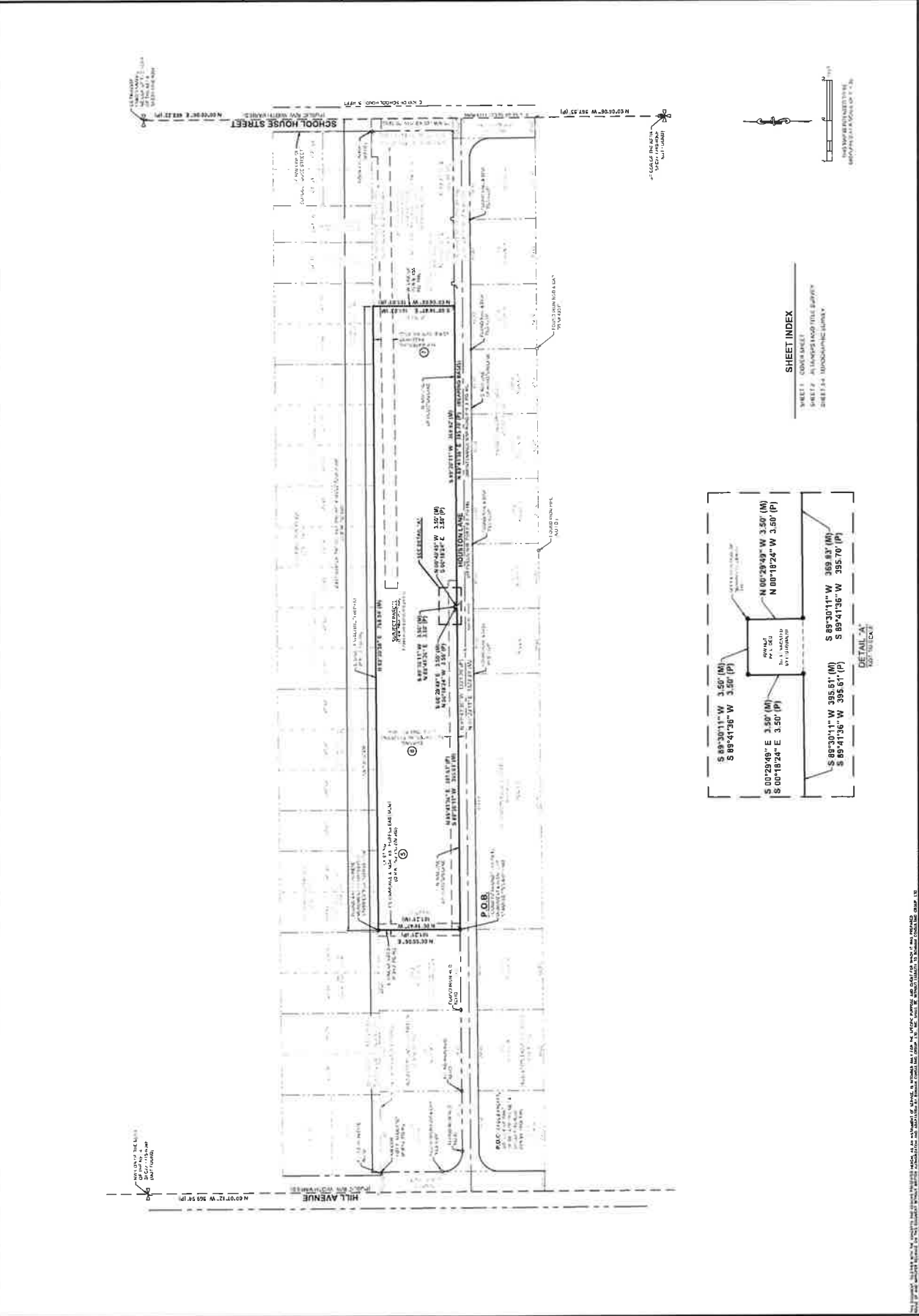
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Bowman
5000 CYPRESS CENTER
SUITE 100
TAMPA, FL 33609
Phone: (813) 944-0000
Fax: (813) 944-0001
E: Bowman@bowman.com

FLORIDA
HOUSTON LANE - MERRITT ISLAND
ALTA / NSPSA LAND TITLE SURVEY
BREVARD COUNTY
PROJECT NO.
01557-01-002

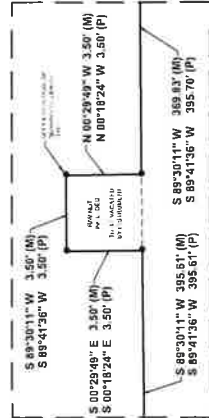
DATE	DESCRIPTION	PAGE
7/2/23	REVISED TITLE	1
7/2/23	REVISED TITLE	2

DRAWN BY: J. N. R. C.
SCALE: 1" = 30'
DATE: 12/16/24
SHEET: 2 OF 4

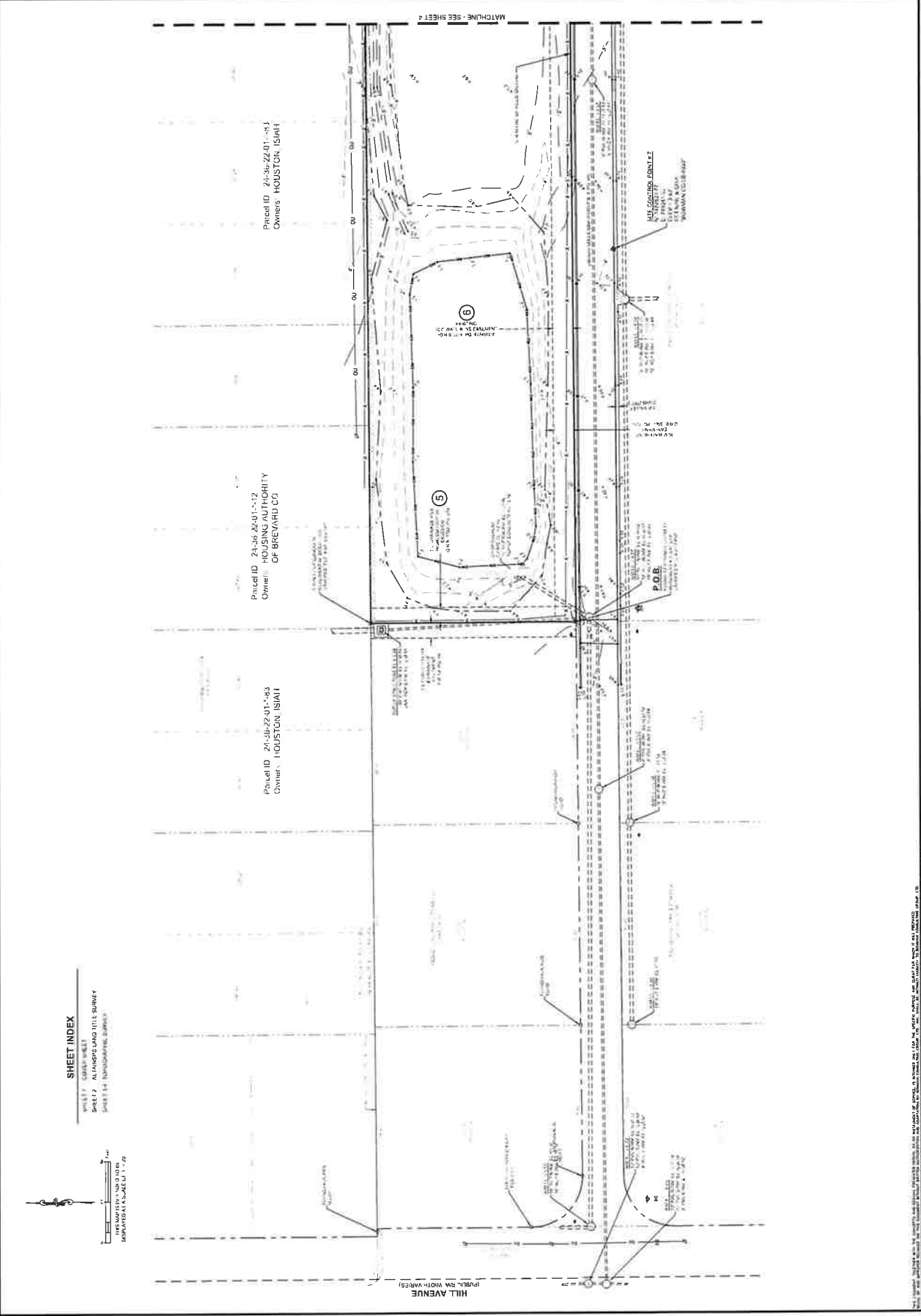


SHEET INDEX

SHEET 1: CONCRETE
SHEET 2: CONCRETE
SHEET 3: CONCRETE
SHEET 4: CONCRETE

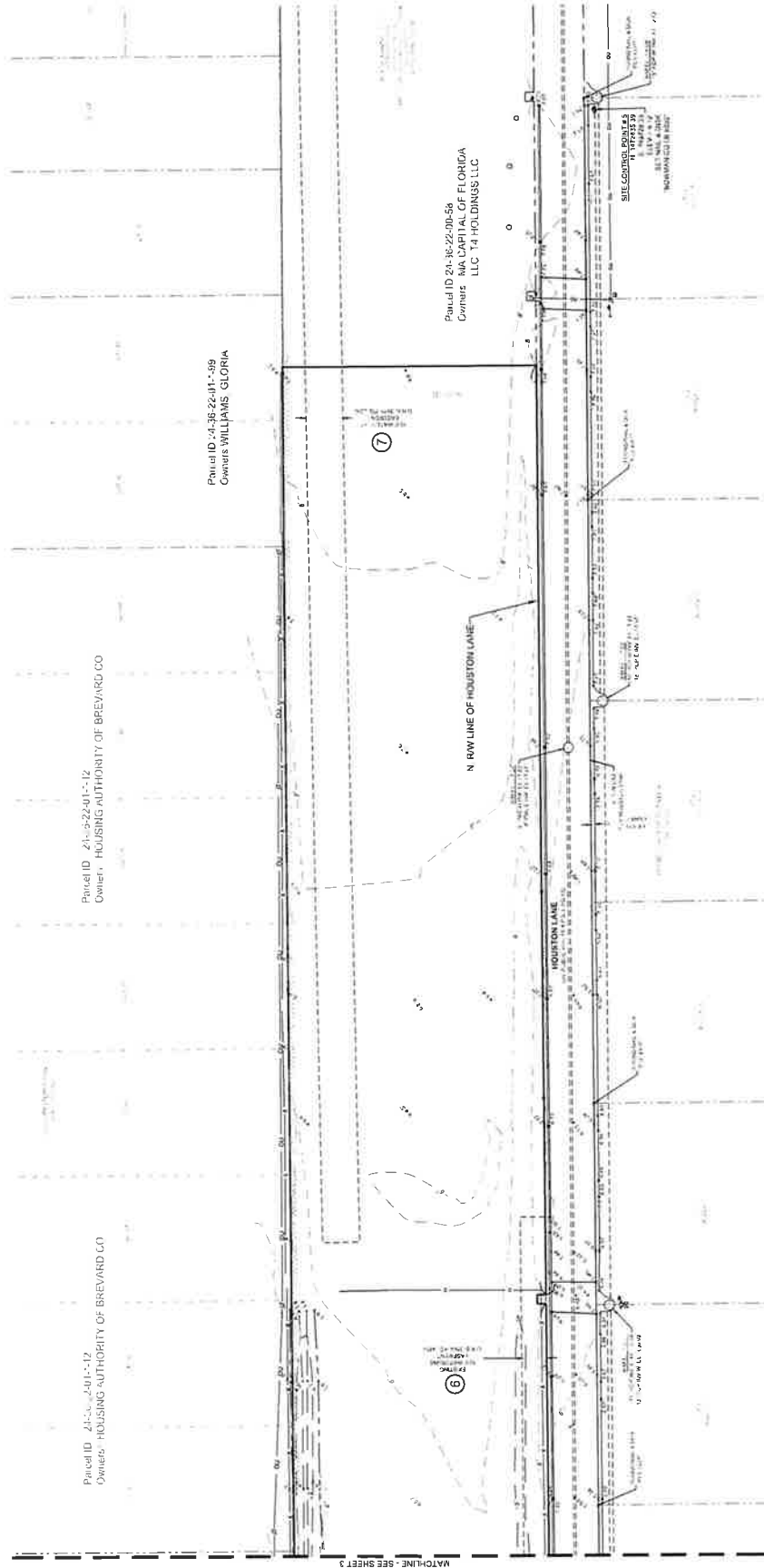
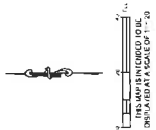


DETAIL 'A'



SHEET INDEX

SHEET 1 - LAYOUT SHEET
SHEET 2 - ALTA / NSPSA LAND TITLE SURVEY
SHEET 3 - ALTA / NSPSA LAND TITLE SURVEY
SHEET 4 - ALTA / NSPSA LAND TITLE SURVEY



LYING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST
MERRITT ISLAND, BREVARD COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- [illegible]

WESTINGHOUSE 7-4001 5-4

[illegible]

000000

FOUND 2 ALUMINUM DISC IN CONCRETE CURB
STAMPING 12/24/2018
ACCESSION NO. 2018.0001
CASTING 7/21/10 JAD
ELEVATION - 9.466 IN A V D (ft)

5 ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND

* THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "A" ACCORDING TO BEVARD COUNTY UNINCORPORATED ARKAS MAP SERIES FLOOD INSURANCE RATE MAP NUMBER 17-000000-0000

THIS SURVEY WAS MADE WITH THE UNDERSTANDING THAT NO ENCUMBRANCES, CLAIMS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL AND ARE AS SHOWN ON THE PLAN.

PRELIMINARY PLAT NOTES:

- [illegible]



INDEX OF SHEETS

5-HECT 1	5-HECT 2
5-HECT 3	5-HECT 4

BEARING BASIS

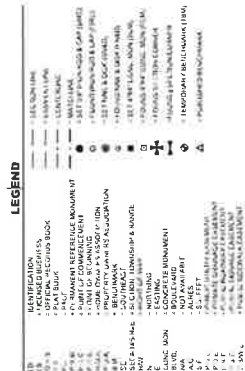
THE BEARING, BAYS BEING THE NORTH RIGHT-OF-WAY LINE HOUSTON LANE (A 30-FOOT WIDE PUBLIC RIGHT OF WAY) AS DEPICTED ON PLAT OF HOUSTON LANE ESTATES AS RECORDED IN PLAT BOOK 42, PAGE 36, SAID LINE HAVING A RECORDED BEARING OF NORTH 09°43'18" EAST AND A MEASURED BEARING IS NORTH 09°43'18" EAST.

2000

THIS PLAT AS REQUIRED IN THE CHAINING POLICY IS THE OFFICIAL RECORD OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER CHARTER, OR DEED, OR MAP OF THE PLAT. THERE MAY BE ADDITIONAL REFERENCE THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

[illegible]

PLAT BOOK _____ PAGE _____
S14112 OF 2
SECTION 22 TOWNSHIP 24 SOUTH RANGE 30 EAST

[illegible]

Lot Area	Acres	Sq. Ft.	Sq. Yds.	Sq. M.	Sq. Km.
1	0.023	1,554	178	0.00016	0.00016
2	0.046	3,108	356	0.00032	0.00032
3	0.069	4,662	534	0.00048	0.00048
4	0.092	6,216	712	0.00064	0.00064
5	0.115	7,770	890	0.00080	0.00080
6	0.138	9,324	1,068	0.00096	0.00096
7	0.161	10,878	1,246	0.00112	0.00112
8	0.184	12,432	1,424	0.00128	0.00128
9	0.207	13,986	1,602	0.00144	0.00144
10	0.230	15,540	1,780	0.00160	0.00160
11	0.253	17,094	1,958	0.00176	0.00176
12	0.276	18,648	2,136	0.00192	0.00192
13	0.299	20,202	2,314	0.00208	0.00208
14	0.322	21,756	2,492	0.00224	0.00224
15	0.345	23,310	2,670	0.00240	0.00240
16	0.368	24,864	2,848	0.00256	0.00256
17	0.391	26,418	3,026	0.00272	0.00272
18	0.414	27,972	3,204	0.00288	0.00288
19	0.437	29,526	3,382	0.00304	0.00304
20	0.460	31,080	3,560	0.00320	0.00320
21	0.483	32,634	3,738	0.00336	0.00336
22	0.506	34,188	3,916	0.00352	0.00352
23	0.529	35,742	4,094	0.00368	0.00368
24	0.552	37,296	4,272	0.00384	0.00384
25	0.575	38,850	4,450	0.00400	0.00400
26	0.598	40,404	4,628	0.00416	0.00416
27	0.621	41,958	4,806	0.00432	0.00432
28	0.644	43,512	4,984	0.00448	0.00448
29	0.667	45,066	5,162	0.00464	0.00464
30	0.690	46,620	5,340	0.00480	0.00480
31	0.713	48,174	5,518	0.00496	0.00496
32	0.736	49,728	5,696	0.00512	0.00512
33	0.759	51,282	5,874	0.00528	0.00528
34	0.782	52,836	6,052	0.00544	0.00544
35	0.805	54,390	6,230	0.00560	0.00560
36	0.828	55,944	6,408	0.00576	0.00576
37	0.851	57,498	6,586	0.00592	0.00592
38	0.874	59,052	6,764	0.00608	0.00608
39	0.897	60,606	6,942	0.00624	0.00624
40	0.920	62,160	7,120	0.00640	0.00640
41	0.943	63,714	7,298	0.00656	0.00656
42	0.966	65,268	7,476	0.00672	0.00672
43	0.989	66,822	7,654	0.00688	0.00688
44	1.012	68,376	7,832	0.00704	0.00704
45	1.035	69,930	8,010	0.00720	0.00720
46	1.058	71,484	8,188	0.00736	0.00736
47	1.081	73,038	8,366	0.00752	0.00752
48	1.104	74,592	8,544	0.00768	0.00768
49	1.127	76,146	8,722	0.00784	0.00784
50	1.150	77,700	8,900	0.00800	0.00800
51	1.173	79,254	9,078	0.00816	0.00816
52	1.196	80,808	9,256	0.00832	0.00832
53	1.219	82,362	9,434	0.00848	0.00848
54	1.242	83,916	9,612	0.00864	

NOTE: THIS PLAN AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DEFINITION OF THE SUBMITTED LANDSCAPE DESIGN. ANY REVISIONS WILL IN ALL CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAN. CONSULT THE ARCHITECT FOR ANY OTHER RESTRICTIONS OF THIS PROPERTY.

PLAN 100-101-0104 - REVISED
 CERTIFICATE OF AUTHORIZATION NO. 18-8033
 SURVEYOR MICHAEL WILKIN, JR., P.E. REGISTRATION NO. 6666
 SHEET 2 OF 2

Memorandum

To: Brevard County
Planning & Development Department

From: Daniela S. Jurado, PE | Bowman

Date: 6/10/2025

Re: **Traffic Statement**
Banyan Cove Development Houston Ln, Merrit Island, Florida

Bowman has been retained by DR Horton Inc to provide a Traffic Statement for the Banyan Cove, a 22- Single family Residential development with attached units proposed along Houston Lane in Merrit Island, Florida. Access to the residential units is provided via individual driveways. The Site Plan is presented in **Attachment M-1**.

Section 62-2802 of Brevard County's Code Land Development Code requires 5 feet separation between the single-family residential unit driveways and the property line. Brevard County has expressed concerns regarding the proposed driveway separation of the individual units and its influence in the sight visibility.

Similar concerns have been posed regarding the vehicles parked on the driveways backing into the public road.

This memorandum intends to analyze the safety implications of the reduction on the separation of the driveways and of vehicles backing into the public roadway.

A review of the surrounding area showed multifamily residential units with similar parking characteristics north of the development along Lincoln Ave and Roosevelt Ave. Although the residential units are consolidated in a single lot, the spaces are proposed in arrays of four (4) parking spaces, which in turn provide less visibility for vehicles backing into the public roadway.

Given this, we reviewed the most recent 5 years of available crashes data (January 2020 to December 2024) from the Signal Four database for the segments of Lincoln Ave and Roosevelt Ave to assess if the visibility of the driveways is expected to cause any safety concerns.

The review of the crash data shows two crashes in the 5-year period, the review showed low severity with only property damage crashes, additionally none of the crashes were related to vehicles entering or exiting driveways. The crash data is presented in **Attachment M-2**.

We also calculated the anticipated site trip generation of the residential units based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual* 11th Edition. The results indicate that each single-family Residential unit (attached) (LU 215) is expected to generate a on average 7 daily trips (4 inbound, 3 outbound), and 1 peak hour trip. ITE excerpts are presented in **Attachment M-3**.


The review of the area shows Houston Lane is a local County-maintained road, with a 15-mph posted speed limit and no direct connection to major roads, while Roosevelt Avenue and Lincoln Avenue are a

local County-maintained roads, with a 20-mph posted speed limits and no direct connection to major roads.

Based on the low trip generation of the proposed residential units, the low volumes anticipated at a local road, the significantly low speeds along Houston Lane, and the absence of crash history in comparable nearby developments, it is my professional opinion that the proposed driveway configuration is not expected to result in adverse safety impacts along Houston Lane.

Should you have any questions or comments regarding this methodology, please do not hesitate to call me at djurado@bowman.com.

Sincerely,



Daniela S. Jurado, PE
Team Leader-Traffic Engineering | Bowman

Attachments

Attachment M-1. Site Plan

Attachment M-2. Crash Data

Attachment M-3. ITE Trip Generation Excerpts

ATTACHMENT M-1

ATTACHMENT M-2

Search Crashes

Crashes in JJ
:from 1/1/2020 - 12/31/2024



Injury Summary		Common Attributes		FDOT Attributes	
	Total	Fatal Crashes	Serious Injury Crashes	Injury Crashes	Property Damage Only Crashes
Crashes	2	0	0	0	2
Fatalities (within 30 Days)	0	0	0	0	0
Incapacitating Injuries	0	0	0	0	0
	0	0	0	0	0

Total records: 2 / Mapping Status: Mapped: 2 (Verified: 0 / Preliminary: 2) / Unmapped:

FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 31/Aug/2021 05:47 PM	Time of Crash 31/Aug/2021 05:47 PM	Date of Report 31/Aug/2021 08:11 PM	Invest. Agency Report Number FHPD21OFF069588	HSMV Crash Report Number 88548174
--	--	---	--	---

CRASH IDENTIFIERS

County Code 19	City Code 45	County of Crash BREVARD	Place or City of Crash MERRITT ISLAND	Within City Limits No	Time Reported 31/Aug/2021 05:52 PM	Time Dispatched 31/Aug/2021 07:12 PM
Time on Scene 31/Aug/2021 07:51 PM	Time Cleared Scene 31/Aug/2021 08:21 PM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 543 ROOSEVELT AVE			① At Street Address#	② At Latitude 28.3858068013805	and Longitude -80.711810404870107
At Feet 1000	Or Miles	Direction East	③ From Intersection With Street, Road, Highway HILL AVE		④ Or From Milepost #
Road System Identifier 5 Local		Type Of Shoulder 3 Curb	Type Of Intersection 77 Other, Explain in Narrative		

CRASH INFORMATION (Check if Pictures Taken) ☐

Light Condition 1 Daylight	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 3 Angle
First Harmful Event Type	First Harmful Event 14	First Harmful Event Location 1 On Roadway	Within Interchange No	First Harmful Event Relation to Junction 4 Driveway/Alley Access Related
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial) ☐

Vehicle 2	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 1 No	Veh License Number VA1YL	State FL	Reg. Expires 18/Dec/2021	Permanent Reg. No	VIN 3N1AB7AP4KY328228		
Year 2019	Make NISS	Model ALTIMA	Style 4D	Color GRY	Extent of Damage Functional	Est. Damage 3000	Towed Due To Damage Yes	Vehicle Removed By MOA	Rotation
Insurance Company					Insurance Policy Number				
Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/> BARBARA ANN THOMAS			Current Address (Number and Street) 525 EASY ST		City and State MERRITT ISLAND FL		Zip Code 32953-4359		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling: South	Direction	On Street, Road, Highway 543 ROOSEVELT AVE				At Est. Speed 25	Posted Speed 25	Total Lanes 2	
CMV Configuration		Cargo Body Type		Area of Initial Impact			Most Damaged Area		
Comm GVWR/GCWR		Trailer Type (trailer one)		Trailer Type (trailer two)					
Haz. Mat. Release	Haz Mat. Placard	Number	Class						
Motor Carrier Name			US DOT Number						
Motor Carrier Address			City and State			Zip Code		Phone Number	
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function		
Vehicle Maneuver Action 8 Parked	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 2 Collision with Non-Fixed Object		Most Harmful Event Detail 14 Motor Vehicle in Transport			
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 2 Collision with Non-Fixed Object		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events		
		14 Motor Vehicle in Transport							

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle in Transport	Hit and Run 2 Yes	Veh License Number	State	Reg. Expires	Permanent Reg. No	VIN		
Year	Make	Model	Style	Color	Extent of Damage Unknown	Est. Damage	Towed Due To Damage No	Vehicle Removed By	Rotation
Insurance Company					Insurance Policy Number				

1845

Date of Crash 31/Aug/2021 05:47 PM	Date of Report 31/Aug/2021 05:47 PM	Invest. Agency Report Number FHPD21OFF069588	HSMV Crash Report Number 88548174
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Name of Vehicle Owner (Check Box If Business) <input type="checkbox"/>		Current Address (Number and Street)		City and State		Zip Code		
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	
Vehicle Traveling:	Direction	On Street, Road, Highway ROOSEVELT AVE				At Est. Speed	Posted Speed 25	Total Lanes
CMV Configuration		Cargo Body Type		Area of Initial Impact		Most Damaged Area		
Comm GVWR/GCWR		Trailer Type (trailer one)		Trailer Type (trailer two)				
Haz. Mat. Release	Haz Mat. Placard	Number		Class				
Motor Carrier Name		US DOT Number						
Motor Carrier Address		City and State		Zip Code		Phone Number		
Comm/Non-Commercial	Vehicle Body Type	Vehicle Defects (one)		Vehicle Defects (two)		Emergency Vehicle Use 1 No	Special Function of MV 1 No Special Function	
Vehicle Maneuver Action	Trafficway 1 Two-Way, Not Divided	Roadway Grade		Roadway Alignment		Most Harmful Event	Most Harmful Event Detail	
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events		Second (2) Sequence of Events		Third (3) Sequence of Events		Fourth (4) Sequence of Events	

NARRATIVE

ID Number Rank Name Troop / Post Officer Agency Phone Number Date Created
4738 TPR J. DH. PROVENCHER D FLORIDA HIGHWAY PATROL 321-690-3900 Sep 10, 2021

Vehicle 1 (V01) was eastbound on Roosevelt Ave east of Hill Ave. Vehicle 2 (V02) was parked in the driveway of 543 Roosevelt Ave facing south. V01 ran off the roadway onto the right shoulder and struck the rear passenger side of V02. Prior to my arrival, V01 had left the scene and V02 had not moved from the area of collision.
****Note: This report will be updated when more information is made available.**

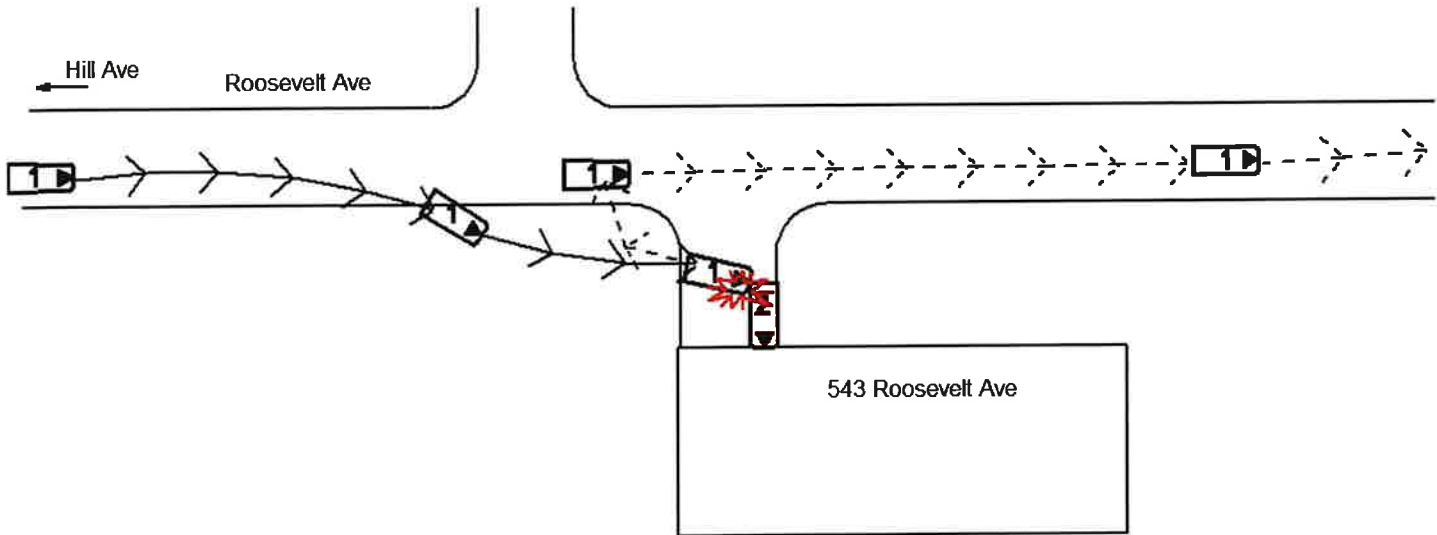
REPORTING OFFICER

ID/Badge # 4738	Rank and Name TPR J. DH. PROVENCHER	Department FLORIDA HIGHWAY PATROL	Type of Department FHP
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Date of Crash 31/Aug/2021 05:47 PM	Date of Report 31/Aug/2021 05:47 PM	Invest. Agency Report Number FHPD21OFF069588	HSMV Crash Report Number 88548174
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Not to Scale



FLORIDA TRAFFIC CRASH REPORT

LONG FORM ☒ SHORT FORM ☐ UPDATE ☐

(Electronic Version)

HIGHWAY SAFETY & MOTOR VEHICLES,
TRAFFIC CRASH RECORDS
NEIL KIRKMAN BUILDING, TALLAHASSEE, FL 32399-0537

Date of Crash 12/Oct/2024 05:23 AM	Time of Crash 12/Oct/2024 05:23 AM	Date of Report 12/Oct/2024 06:47 AM	Invest. Agency Report Number FHP24ON0514777	HSMV Crash Report Number 26372592
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CRASH IDENTIFIERS

County Code 19	City Code 45	County of Crash BREVARD	Place or City of Crash MERRITT ISLAND	Within City Limits No	Time Reported 12/Oct/2024 05:43 AM	Time Dispatched 12/Oct/2024 06:28 AM
Time on Scene 12/Oct/2024 06:42 AM	Time Cleared Scene 12/Oct/2024 07:45 AM	Completed Yes	Reason (if Investigation NOT Completed)			Notified By Law Enforcement

ROADWAY INFORMATION

Crash Occured On Street, Road, Highway 590 LINCOLN AVENUE			① At Street Address#	② At Latitude 28.386590000000002	and Longitude -80.71268999999995
At Feet 10	Or Miles	Direction North	③ From Intersection With Street, Road, Highway HILL AVENUE		④ Or From Milepost #
Road System Identifier 4 County		Type Of Shoulder 3 Curb	Type Of Intersection 1 Not at Intersection		

CRASH INFORMATION (Check if Pictures Taken) ☐

Light Condition 4 Dark-Lighted	Weather Condition 1 Clear	Roadway Surface Condition 1 Dry	School Bus Related 1 No	Manner Of Collision 77 Other, Explain in Narrative
First Harmful Event Type	First Harmful Event 24	First Harmful Event Location 2 Off Roadway	Within Interchange No	First Harmful Event Relation to Junction 2 Intersection
Contributing Circumstances: Road 1 None		Contributing Circumstances: Road		Contributing Circumstances: Road
Contributing Circumstances: Environment 1 None		Contributing Circumstances: Environment		Contributing Circumstances: Environment
Work Zone Related 1 No	Crash In Work Zone	Type Of Work Zone	Workers In Work Zone	Law Enforcement In Work Zone

VEHICLE (Check if Commercial) ☐

Vehicle 1	Motor Vehicle Type 1 Vehicle In Transport	Hit and Run 2 Yes	Veh License Number LLIF72	State FL	Reg. Expires 30/Jun/2025	Permanent Reg. No	VIN 1N4BL4DV4RN313586		
Year 2024	Make NISS	Model ALTIMA	Style 4D	Color GRY	Extent of Damage Disabling	Est. Damage 15000	Towed Due To Damage Yes	Vehicle Removed By DOUG'S TOWING	Rotation Rotation
Insurance Company					Insurance Policy Number				
Name of Vehicle Owner (Check Box If Business) <input checked="" type="checkbox"/> LLC EAN HOLDINGS			Current Address (Number and Street) 14002 E 21ST ST STE 1500			City and State TULSA OK		Zip Code 74134-1424	
Trailer One:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Trailer Two:	License Number	State	Reg. Expires	Permanent Reg.	VIN	Year	Make	Length	Axles
Vehicle Traveling:	Direction North	On Street, Road, Highway HALL AVENUE				At Est. Speed 45	Posted Speed 25	Total Lanes 2	
CMV Configuration			Cargo Body Type			Area of Initial Impact		Most Damaged Area	
Comm GVWR/GCWR			Trailer Type (trailer one)			Trailer Type (trailer two)			
Haz. Mat. Release		Haz Mat. Placard	Number	Class					
Motor Carrier Name				US DOT Number					
Motor Carrier Address				City and State				Zip Code	Phone Number
Comm/Non-Commercial	Vehicle Body Type 1 Passenger Car	Vehicle Defects (one) 1 None		Vehicle Defects (two)		Emergency Vehicle Use 1 No		Special Function of MV 1 No Special Function	
Vehicle Maneuver Action 1 Straight Ahead	Trafficway 1 Two-Way, Not Divided	Roadway Grade 1 Level	Roadway Alignment 1 Straight	Most Harmful Event 3 Collision with Fixed Object		Most Harmful Event Detail 24 Curb			
Traffic Control Device For This Vehicle 1 No Controls	First (1) Sequence of Events 43 Ran Off Roadway, Left		Second (2) Sequence of Events 24 Curb		Third (3) Sequence of Events 38 Mailbox		Fourth (4) Sequence of Events		

NON VEHICLE PROPERTY DAMAGE

Vehicle# Person#	Property Damage - Other Than Vehicle MAILBOX	Est. Amount 100	Business No	Owner's Name ILENE RANDOLPH	Address 590 LINCOLN AVE	City & State MERRITT ISLAND FL	Zip Code 32953
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NARRATIVE

1848

Date of Crash 12/Oct/2024 05:23 AM	Date of Report 12/Oct/2024 05:23 AM	Invest. Agency Report Number FHP24ON0514777	HSMV Crash Report Number 26372592
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ID Number 3496	Rank TPR	Name R. M. WOLFF	Troop / Post D	Officer Agency FLORIDA HIGHWAY PATROL	Phone Number 321-690-3900	Date Created Oct 12, 2024
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Vehicle One (V01) was traveling north on Hill Avenue approaching a 90 degree right turn onto Lincoln Avenue. Driver One (D01) did not appear to slow V01 down when approaching the 90 degree turn. V01's left side tires struck the curb. V01 went over the curb, and on the side walk. V01's front end ran over the mailbox at 590 Lincoln Avenue where it came to final rest.

The driver and a passenger were last seen running from the scene.

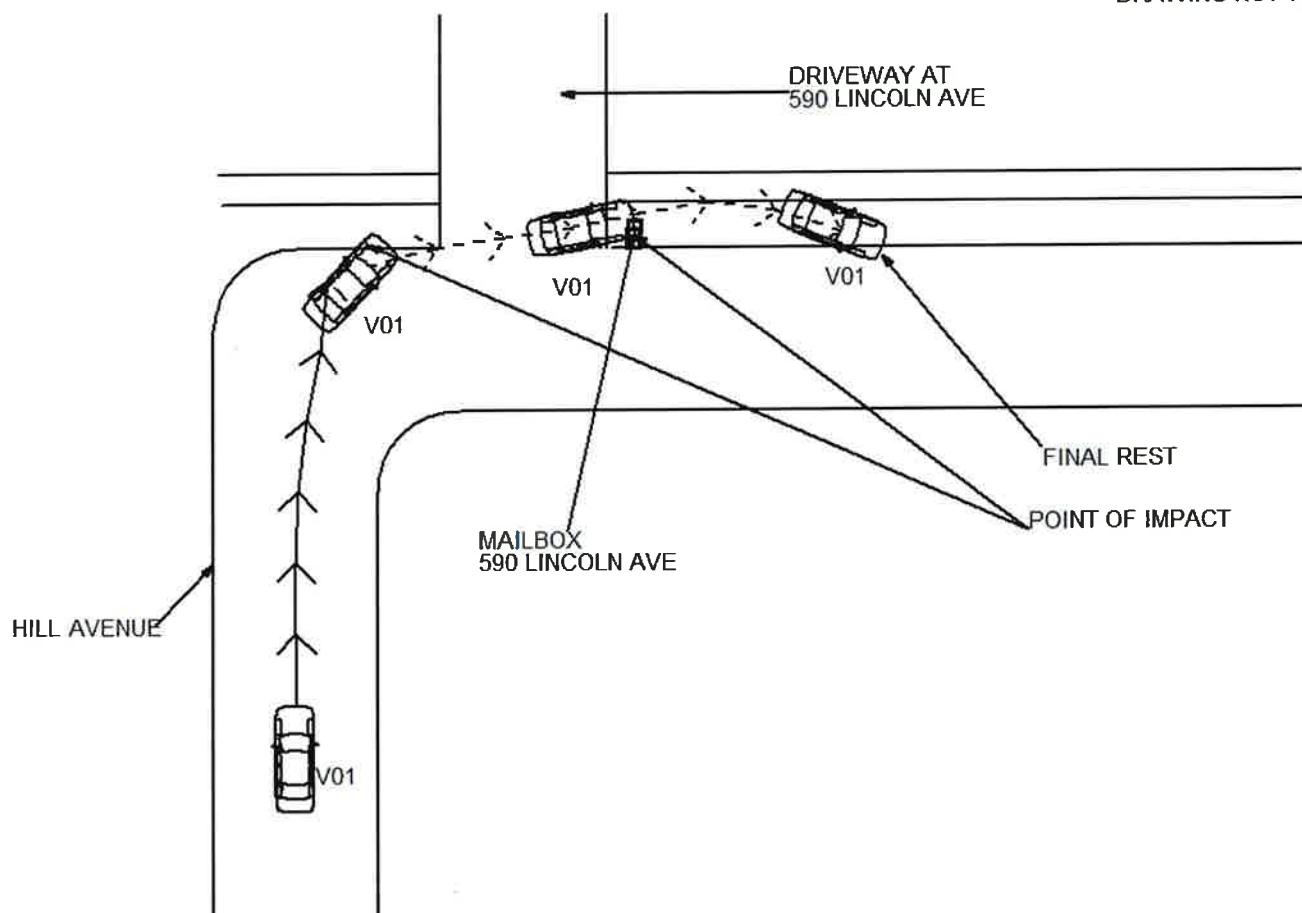
REPORTING OFFICER

ID/Badge # 3496	Rank and Name TPR R. M. WOLFF	Department FHPD	Type of Department FHP
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Date of Crash 12/Oct/2024 05:23 AM	Date of Report 12/Oct/2024 05:23 AM	Invest. Agency Report Number FHP24ON0514777	HSMV Crash Report Number 26372592
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DRAWING NOT TO SCALE



ATTACHMENT M-3

Land Use: 215

Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

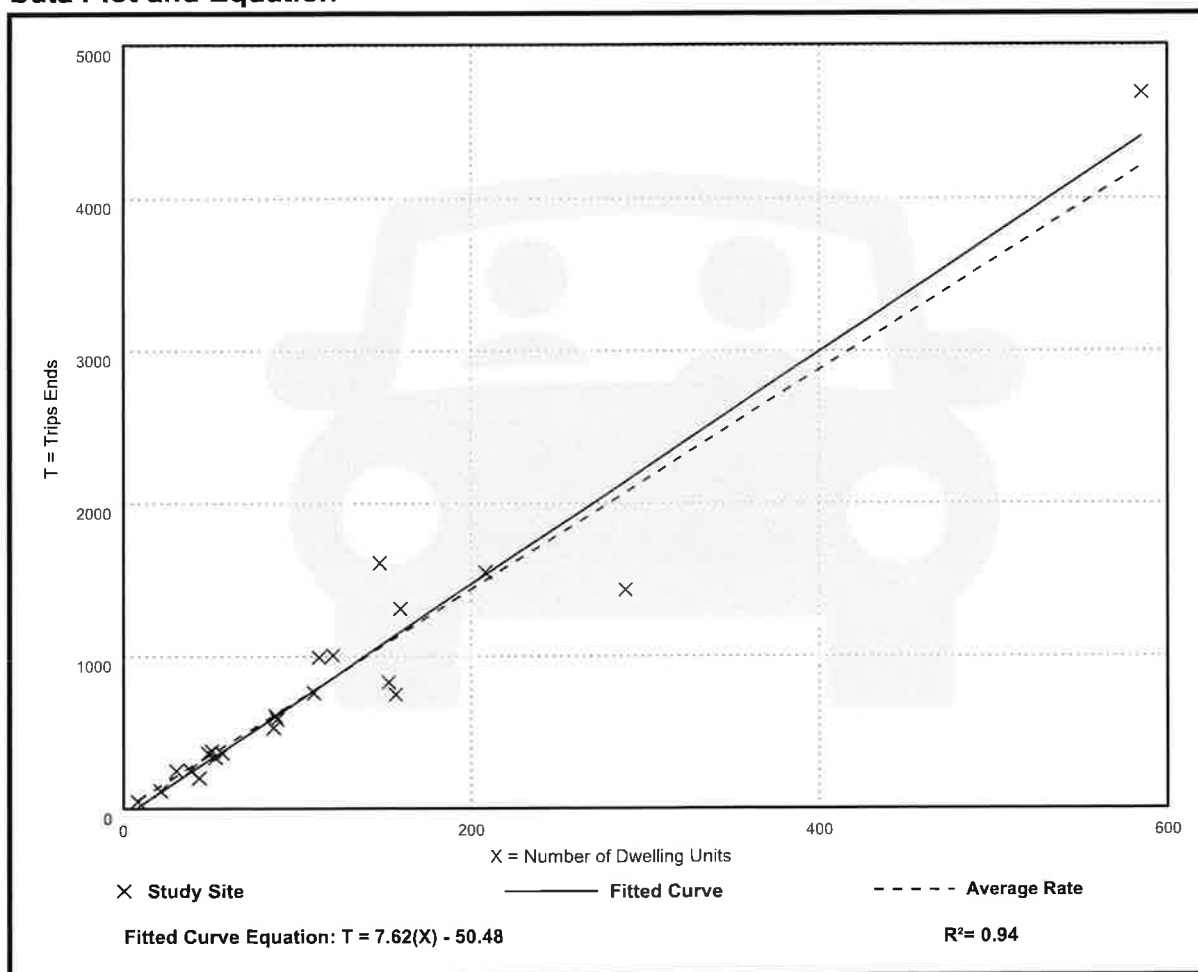
Avg. Num. of Dwelling Units: 120

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

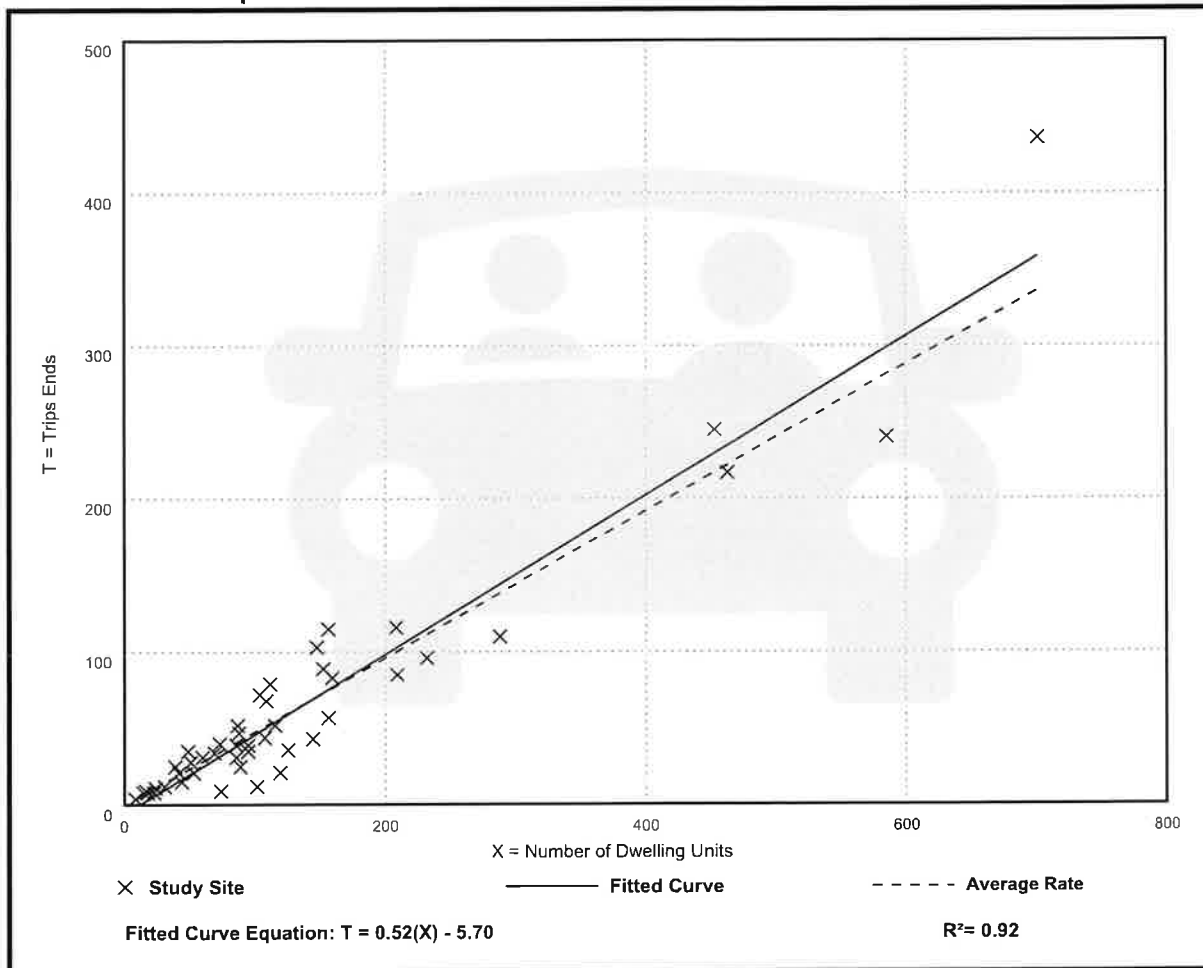
Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

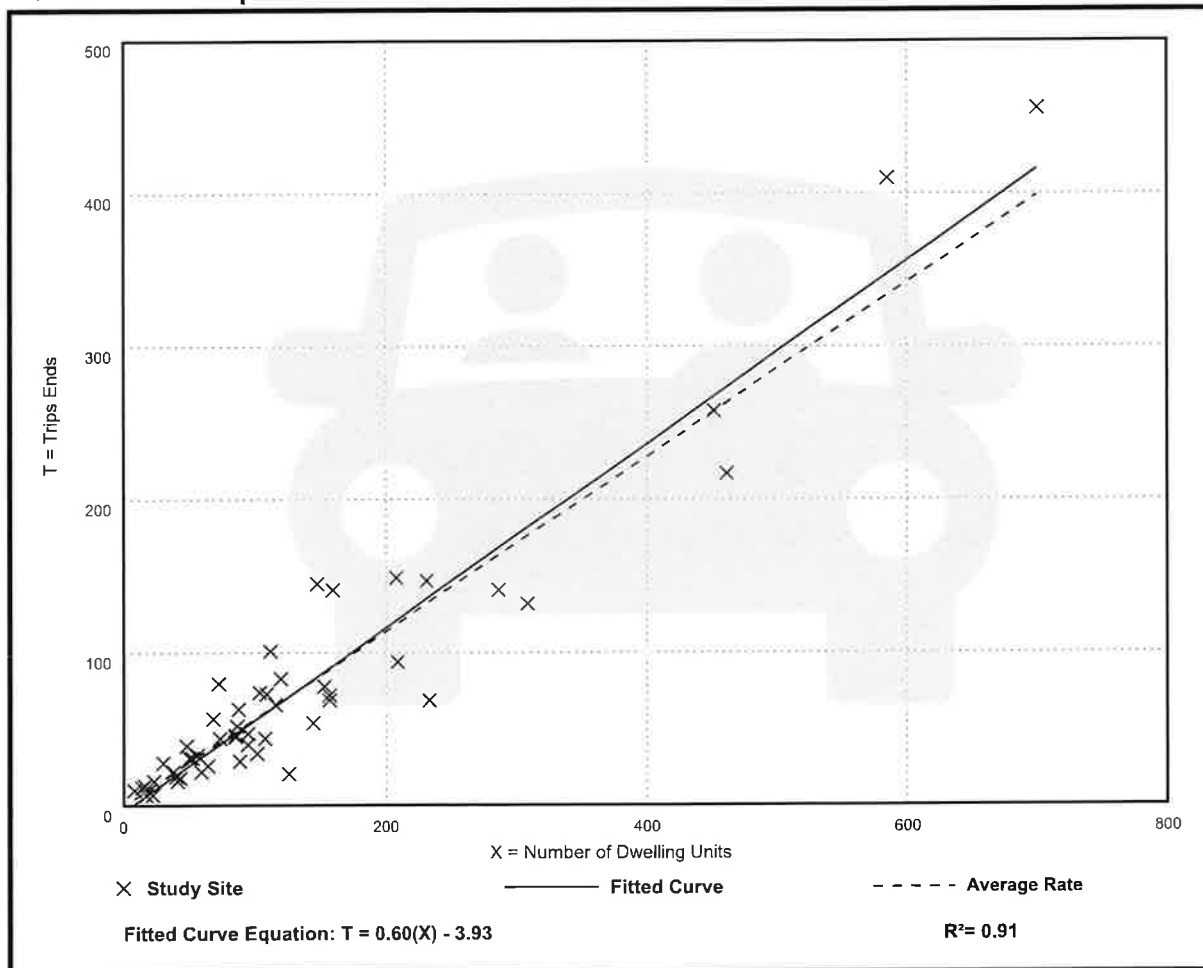
Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 31

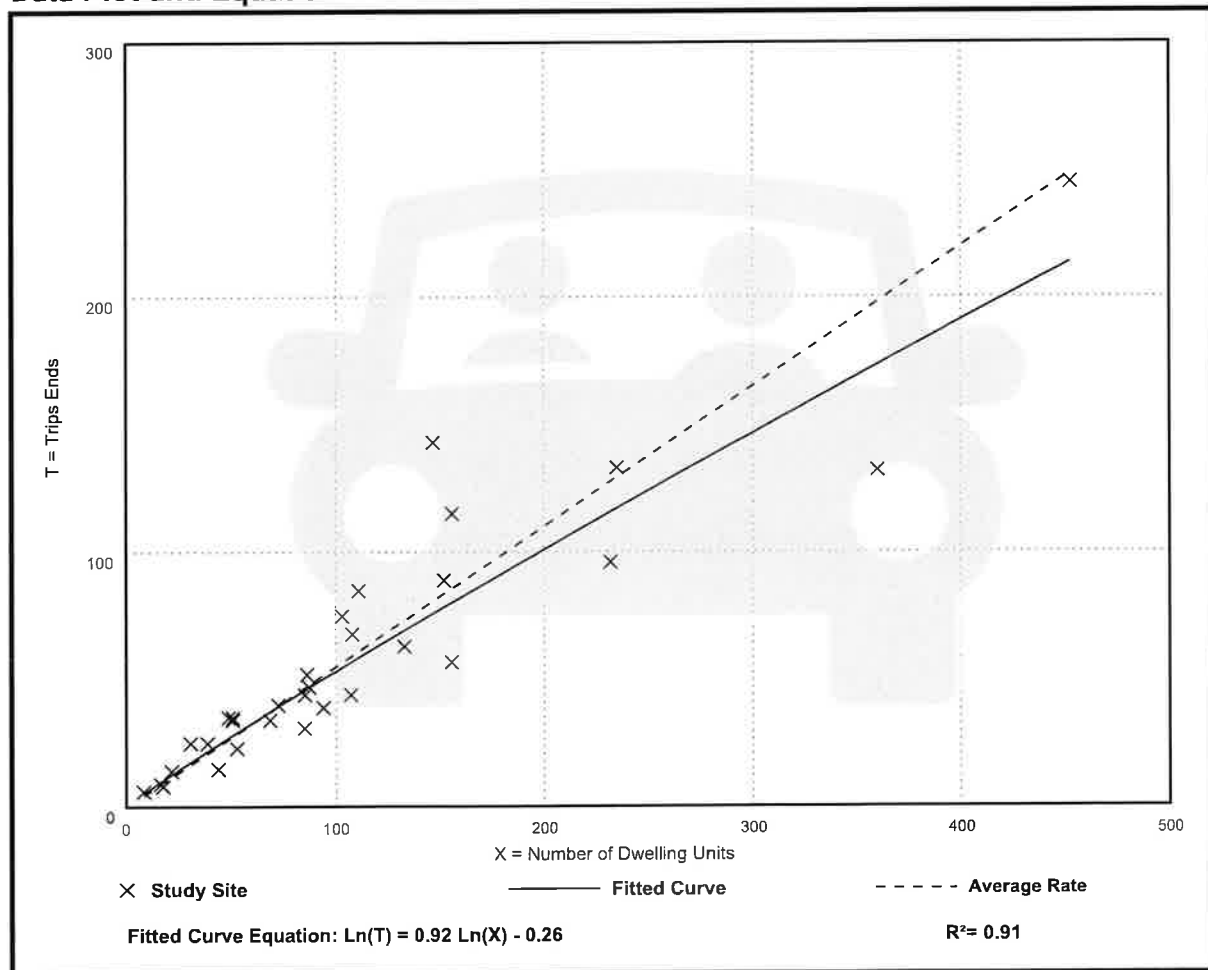
Avg. Num. of Dwelling Units: 110

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.35 - 0.97	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 34

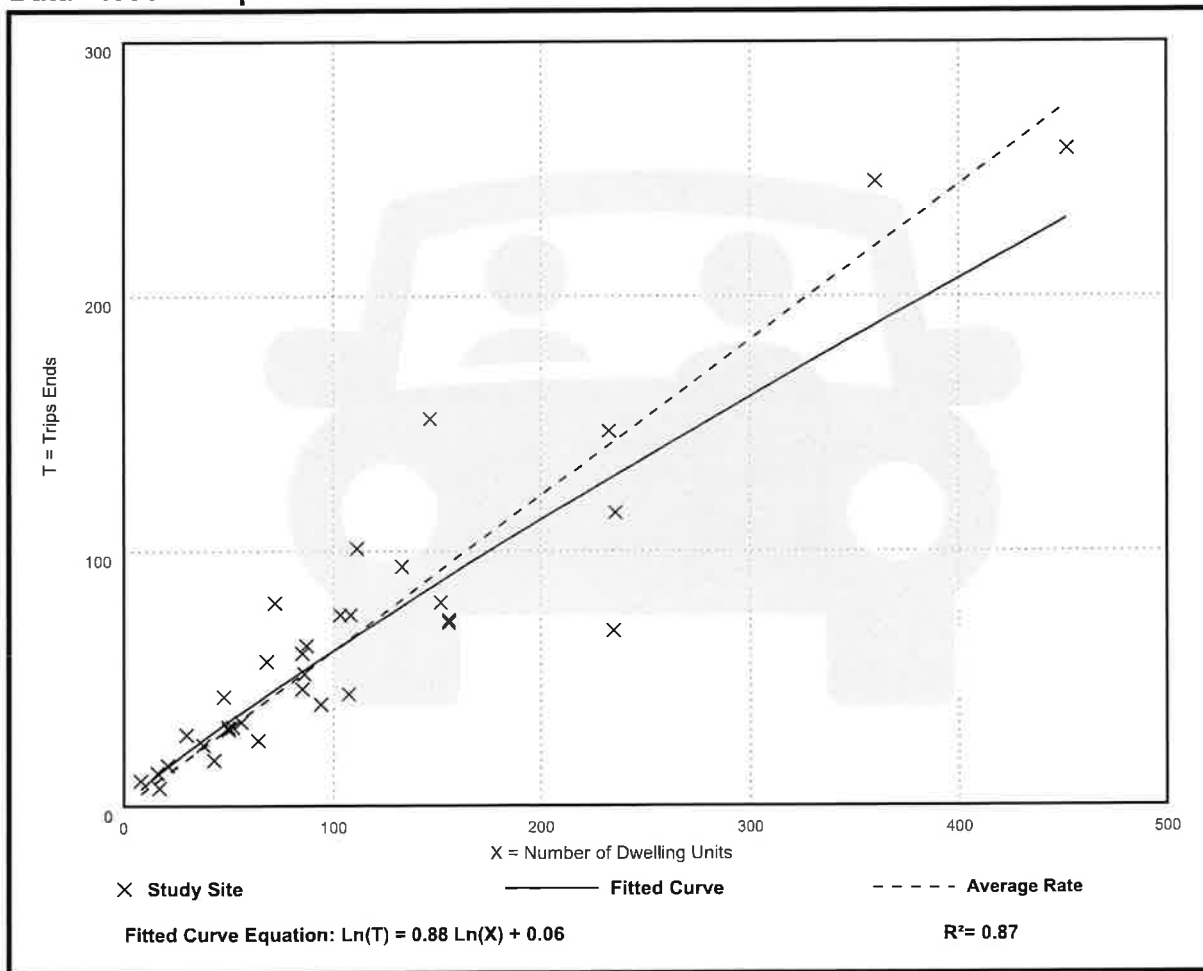
Avg. Num. of Dwelling Units: 110

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.29 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 5

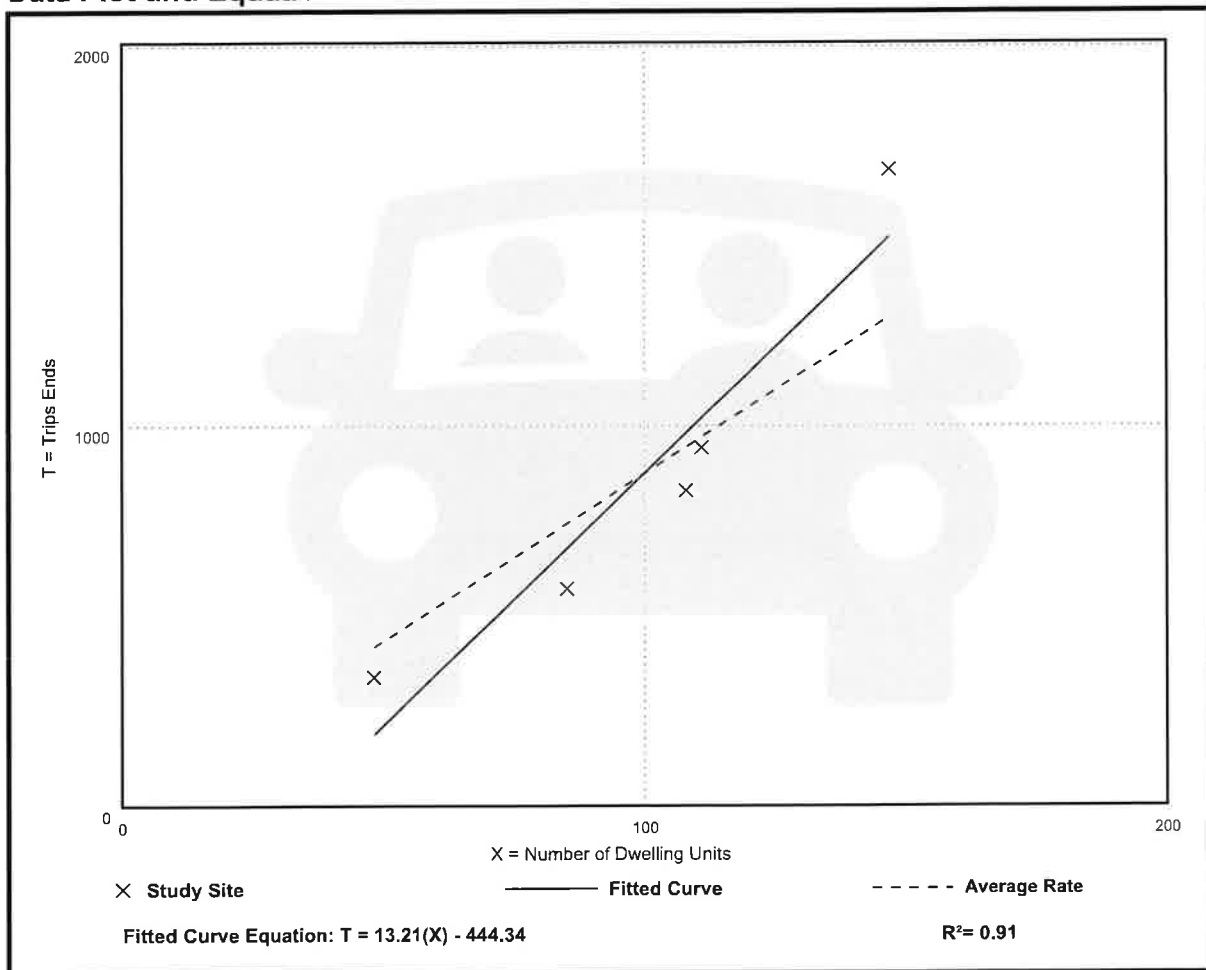
Avg. Num. of Dwelling Units: 100

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.76	6.75 - 11.40	2.02

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 7

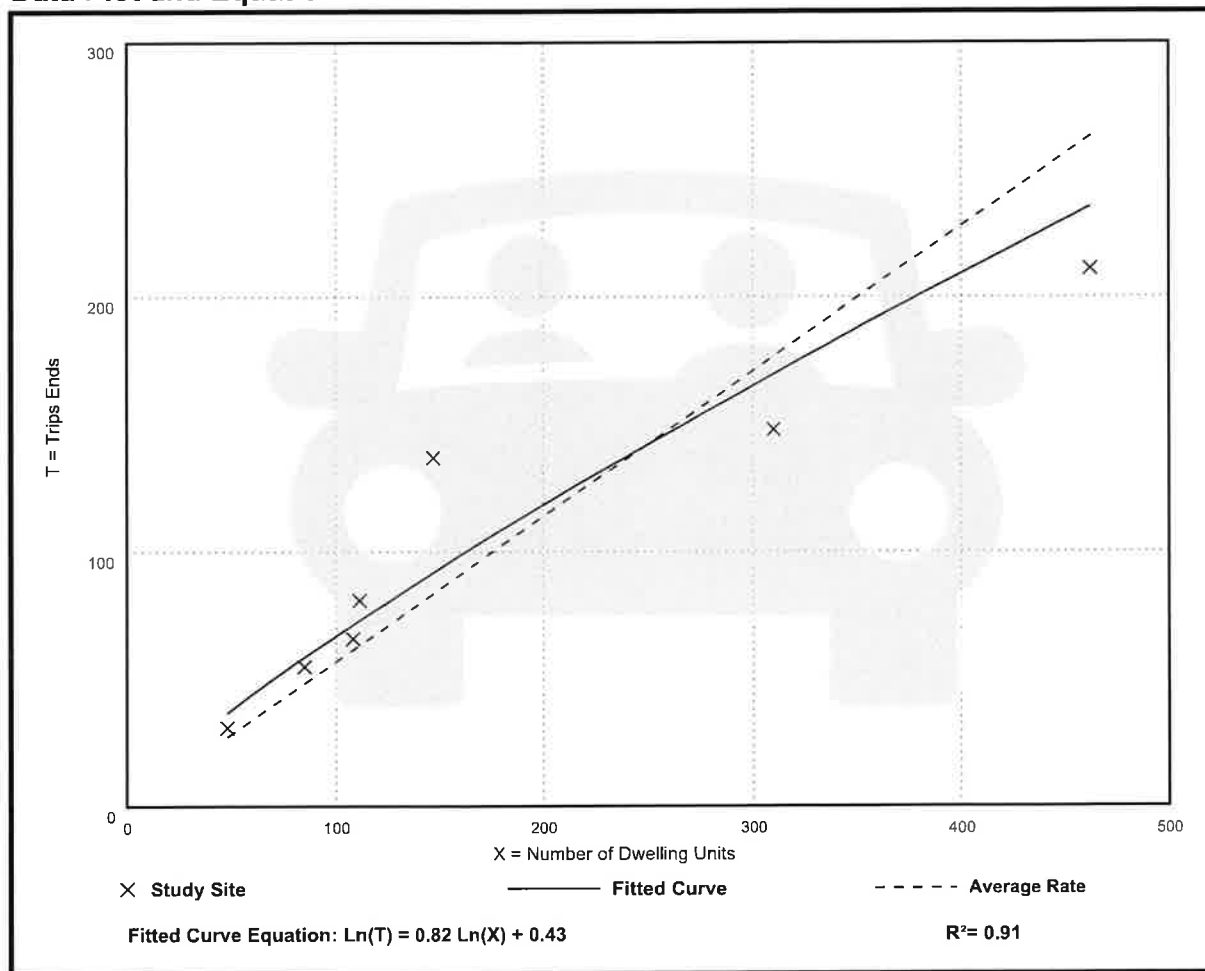
Avg. Num. of Dwelling Units: 182

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.46 - 0.93	0.17

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 5

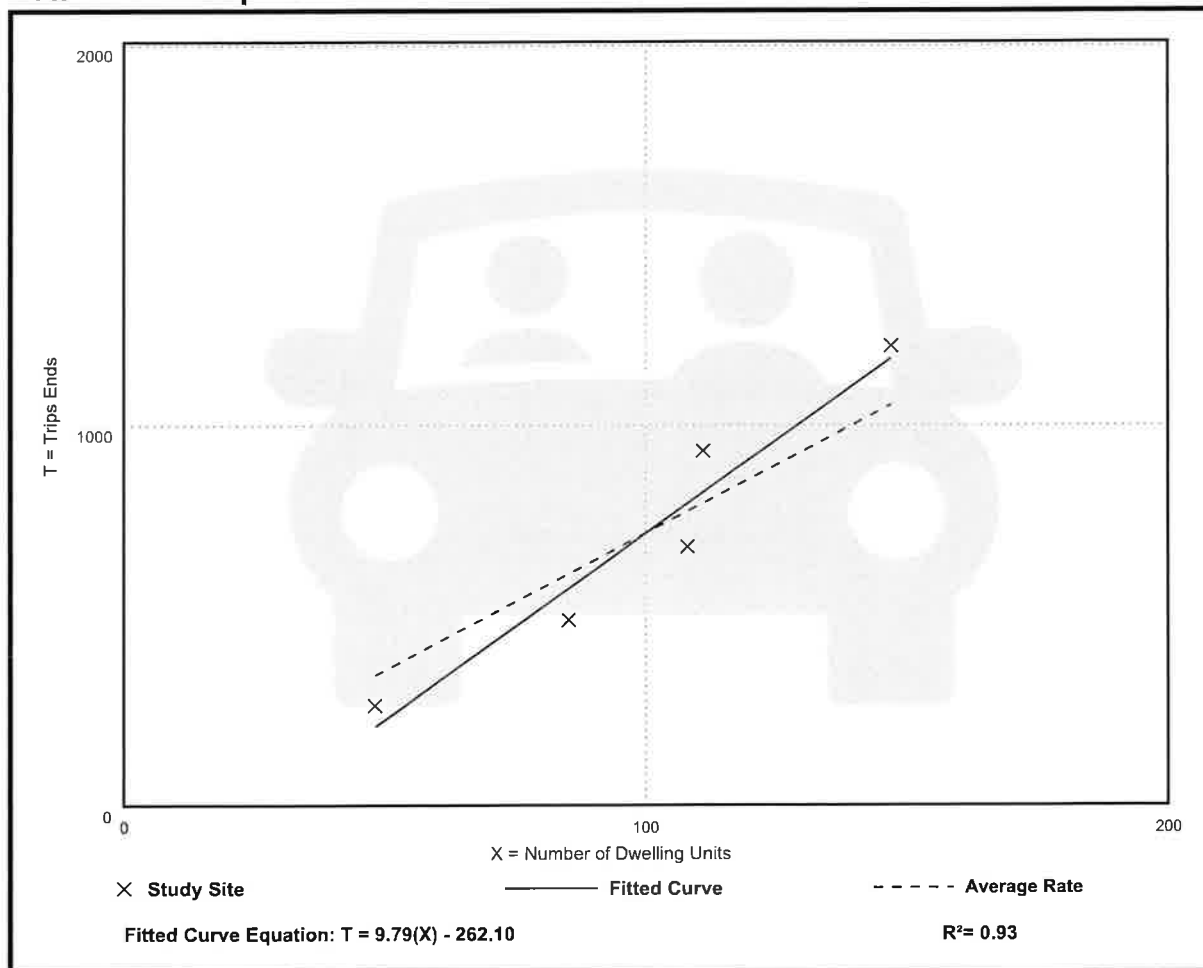
Avg. Num. of Dwelling Units: 100

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.17	5.52 - 8.41	1.34

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

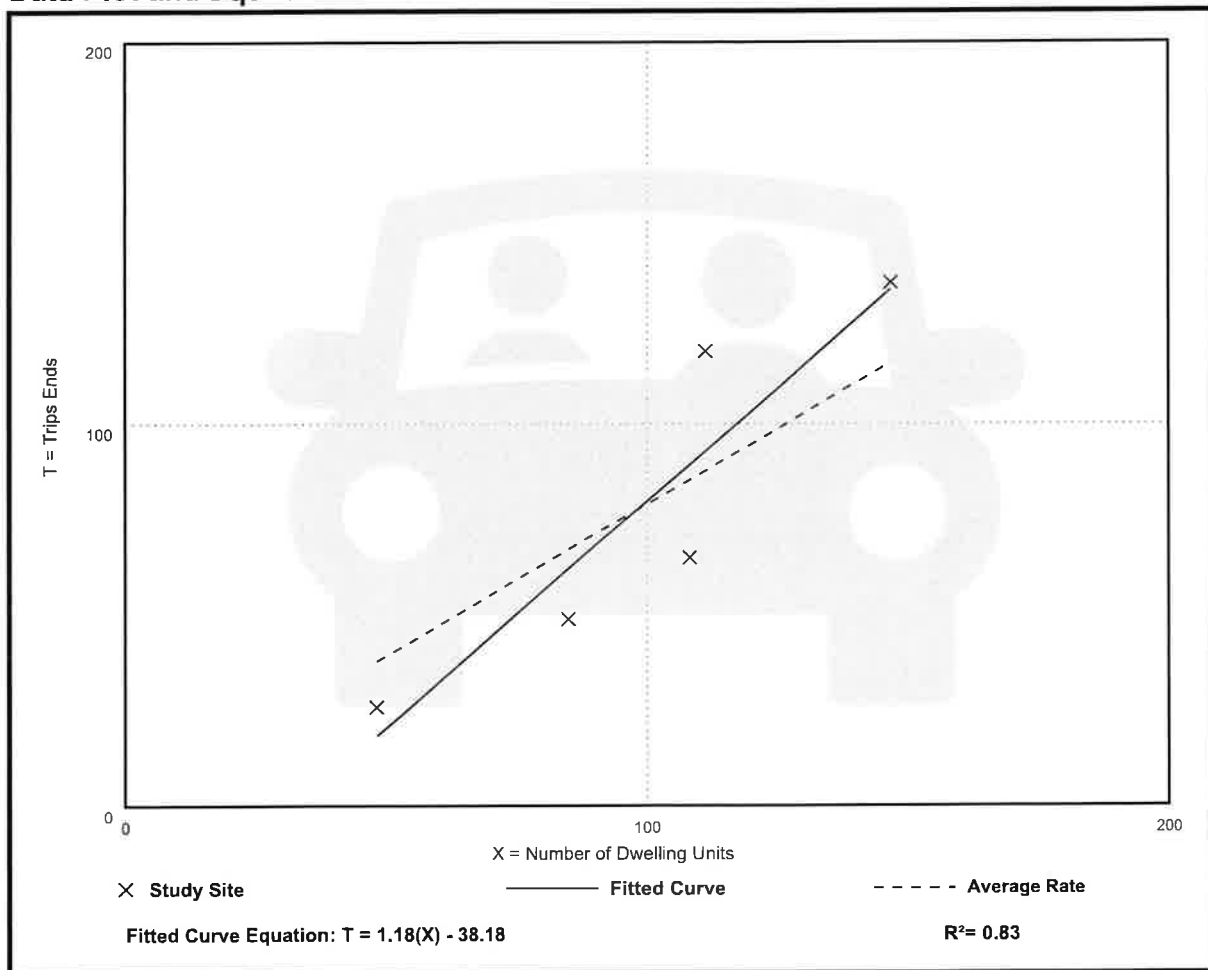
Avg. Num. of Dwelling Units: 100

Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.79	0.54 - 1.07	0.24

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Residents

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 36

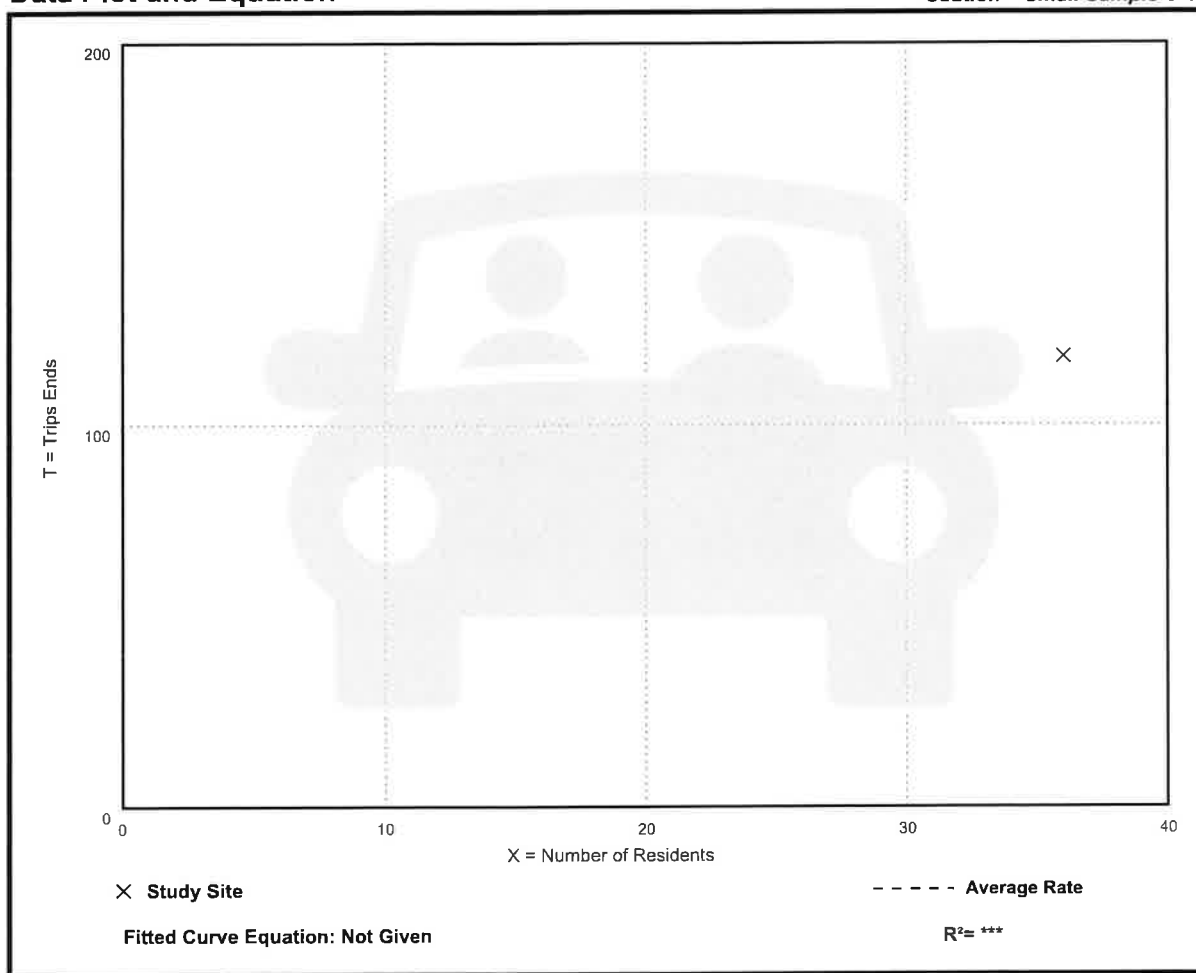
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
3.28	3.28 - 3.28	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Residents

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 36

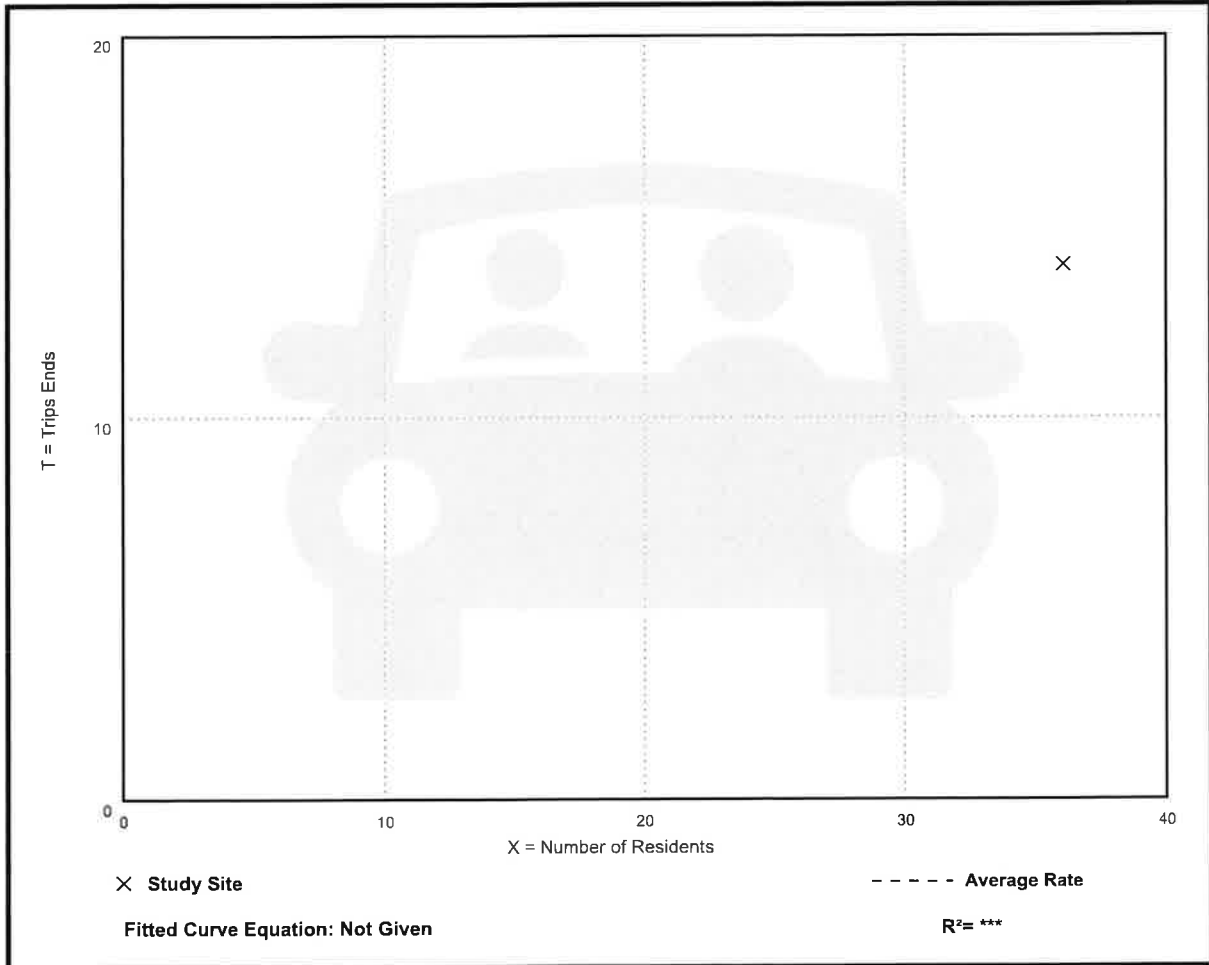
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.39	0.39 - 0.39	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Residents

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 36

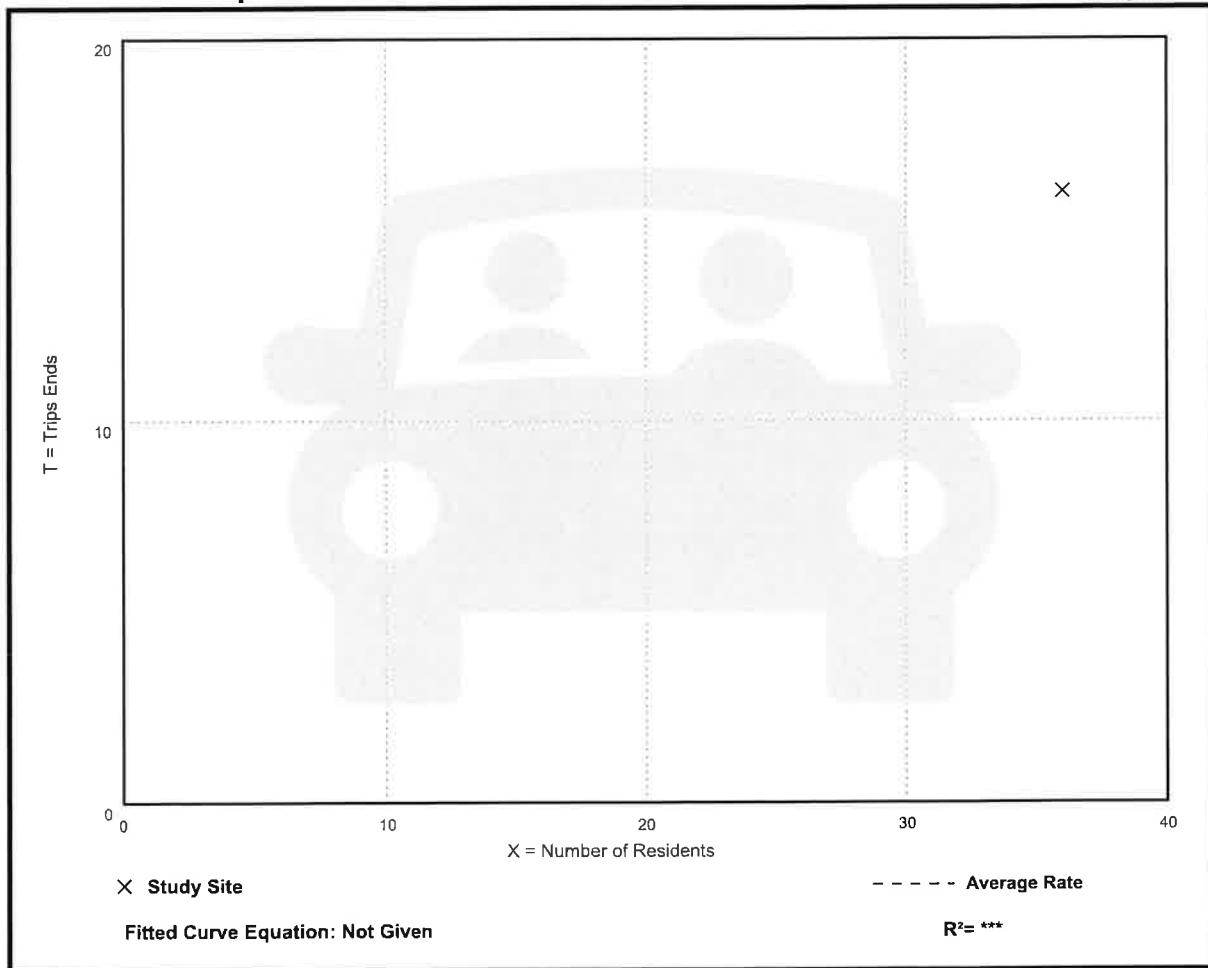
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.44	0.44 - 0.44	***

Data Plot and Equation

Caution – Small Sample Size



Single-Family Attached Housing (215)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

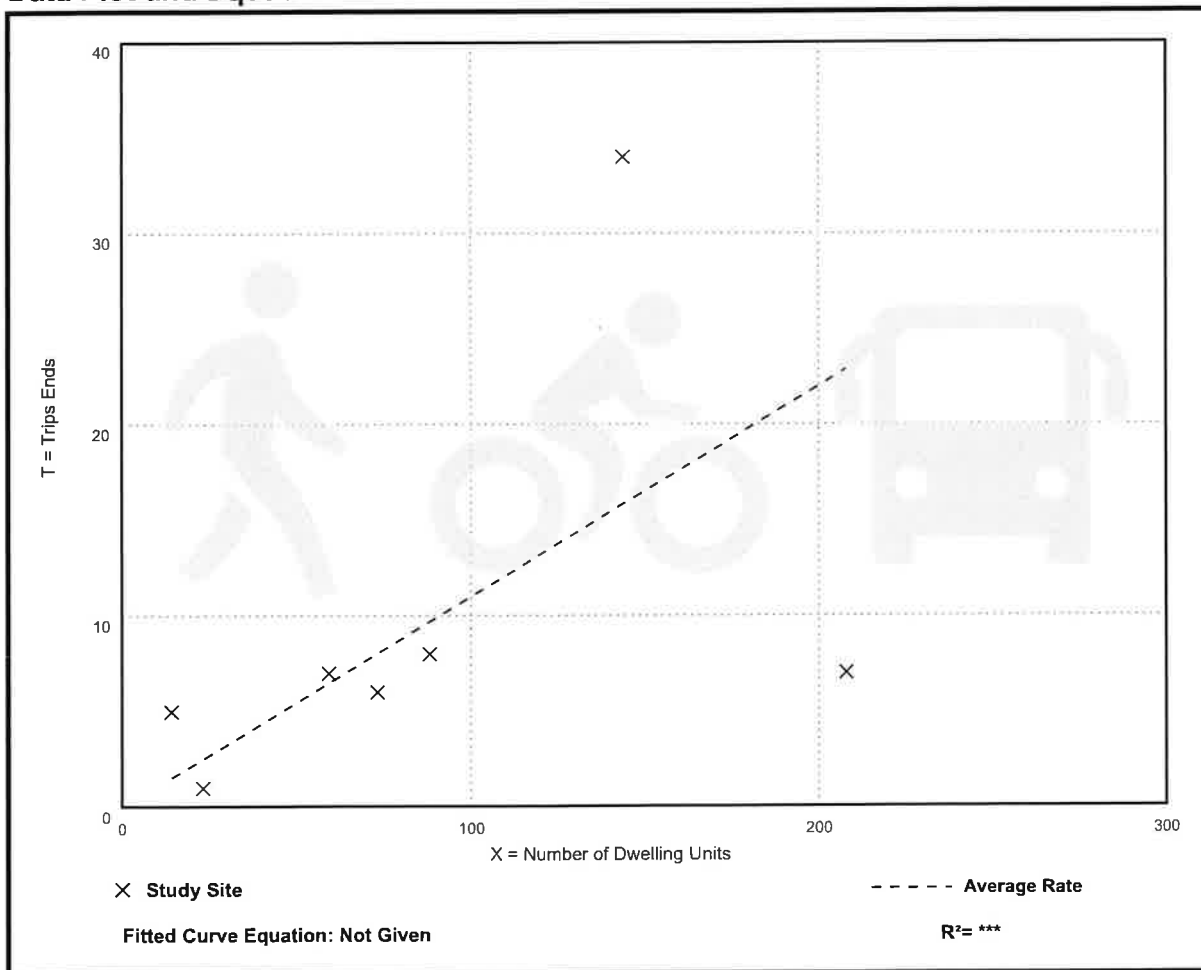
Avg. Num. of Dwelling Units: 87

Directional Distribution: 75% entering, 25% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.36	0.09

Data Plot and Equation



Single-Family Attached Housing (215)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

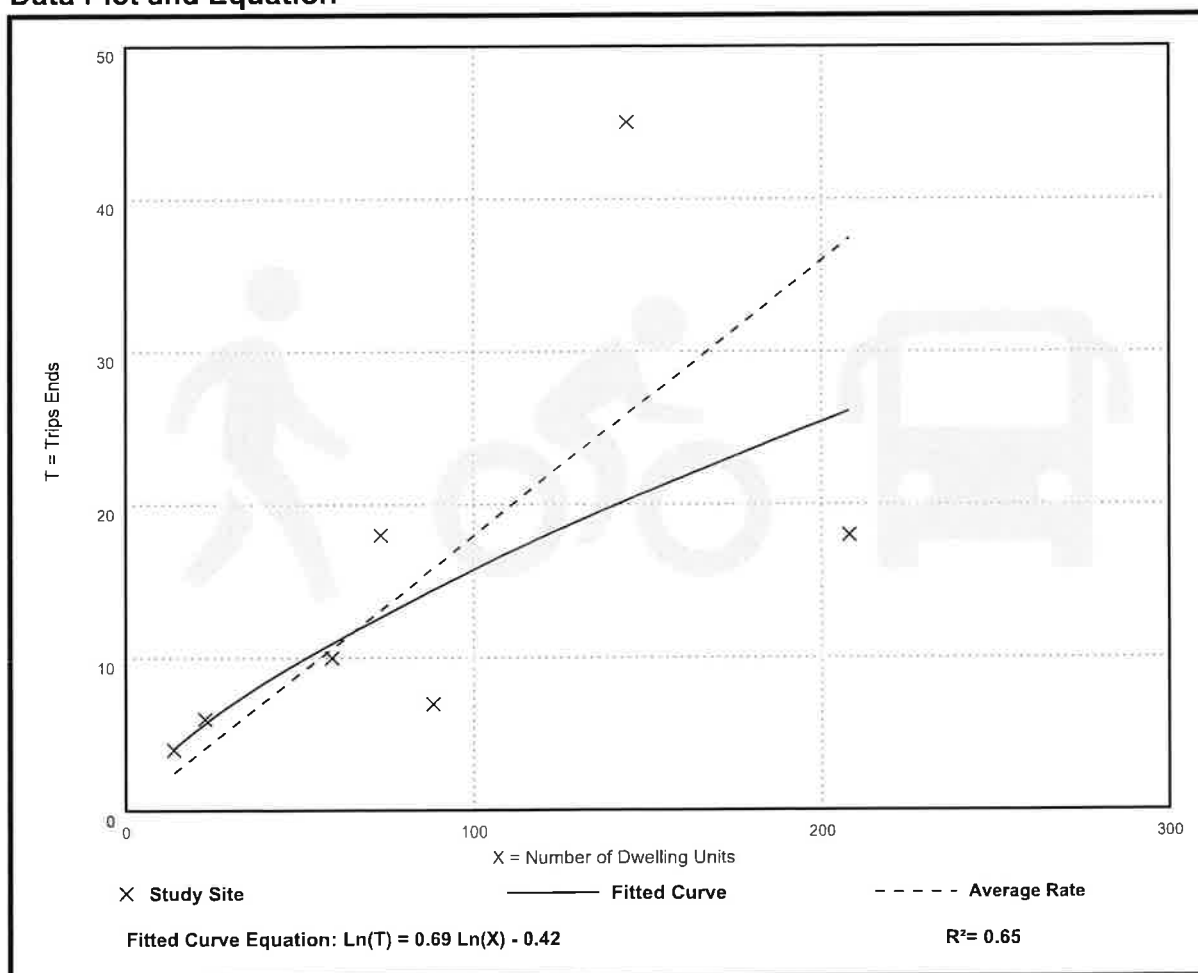
Avg. Num. of Dwelling Units: 87

Directional Distribution: 38% entering, 62% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.31	0.11

Data Plot and Equation



Location Map



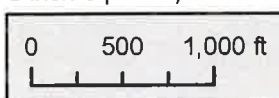
Subject Property in Orange

General County Information Layers

 County Boundary

Disclaimer: 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.

Scale: 1:12,000
1 inch equals 1,000 feet



1867



Print Time: 6/10/2025 3:37 PM

Board Meeting Date

7-22-25.

Item Number: J-1.

Motion By: KD

Second By: TA

Nay By: _____

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vice Chair Goodson	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Adkinson	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Altman	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chairman Feltner	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>