



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.12.

9/5/2024

Subject:

Villas of Sherwood, Inc. & Sherwood Golf Club, Inc. (Jorge Ballarena) request a Small-Scale Comprehensive Plan Amendment (23S.05) to change the Future Land Use designation from RES 4 to RES 15. (23SS00005) (Tax Account 2100937, 2100938, 2113021, 2111319) (District 1)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a Small-Scale Comprehensive Plan Amendment (23S.05) to change the Future Land Use designation from RES 4 (Residential 4) to RES 15 (Residential 15).

Summary Explanation and Background:

The applicant is requesting to amend the Future Land Use Map (FLUM) designation from Residential 4 (RES 4) to Residential 15 (RES 15) on a 7.75+/- acre portion of approximately 136.46± acres for the purposes of developing a Planned Unit Development (PUD) on a defunct golf course. The subject property is on the west side of N. Carpenter Rd. The FLUM amendment from RES 4 to RES 15 on 7.75 acres is needed to achieve the residential density required for the multi-family portion of the PUD. With the PUD zoning, the applicant is requesting 112 multi-family apartments. Based on the acreage, the request would allow up to 116 multi-family apartments.

A companion rezoning application (23Z00035) was submitted accompanying this request to change the zoning classifications of the entire 136.46± acre property from Medium-density multi-family residential (RU-2-15), Planned Unit Development (PUD), Agricultural Residential (AU), General Use (GU), Single-family Residential (RU-1-13), Single-family Residential (RU-1-11), Medium-density Multi-family Residential (RU-2-10), Estate Use Residential (EU), and Suburban Residential (SR) with BDPs to PUD (Planned Unit Development) with removal of the BDPs. These existing BDP's are discussed in the staff comments for the companion PUD zoning request (23Z00035).

The subject property is surrounded by undeveloped land designated as RES 4 (to the north, east across N. Carpenter Rd. and west) and RES 15 (to the south) on the Future Land Use Map (FLUM).

The Board may wish to consider if the request is consistent with the Comprehensive Plan and compatible with

the surrounding area.

On August 12, 2024, the Local Planning Agency heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once filed with the State, please return a copy of the ordinance to Planning and Development.



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

September 6, 2024

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director Attn: Jeffrey Ball


RE: Item H.12., Small Scale Comprehensive Plan Amendment (23S.05)

The Board of County Commissioners, in regular session on September 5, 2024, conducted the public hearing and adopted Ordinance No. 24-24, setting forth the ninth Small Scale Comprehensive Plan Amendment of 2024 (23S.05) to change the Future Land Use designation from RES 4 to RES 15 (23SS00005). Enclosed is the fully-executed Ordinance.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK


Kimberly Powell, Clerk to the Board

Encl. (1)

cc: County Attorney

ORDINANCE NO. 24- 24

AN ORDINANCE AMENDING ARTICLE III, CHAPTER 62, OF THE CODE OF ORDINANCES OF BREVARD COUNTY, ENTITLED "THE 1988 COMPREHENSIVE PLAN", SETTING FORTH THE NINTH SMALL SCALE PLAN AMENDMENT OF 2024, 23S.05, TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN; AMENDING SECTION 62-501 ENTITLED CONTENTS OF THE PLAN; SPECIFICALLY AMENDING SECTION 62-501, PART XVI (E), ENTITLED THE FUTURE LAND USE MAP APPENDIX; AND PROVISIONS WHICH REQUIRE AMENDMENT TO MAINTAIN INTERNAL CONSISTENCY WITH THESE AMENDMENTS; PROVIDING LEGAL STATUS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3161 et. seq., Florida Statutes (1987) established the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Section 163.3167, Florida Statutes, requires each County in the State of Florida to prepare and adopt a Comprehensive Plan as scheduled by the Department of Economic Opportunity; and

WHEREAS, on September 8, 1988, the Board of County Commissioners of Brevard County, Florida, approved Ordinance No. 88-27, adopting the 1988 Brevard County Comprehensive Plan, hereafter referred to as the 1988 Plan; and

WHEREAS, Sections 163.34 and 163.3187, and 163.3189, Florida Statutes, established the process for the amendment of comprehensive plans pursuant to which Brevard County has established procedures for amending the 1988 Plan; and

WHEREAS, Brevard County initiated amendments and accepted application for small scale amendments to the Comprehensive Plan for adoption in calendar year 2024 as Plan Amendment 23S.05; and

WHEREAS, Brevard County established Technical Advisory Groups consisting of County technical employees grouped according to their operational relationship to the subject of a plan element or sub-element being prepared or amended, and these Technical Advisory Groups have provided technical expertise for the Amendment 23S.05; and

WHEREAS, the Board of County Commissioners of Brevard County, Florida, have provided for the broad dissemination of proposals and alternatives, opportunity for written comments, public hearings after due public notice, provisions for open discussion, communication programs and consideration of and response to public comments concerning the provisions contained in the 1988 Plan and amendments thereto; and

WHEREAS, Section 62-181, Brevard County Code designated the Brevard County Planning and Zoning Board as the Local Planning Agency for the unincorporated areas of Brevard County, Florida, and set forth the duties and responsibilities of said local planning agency; and

Officially filed with the Secretary of State on September 10, 2024.

WHEREAS, on August 12, 2024, the Brevard County Local Planning Agency held a duly noticed public hearing on Plan Amendment 23S.05, and considered the findings and advice of the Technical Advisory Groups, and all interested parties submitting comments; and

WHEREAS, on September 5, 2024, the Brevard County Board of County Commissioners held a duly noticed public hearing, and considered the findings and recommendations of the Technical Advisory Group, and all interested parties submitting written or oral comments, and the recommendations of the Local Planning Agency, and upon thorough and complete consideration and deliberation, approved for adoption Plan Amendment 23S.05; and

WHEREAS, Plan Amendment 23S.05 adopted by this Ordinance comply with the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Plan Amendment 23S.05 adopted by this Ordinance is based upon findings of fact as included in data and analysis.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Section 1. Authority. This ordinance is adopted in compliance with, and pursuant to the Local Government Comprehensive Planning and Land Development Regulations Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section 2. Purpose and Intent. It is hereby declared to be the purpose and intent of this Ordinance to clarify, expand, correct, update, modify and otherwise further the provisions of the 1988 Brevard County Comprehensive Plan.

Section 3. Adoption of Comprehensive Plan Amendments. Pursuant to Plan Amendment 23S.05 to the 1988 Comprehensive Plan, Article III, Chapter 62-504, Brevard County Code, the 1988 Brevard County Comprehensive Plan is hereby amended based on documentation shown in Exhibit A and as specifically shown in Exhibit B. Exhibits A and B are hereby incorporated into and made part of this Ordinance.

Section 4. Legal Status of the Plan Amendments. After and from the effective date of this Ordinance, the plan amendment, Plan Amendment 23S.05, shall amend the 1988 Comprehensive Plan and become part of that plan and the plan amendment shall retain the legal status of the 1988 Brevard County Comprehensive Plan established in Chapter 62-504 of the Code of Laws and Ordinances of Brevard County, Florida, as amended.

Section 5. Severability. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair,

invalidate, or nullify the remainder of this Ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 6. Effective Date. The effective date of this small scale plan amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), Florida Statutes. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. A certified copy of the ordinance shall be filed with the Office of the Secretary of State, State of Florida, within ten days of enactment.


DONE AND ADOPTED in regular session, this 5 day of September, 2024.

ATTEST:



Rachel M. Sadoff, Clerk

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA



By: _____
Jason Steele, Chair

As approved by the Board on Sept. 5, 2024.

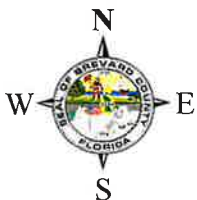
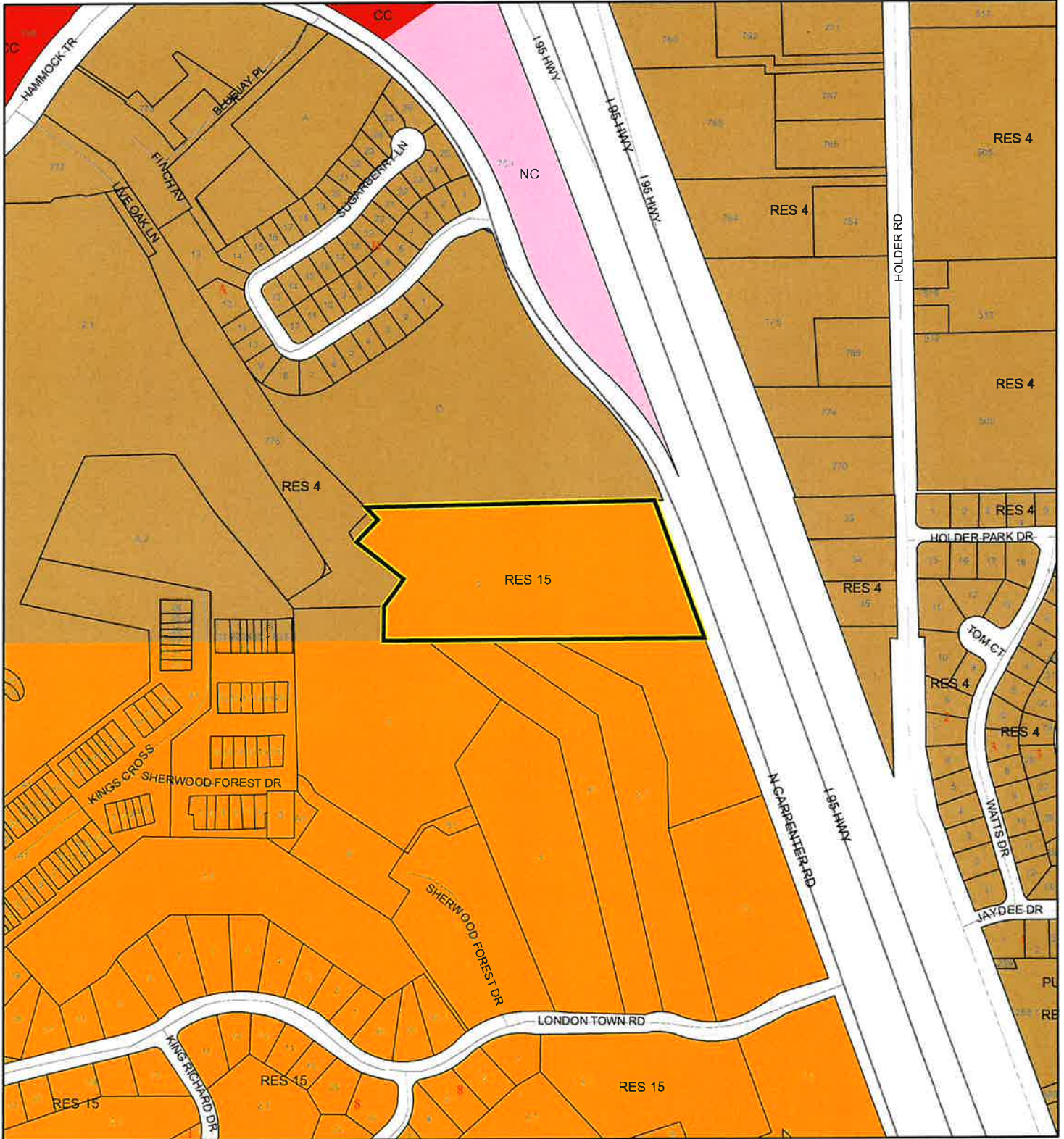
EXHIBIT A
23S.05 SMALL SCALE
COMPREHENSIVE PLAN AMENDMENT

Contents



1. Proposed Future Land Use Map

PROPOSED FUTURE LAND USE MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

 Subject Property
 Parcels

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

Produced by BoCC - GIS Date: 6/2/2023

EXHIBIT B

Contents

1. Legal Description

(23SS00005) Villas of Sherwood, Inc. & Sherwood Golf Club, Inc. (Jorge Ballarena) request a Small-Scale Comprehensive Plan Amendment (23S.05) to change the Future Land Use designation from RES 4 (Residential 4) to RES 15 (Residential 15), on property described as a parcel of land lying in the NE ¼ of **Section 24, Township 21S, Range 35E**, Brevard County, Florida, and being more particularly described as follows: Commence at the NE corner of said Section 24 and run S88deg50'30"W along the north line of said Section, a distance of 715.07 ft. to the intersection with the westerly right-of-way line of Carpenter Rd., a 66-ft. wide public right-of-way as described in ORB 785, Page 251 of the Public Records of Brevard County, Florida, said intersection also being the Point of Beginning of the herein described parcel; thence S19deg56'40"E along the said westerly right-of-way line of Carpenter Rd., a distance of 415.17 ft.; thence S89deg29'50"W, 943.09 ft.; thence N00deg00'00"E, 95.94 ft. to the intersection with the north line of Parcel 102 as described in ORB 3692, Page 1915; thence N35deg48'56"E, along said north line, a distance of 114.87 ft. to the intersection with the south line of Parcel G-3 as described in ORB 3692, Page 1915; thence N54deg00'28"W, along said south line, a distance of 164.91 ft. to the north line of said Parcel G-3; thence N43deg46'29"E along said north line of Parcel G-3, a distance of 88.93 ft. to the intersection with the west line of those lands described in ORB 8306, Page 2402; thence N46deg13'28"W along said west line, a distance of 45.34 ft. to the intersection with the north line of said lands described in ORB 8306, Page 2402 and the north line of Section 24; thence N88deg50'30"e, along said north line, a distance of 839.03 ft. to the Point of Beginning. (7.75 +/- acres) Located on the west side of N. Carpenter Rd., approx. 0.20 mile north of London Town Rd. (No assigned address. In the Titusville area.)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 10, 2024

Honorable Rachel M. Sadoff
Board of County Commissioners
Brevard County
Post Office Box 999
Titusville, FL 32781-0999

Dear Honorable Rachel Sadoff,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 24-24, which was filed in this office on September 10, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/wlh

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

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

Administrative Policy 1

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

Administrative Policy 2

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

Criteria:

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

Administrative Policy 3

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

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:
 - 1. historical land use patterns;
 - 2. actual development over the immediately preceding three years; and
 - 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

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

Criteria:

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

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the

use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following:

Criteria:

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

Administrative Policy 6

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

Administrative Policy 7

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

Administrative Policy 8

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

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

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

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

CONDITIONAL USE PERMITS (CUPs)

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

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in

support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.
 - a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:

- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
- b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
- c. Noise levels for a conditional use are governed by Section 62-2271.
- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.

- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

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

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

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

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

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

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

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

DEFINITIONS OF CONCURRENCY TERMS

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

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

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

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

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

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

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

**FUTURE LAND USE MAP SERIES
PLAN AMENDMENT**

STAFF COMMENTS

*Small Scale Plan Amendment 23S.05 (23SS00005)
Township 21, Range 34, Section 24*

Property Information

Owner / Applicant: Sherwood Golf Club, Inc. and Villas of Sherwood Titusville, Inc.

Adopted Future Land Use Map Designation: Residential 4 (RES 4)

Requested Future Land Use Map Designation: Residential 15 (RES 15)

Acreage: 7.75+/- acres

Tax Account #: portion of 2100937, 2100938, 2113021, and 2111319

**Site Location: West side of N. Carpenter Road approximately 1,054 feet north of
London Town Road**

Commission District: 1

**Current Zoning: Medium-density multi-family residential (RU-2-15), Agricultural
residential (AU), and PUD (Planned Unit Development)**

Requested Zoning: PUD (Planned Unit Development) (23Z00035)

Background & Purpose

The applicant is requesting to amend the Future Land Use Map (FLUM) designation from Residential 4 (RES 4) to Residential 15 (RES 15) on a 7.75+/- acre portion of approximately 136.46± acres for the purposes of developing a Planned Unit Development (PUD) on the former golf course. The property as part of this request is on the west side of N. Carpenter Rd. The FLUM amendment from RES 4 to RES 15 on 7.75 acres is needed to achieve the residential density required for the multi-family portion of the PUD. With the PUD zoning, the applicant is requesting 112 multi-family apartments. Based on the acreage, the request would allow up to 116 multi-family apartments.

A companion rezoning application (**23Z00035**) was submitted accompanying this request the change the zoning classifications of the entire 136.46± acre property from Medium-density multi-family residential (RU-2-15), Planned Unit Development (PUD), Agricultural Residential (AU), General Use (GU), Single-family Residential (RU-1-13), Single-family Residential (RU-1-11), Medium-density Multi-family Residential (RU-2-10), Estate Use Residential (EU), and Suburban Residential (SR) with BDPs to PUD (Planned Unit

Development) with removal of the BDPs. These existing BDP's are discussed in the staff comments for the companion PUD zoning request (23Z00035).

Surrounding Land Use Analysis

	Existing Land Use	Zoning	Future Land Use
North	Undeveloped	RU-1-7	RES 4
South	Undeveloped	RU-2-15; AU; PUD	RES 15
East	ROW-Carpenter Road; Undeveloped (across I-95)	EU-2	RES 4
West	Undeveloped	SR; PUD	RES 4

The subject property is surrounded by undeveloped land designated as RES 4 (to the north, east and west) and RES 15 (to the south) on the Future Land Use Map (FLUM).

The subject property represents a 7.75-acre portion of the total 136.46± acres of the proposed Sherwood PUD development. If approved, the proposed PUD would consist of 107.09± total acres of RES 15 (including the subject property). The remainder of the PUD would consist of 29.37± acres of RES 4. The development potential of this request is 112 dwelling units per acre which equates to 14.45 dwelling units per acre. The overall gross density proposed for the PUD is 6.73 dwelling units/ac with individual pod tracts ranging from 1.16 to 17.01 dwelling units/ac.

Comprehensive Plan Policies/Comprehensive Plan Analysis

Comprehensive Plan Policies are shown in plain text; Staff Findings of Fact are shown in *italics*.

Notice: The Comprehensive Plan establishes the broadest framework for reviewing development applications and provides the initial level of review in a three layer screening process. The second level of review entails assessment of the development application's consistency with Brevard County's zoning regulations. The third layer of review assesses whether the development application conforms to site planning/land development standards of the Brevard County Land Development Code. While each of these layers individually affords its own evaluative value, all three layers must be cumulatively considered when assessing the appropriateness of a specific development proposal.

Policy 1.2

Minimum public facilities and services requirements should increase as residential density allowances become higher. The following criteria shall serve as guidelines for approving new residential land use designations:

Criteria:

- C. In the Residential 30, Residential 15, Residential 10, Residential 6 and Residential 4 land use designations, centralized potable water and wastewater treatment shall be available concurrent with the impact of the development.

This Future Land Use Amendment request to change from RES 4 to RES 15 will require a connection to potable water and a centralized sewer system.

The Mims Water Treatment Plant's design capacity is adequate to serve the proposed development. However, the plant is under maintenance which has temporarily reduced its capacity. The County is in the process of performing the improvements to regain the capacity. That said, the developer should anticipate conditional approval stipulating the development shall not exceed the design capacity of the plant and they will work with Utilities ensuring the phasing timeline coincides with water availability prior to the submittal of the first engineered plan (site plan or subdivision).

Residential 15 (maximum of 15 units per acre)

Policy 1.4

The Residential 15 land use designation affords the second highest density allowance, permitting a maximum density of up to fifteen (15) units per acre, except as otherwise may be provided for within this element. The Residential 15 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan:

Criteria:

A. Areas located east of Interstate 95, except in instances where they are adjacent to existing or designated residential densities of an equal or higher density allowance; and

The subject site is located adjacent to existing RES 15 to the south.

B. Unincorporated areas which are adjacent to incorporated areas and may be considered a logical transition for Residential 15 area;

The subject site is not located directly adjacent to an incorporated area.

C. Areas adjacent to an existing Residential 15 land use designation; and

The subject site is located adjacent to existing RES 15 to the south.

D. Areas which have access to an arterial or collector roadway, without impacting existing or designated lower density/intensity areas.

The subject site has direct access to N. Carpenter Road, an urban major collector roadway.

E. Up to a 25% density bonus to permit up to 18.75 dwelling units per acre may be considered where the Planned Unit Development concept is utilized, where deemed compatible by the County with adjacent development, provided that minimum infrastructure requirements set forth in Policy 1.2 are available. Such higher densities should be relegated to interior portions of the PUD tract, away from perimeters, to enhance blending with adjacent areas and to maximize the integration of open space within the development and promote inter-connectivity with surrounding uses. This density bonus shall not be utilized for properties within the Coastal High Hazard Area (CHHA).

While this application is for a proposed PUD, the applicant has not requested a density bonus and the subject property is not located within the CHHA.

Analysis of Administrative Policy #3

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

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

The proposed 112 multi-family residential units would generate approximately 793 daily trips. Development would need to meet performance standards set forth in code sections 62-2251 through 62-2272 and will be reviewed at the site plan review stage.

- B. Whether the proposed use(s) would cause a material reduction (five per cent or more) in the value of existing abutting lands or approved development.

Only a certified MAI appraisal can determine if material reduction has or will occur due to the proposed request.

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:

1. historical land use patterns;

October 2006, the Board of County Commissioners directed Planning and Zoning staff to prepare a Small Area Study (SAS) for the Mims community in northern Brevard County in order to assess the area's growth capabilities and develop tactics for managing growth. The concern was continued growth would likely exceed the County's ability to supply potable water, due to aquifer limitations. The same aquifer supplies water to private well-users in Mims. Analysis indicated that by reducing FLUM densities in parts of Mims would reduce potential buildout number by 30%. The Mims Small Area Study was approved by the Commissioners on April 10, 2007. As a result of the study, recommendations were developed which included reducing the FLUM residential densities by one designation. A Comprehensive Plan Amendment was approved by the Board as part of the 2008A package to confirm the findings in the study. Because the subject property was already developed, it was not included in the 3,783 acres affected by Amendment 2008A. Policy 1.2 of the FLU requires connection to centralized potable water and sanitary sewer for densities above four (4) units per acre.

Land use patterns area includes RES 15, RES 4, RES 2, RES 1, PUB-CONS, NC and CC. The land use pattern transitions from 15 units per acre west N. Carpenter Rd to RES 1, RES, 2 and RES 4 units per acre on the east and west sides of Turpentine Rd. To the north is RES 4, RES 1, and mix of NC and CC. To the south is RES 15 west of N. Carpenter Rd which transitions to RES 4 and RES 2 closer to Turpentine Rd. Further south is PUB-CONS land use. The existing developed density in the surrounding area is 2.42 units/ac.

Land uses in the surrounding area include single-family, duplexes, townhomes and multi-family residential units.

2. actual development over the immediately preceding three years; and

There has not been any actual development adjacent to the site in the preceding three (3) years.

3. development approved within the past three years but not yet constructed.

While there has not been any actual development adjacent to the site in the preceding three (3) years, six zoning actions has been approved within one-half mile:

- **21Z00043**, approved by the Board on May 30, 2022, was a request to rezone 73.59 acres from AU, GU, BU-1 and BU-2 to all RU-1-7 with BDP for 180 SFR units located approximately 3,330 feet northwest of the subject property on SR 46.
- **22Z00010**, approved by the Board on May 25, 2022, was a request to rezone from AU to RR-1 on 1.0 acre located approximately 3,517 feet west of the subject property on Turpentine Road.

21Z00044, approved by the Board on March 2, 2022, was a request to rezone from GU to BU-1 on 4.0 acres located approximately 3,000 feet northwest of the subject property SR 46.

Small Scale companion application 21PZ00081, approved by the Board on March 3, 2022, was a request to amend the Future Land Use Map (FLUM) from NC to CC on 4.0 acres of 118.3 acres.

- **21Z00036**, approved by the Board on February 2, 2022, was a request to rezone from AU to RR-1 on 4.26 acres located approximately 3,200 feet west of the subject property on Turpentine Road.
- **21Z00030**, approved by the Board on January 26, 2022, was a request to rezone from RU-1-11 with BDP to RU-1-7 with replacement BDP on 79.16 acres located approximately 1,100 feet west of the subject property on the south side of SR 46 and east of Turpentine Road. The BDP limits the gross density on the property to a maximum of 198 units. The developer shall also provide minimum unit size of 1,800 square feet, 300-foot-wide buffer along the east approximately 1,600 feet of the south property line (placed in a conservation easement) and numerous additional buffers and fencing.

Small Scale companion application 22PZ00001, approved by the Board on April 7, 2022, was a request to amend the FLUM from RES 1 to RES 4 on 8.25 acres of 79.16 acres.

- **20Z00028**, approved by the Board on December 2, 2020, was a request to rezone AU and EU-2 with BDP to all EU-2 with removal of BDP on 0.24 acres located approximately 1,595 feet southwest of the subject property on Arnold Palmer Drive.

D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

The proposed PUD requires several waivers. If the Board approves the waiver requests, that would set a precedent for other such requests.

Analysis of Administrative Policy #4

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

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, etc.), parking,

trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

The development potential of 112 residential units would generate approximately 793 daily trips. Since the property included in this request has direct access to N. Carpenter Rd., it is anticipated that there will be minimal impact to the internal development of the Sherwood development.

In determining whether an established residential neighborhood exists, the following factors must be present:

1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

The subject property is surrounded by the Sherwood neighborhood. There are clearly established roads and plat boundaries.

2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

The request is not for commercial use. It is located in several existing single-family residential neighborhoods.

3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

The area is primarily single-family residential with no commercial zoning nearby.

Analysis of Administrative Policy #5

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

Criteria:

- A. Whether adopted levels of service will be compromised;

It is anticipated that the development will not impact the levels of service above unacceptable levels. However, the required Traffic Impact Analysis will determine the degree of the impacts and any necessary roadway improvements.

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

A road system condition assessment must be conducted by the applicant to assess the physical quality of the existing pavement and structural condition of affected roadways and identify necessary improvements, such as road resurfacing or road reconstruction, to support the proposed development without significant road system deterioration.

- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;

The road system condition assessment must include an inventory of the existing affected roadways and identify necessary improvements, such as road widening or other modifications, to support the proposed development.

- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;

The road system condition assessment must include an evaluation of potential impacts on public safety that could result from the proposed development. Separately, a traffic calming study must be conducted by the applicant for the affected roadways and will identify necessary improvements to mitigate speeding and encourage preferred routing of traffic.

- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;

The development is anticipated to impact the road system's volume-to-capacity ratios. The required Traffic Impact Analysis (TIA) will determine the degree of the impacts.

- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;

The evaluation of whether the road system's physical deterioration is likely can be conducted after the resulting traffic volumes are identified in the Traffic Impact Analysis.

- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

An increase in traffic volumes may result in the speed at or below which 87 percent of the drivers travel on a road segment. The required Traffic Calming Study will determine the prevailing existing and anticipated driving behaviors in the area.

Analysis of Administrative Policy #7

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

- **The existing Sherwood community has documented flooding issues. The proposed development with proposed lots and infrastructure over existing drainage systems and easements appears to block historical drainage patterns, limit access for County maintenance, and may require the developer to vacate many drainage easements throughout the development including easements that are County maintained.**
- **Currently Pods V are showing wetland impacts, included in the total proposed wetland impact at 1.8%. These pods show preserved wetlands as well. However, no other features (access roads, building footprints) are shown. For multi-family parcels greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total acreage on a cumulative basis as set forth in Section 62 3694(c)(6).**
- **The small area of Pompano sand, 0 to 2 percent slopes on the northeastern portion of the site (portion of the proposed townhome area) may also function as an aquifer recharge soil. The applicant was notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.**
- **The pond on the south end of the property is shown to be in FEMA Special Flood Hazard Area (SFHA) A. The conceptual plan depicts a "modified pond." The area is subject to the development criteria in Conservation**

Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage.

These issues may limit the development potential of the property.

Concurrency

The closest concurrency management segment to the subject property is N. Carpenter Road, between Dairy Road and SR 46, which has a Maximum Acceptable Volume (MAV) of 15,600 trips per day, a Level of Service (LOS) of E, and currently operates at 30.41% of capacity daily. The development potential from this request increases the percentage of MAV utilization by 5.08%. The corridor would anticipate operating at 35.49% daily capacity. The development potential is not anticipated to create a deficiency in LOS. The applicant may consider phasing to ensure there remains capacity to support the development.

The subject property is located within the Brevard County Utility Services Department service area for potable water and sanitary sewer. The Mims Water Treatment Plant's design capacity is adequate to serve the proposed development. However, the plant is under maintenance which has temporarily reduced its capacity. The County is in the process of performing the improvements to regain the capacity. That said, the developer should anticipate conditional approval stipulating the development shall not exceed the design capacity of the plant.

The school concurrency indicates there is enough capacity for the total of projected and potential students from the proposed development. There is sufficient capacity at Mims Elementary School, Madison Middle School, and Astronaut High School for the total of projected and potential students from this development.

Environmental Resources

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands Protection & Hydric Soils
- Aquifer recharge
- Floodplain Protection
- Protected & Specimen Trees
- Protected Species

The subject parcel contains mapped wetlands and hydric soils, indicators that wetlands may be present on the property.

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

Historic Resources

According to the Master Site File from the Florida Division of Historic Resources, there is one cultural resource record (BR 552) associated with this site. Information provided by the FMSF indicates an unmarked and abandoned historic cemetery was previously located on the subject property around the late nineteenth/early twentieth century.

For Board Consideration

The Board to consider if the request is consistent and compatible with the surrounding area.

**NATURAL RESOURCES MANAGEMENT (NRM) DEPARTMENT
Zoning Review & Summary**

Item #23SS00005

Applicant: MBV Engineering for Ballarena Group Corp. (Sherwood)

Land Use & Zoning Request: FLU – RES 15 & RES 4 to Change 4 RES 4 parcels to RES 15; Zoning – RU-2-15, AU, RU-2-10, RU-1-13, & PUD to PUD with removal of two Binding Development Plans (BDPs)

Note: Wants to develop Single Family Detached Housing, Townhomes, Duplexes and Apartments.

LPA Hearing Date: 08/12/2024; **BCC Hearing Date:** 09/05/2024

Tax ID Nos: 2101061, 2100937, 2100938, 2100939, 2100940, 2100942, 2100943, 2100952, 2100953, & 2111319

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

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Wetlands Protection & Hydric Soils
- Aquifer recharge
- Floodplain Protection
- Protected & Specimen Trees
- Protected Species

The subject parcel contains mapped wetlands and hydric soils, indicators that wetlands may be present on the property. A wetland delineation will be required prior to any land

clearing or alteration activities. The wetland delineation shall be verified at time of site plan submittal. Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. For multi-family parcels greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Section 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Section 62-3694(e), including avoidance of impacts, and will require mitigation in accordance with Section 62-3696.

Wetlands Protection/Hydric Soils

The subject parcel contains mapped National Wetlands Inventory (NWI) and St. Johns River Water Management District (SJRWMD) wetlands (Freshwater Forested/Shrub Wetland and Mixed wetland hardwoods) and hydric soils (Terra Ceia muck, frequently flooded, Tomoka muck, undrained), indicators that wetlands may be present on the property. A wetland delineation is required prior to any land clearing or alteration activities. The wetland delineation shall be verified at time of site plan submittal. Per Section 62-3694(c)(1), residential land uses within wetlands shall be limited to not more than one (1) dwelling unit per five (5) acres unless strict application of this policy renders a legally established parcel as of September 9, 1988, which is less than five (5) acres, as unbuildable. For multi-family parcels greater than five acres in area, the preceding limitation of one dwelling unit per five (5) acres within wetlands may be applied as a maximum percentage limiting wetland impacts to not more than 1.8% of the total non-commercial and non-industrial acreage on a cumulative basis as set forth in Section 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Section 62-3694(e), including avoidance of impacts, and will require mitigation in accordance with Section 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal, or performing any land clearing activities.

Aquifer Recharge Soils

The one small area of Pompano sand, 0 to 2 percent slopes on the northeastern portion of the site may also function as an aquifer recharge soil. The applicant is hereby notified of the development and impervious restrictions within Conservation Element Policy 10.2 and the Aquifer Protection Ordinance.

Floodplain Protection

The pond on the south end of the property is shown to be in FEMA Special Flood Hazard Area (SFHA) A. The conceptual plan depicts a "modified pond." The area is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage.

Protected and Specimen Trees

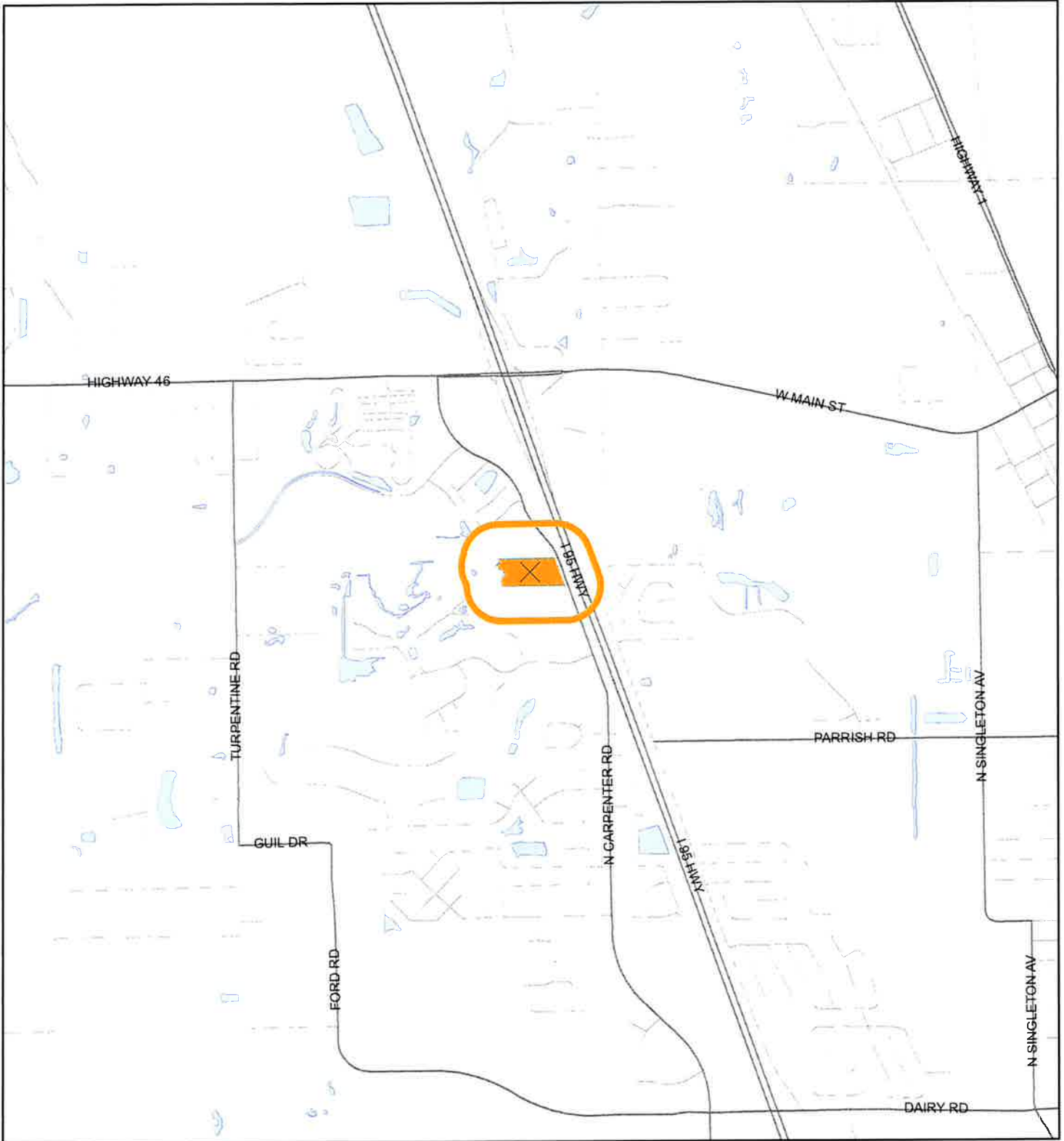
Protected (≥ 10 inches in diameter) and Specimen (≥ 24 inches in diameter) trees may exist on the parcel. A tree survey will be required at time of a site plan submittal. The applicant is encouraged to perform a tree survey prior to any site plan design to incorporate valuable vegetative communities or robust trees into the design. Per Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements. Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.

Protected Species

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

LOCATION MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005





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

Buffer Distance: 500 feet

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

Produced by BoCC - GIS Date: 6/2/2023

-  Buffer
-  Subject Property

ZONING MAP




Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

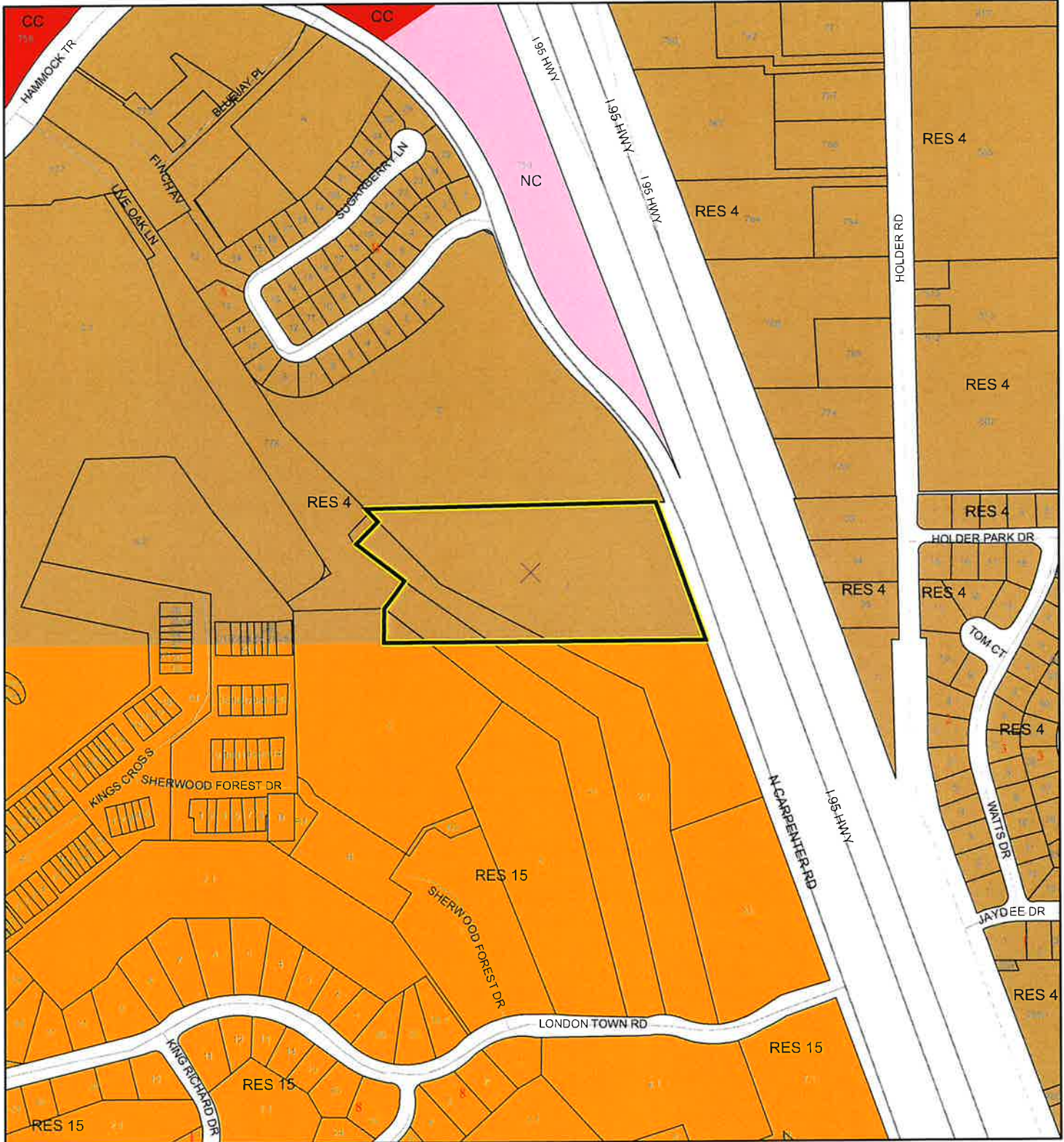
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/5/2023

-  Subject Property
-  Parcels
-  Zoning

FUTURE LAND USE MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

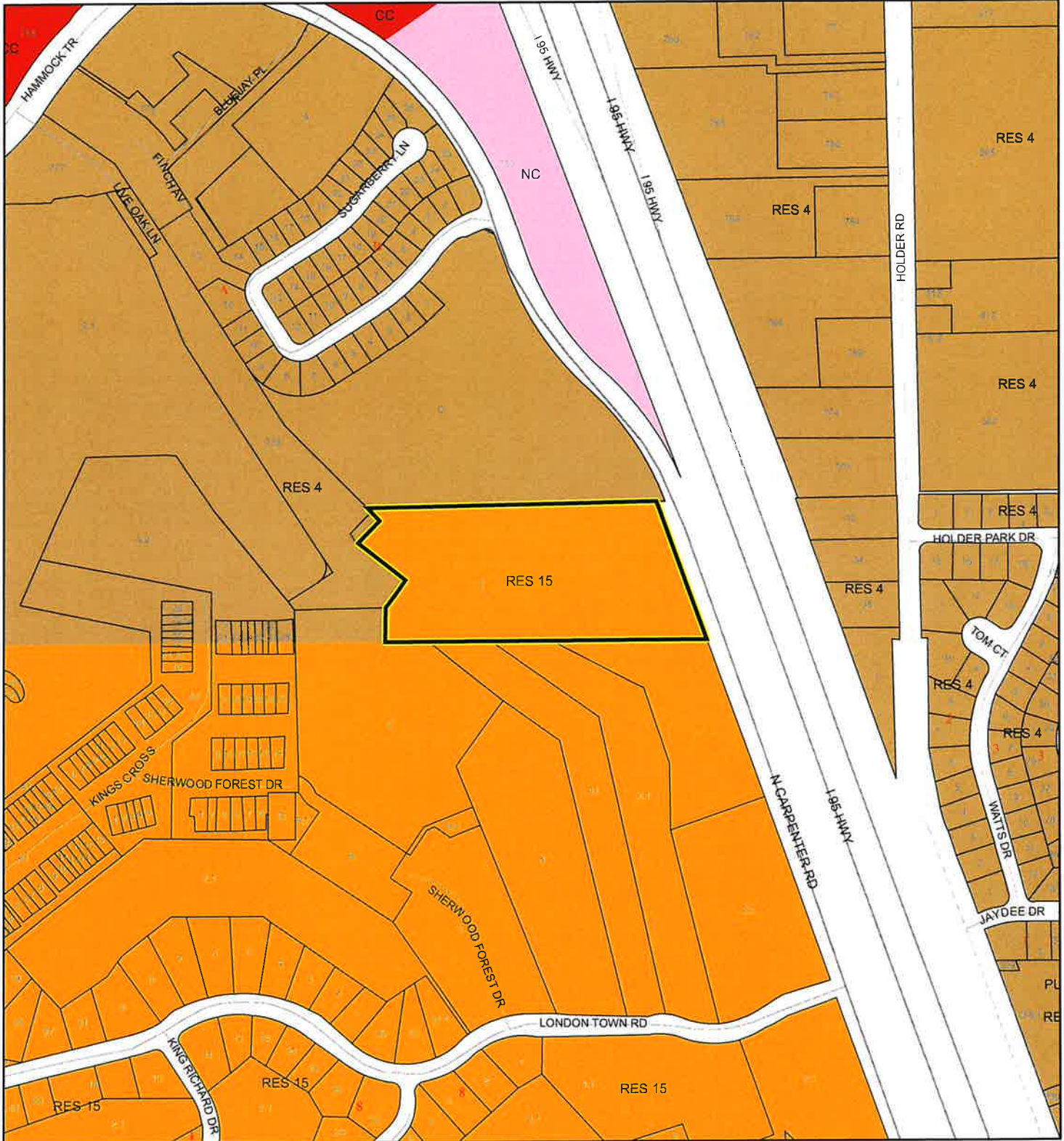
- Subject Property
- Parcels

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PROPOSED FUTURE LAND USE MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

-  Subject Property
-  Parcels

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AERIAL MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2023

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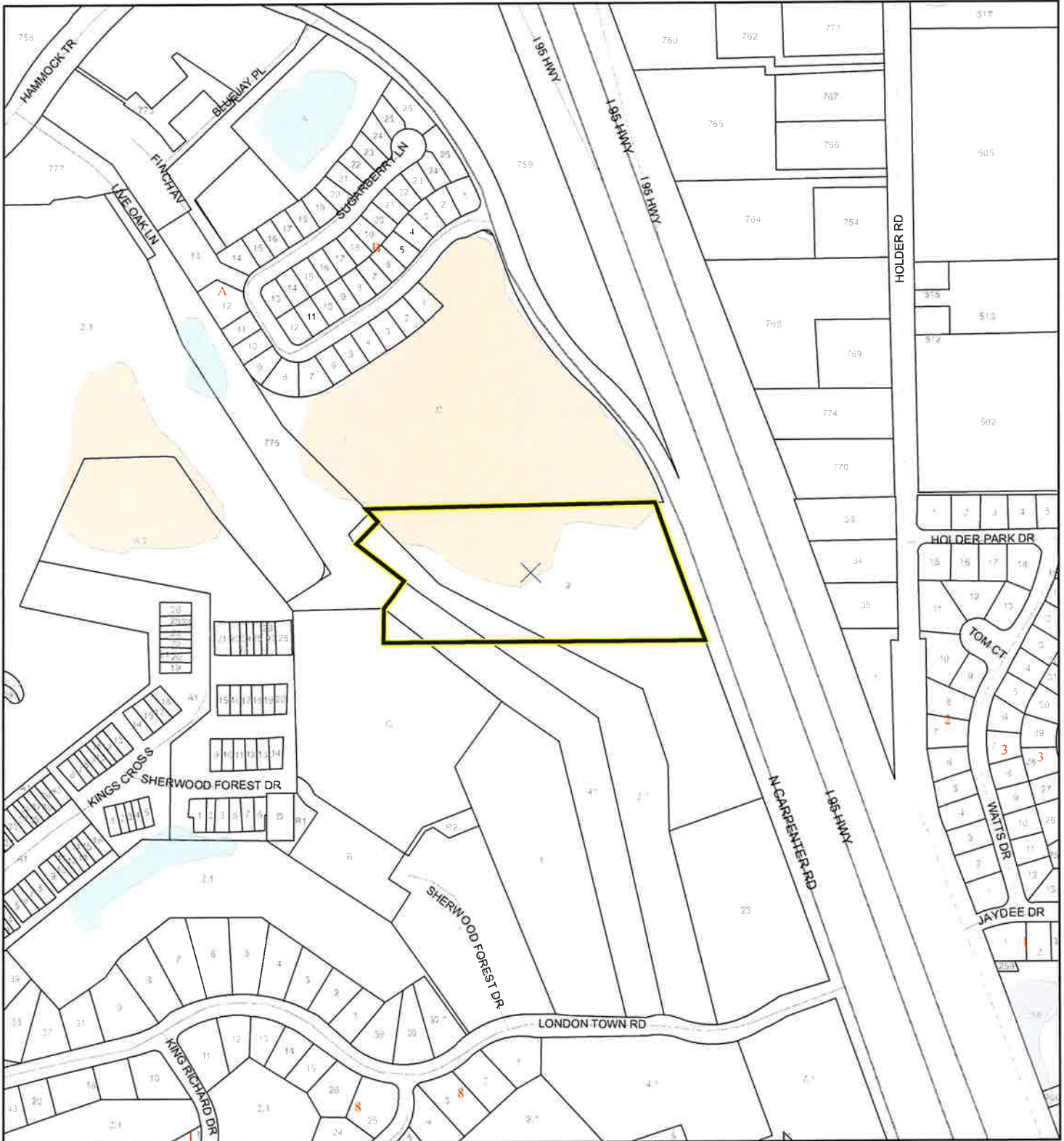
Produced by BoCC - GIS Date: 6/2/2023

 Subject Property

 Parcels

NWI WETLANDS MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005













1:4,800 or 1 inch = 400 feet

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National Wetlands Inventory (NWI)

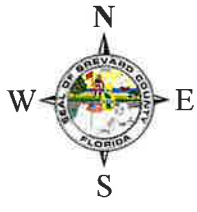
- | | |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater |  Freshwater Pond |
|  Estuarine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

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc

23SS00005





1:4,800 or 1 inch = 400 feet

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

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SJRWMD FLUCCS WETLANDS

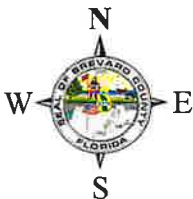
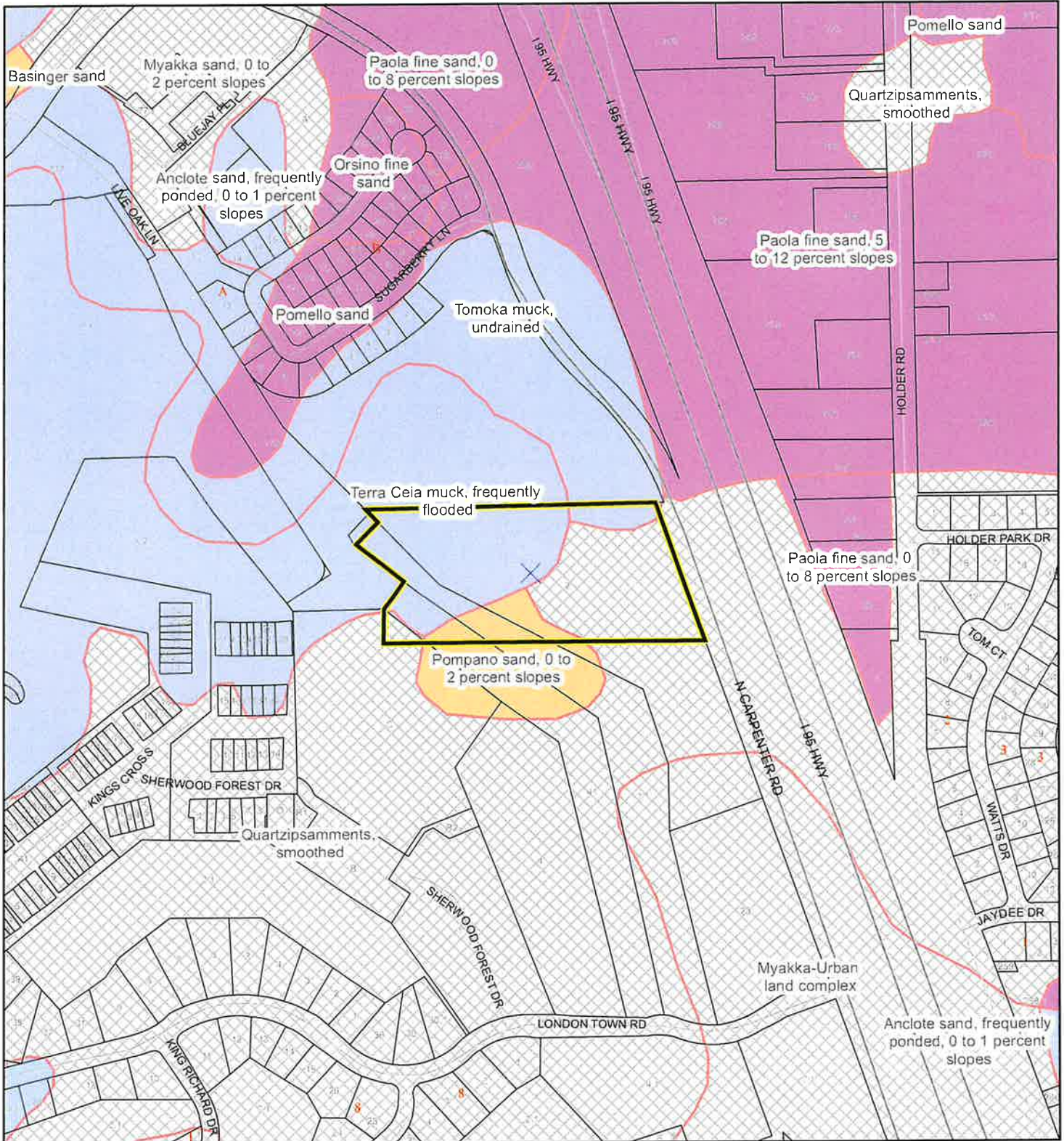
- Wetland Hardwood Forests - Series 6100
- Wetland Coniferous Forest - Series 6200
- Wetland Forested Mixed - Series 6300
- Vegetated Non-Forested Wetlands - Series 6400
- Non-Vegetated Wetland - Series 6500

Subject Property

Parcels

USDA SCSSS SOILS MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

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

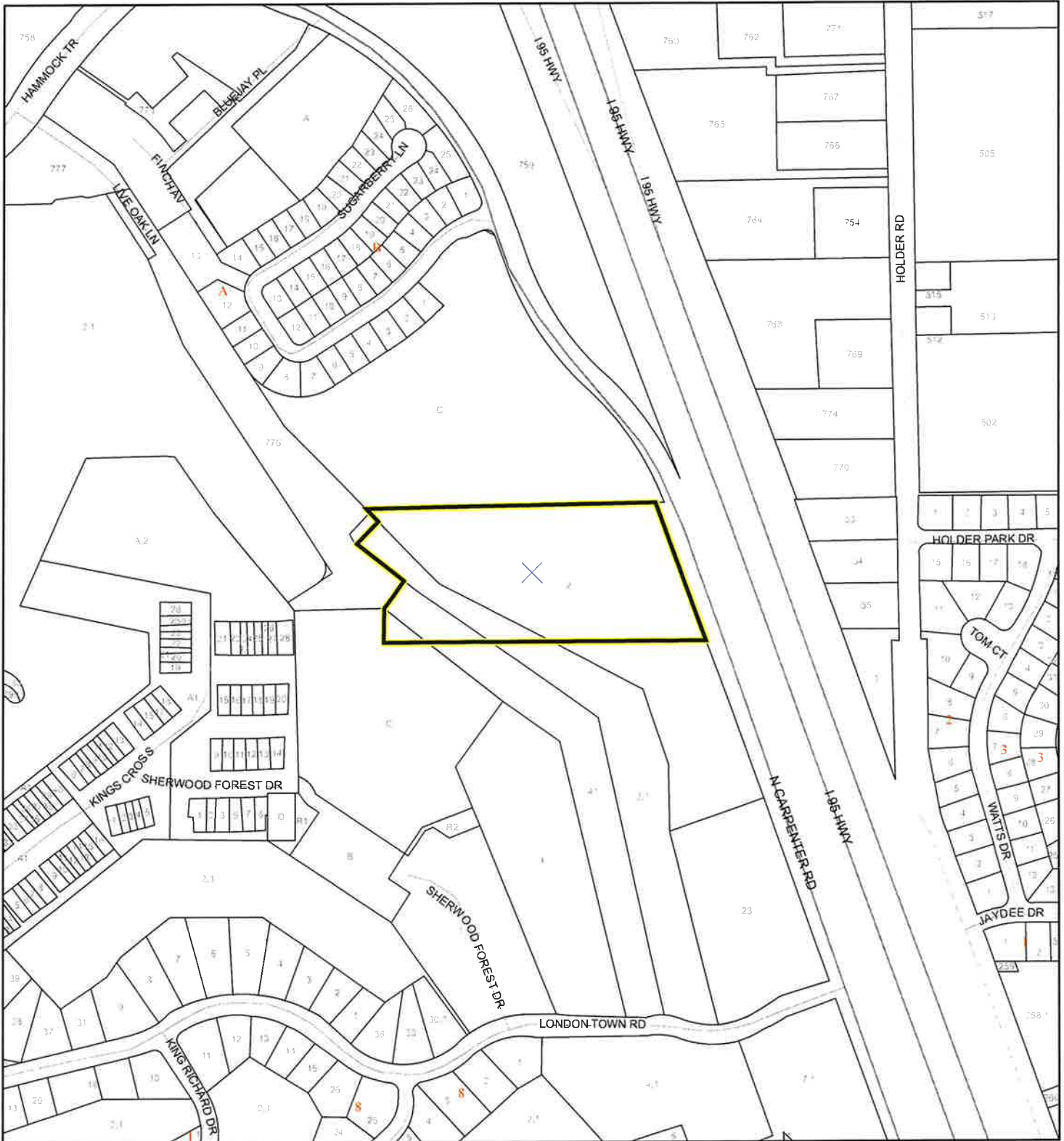
Produced by BoCC - GIS Date: 6/2/2023

USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None
- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

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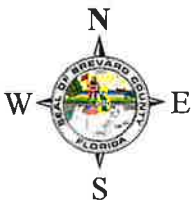
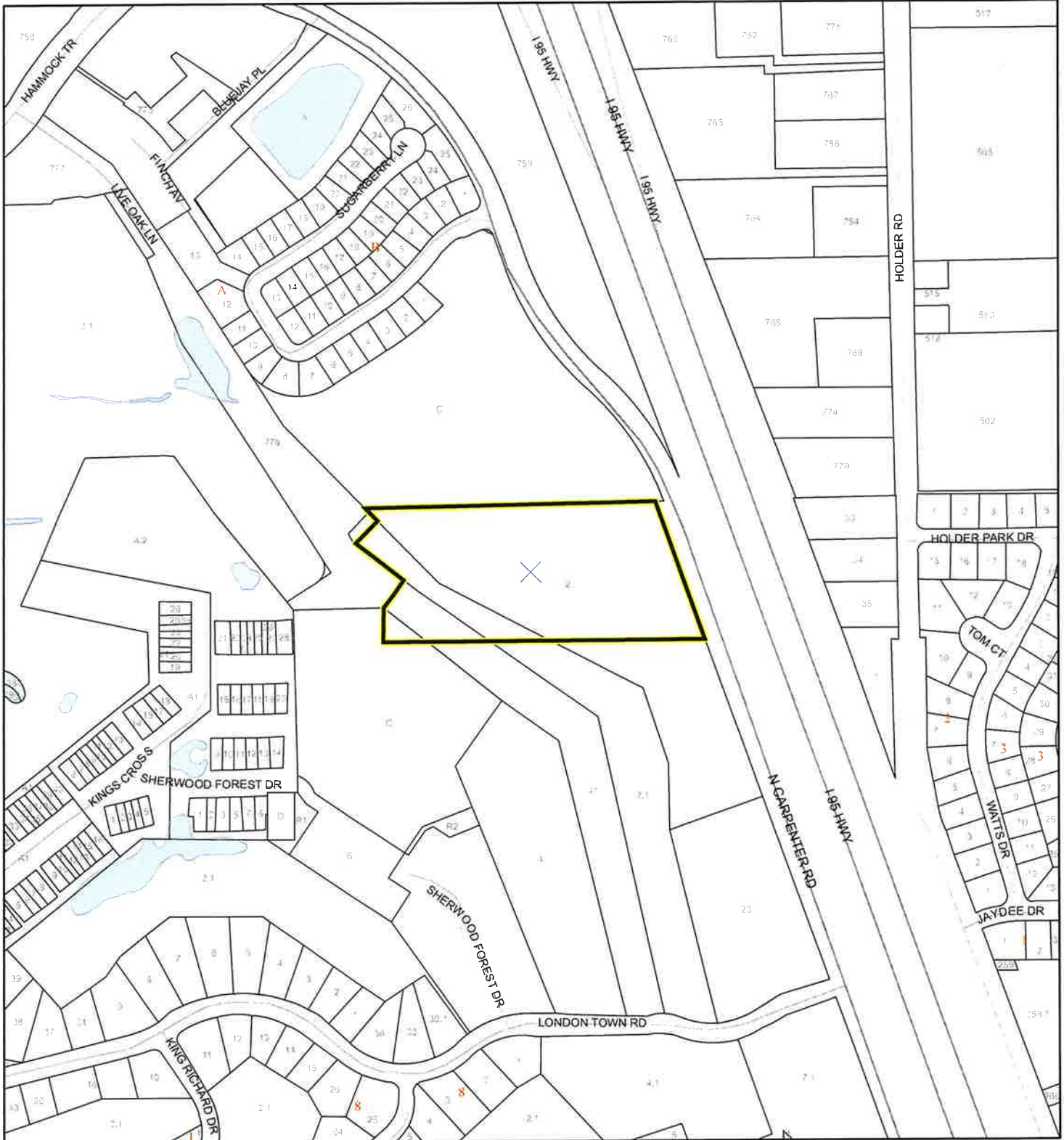
Produced by BoCC - GIS Date: 6/2/2023

FEMA Flood Zones

- | | | |
|------------------|------------|---|
| A | AO | X |
| AE | Open Water | |
| AH | VE | |
| Subject Property | Parcels | |

COASTAL HIGH HAZARD AREA MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

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

Produced by BoCC - GIS Date: 6/2/2023

 Subject Property

 Parcels

Coastal High Hazard Area

 SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP






Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

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

Produced by BoCC - GIS Date: 6/2/2023

-  Subject Property
-  Parcels
- Septic Overlay**
-  40 Meters
-  60 Meters
-  All Distances

EAGLE NESTS MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc
23SS00005



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

 Eagle Nests FWS

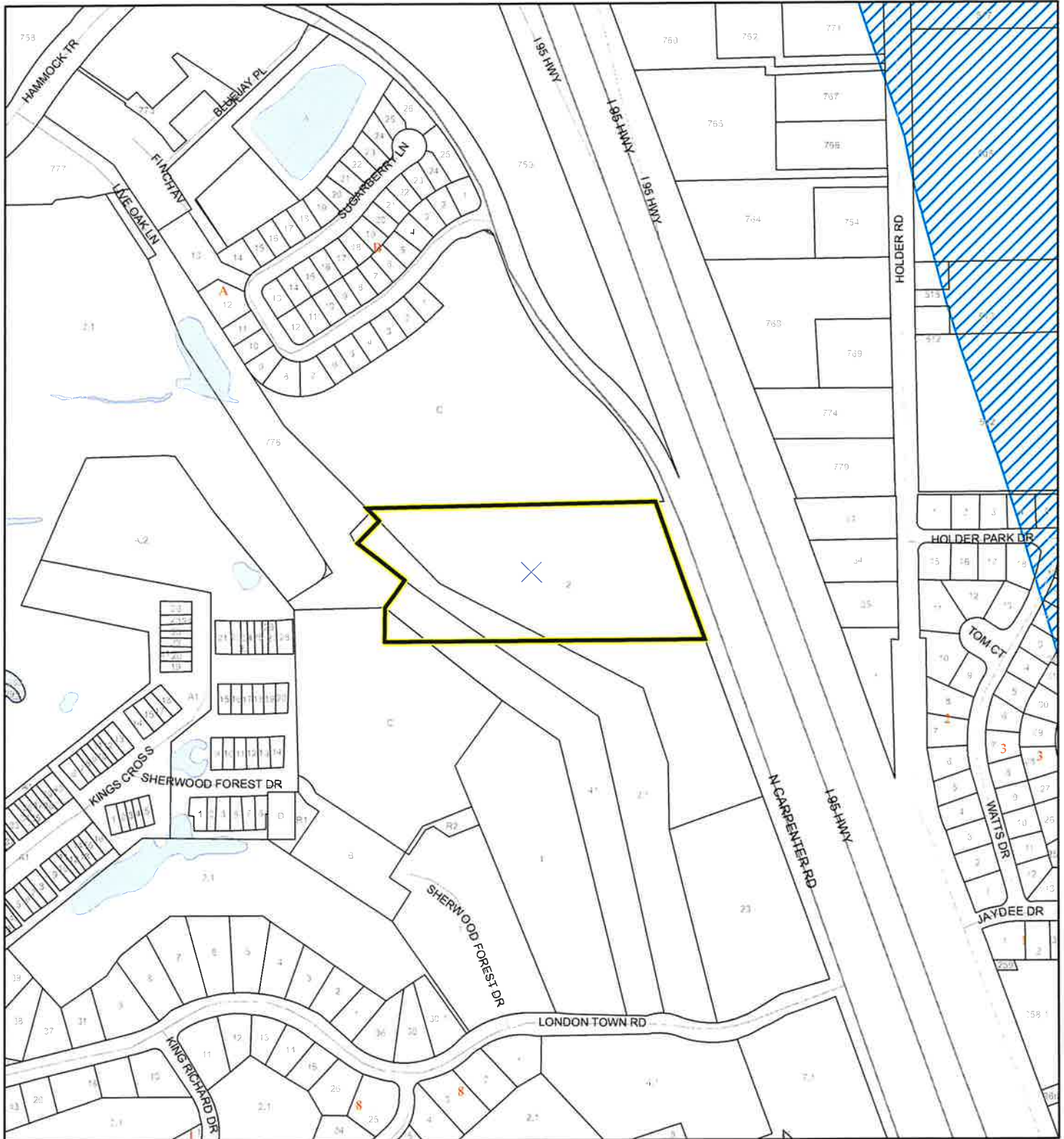
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/2/2023

SCRUB JAY OCCUPANCY MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc




23SS00005



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/2/2023

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

Villas of Sherwood Titusville Inc & Sherwood Golf Club Inc

23SS00005



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 6/2/2023

SJRWMD FLUCCS Upland Forests

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

Subject Property

Parcels

From: [cbeitel](#)
To: [Commissioner, D1](#)
Subject: Commission vote on Sherwood Golf Course
Date: Tuesday, August 20, 2024 1:42:45 PM

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

Madame Commissioner

Now that Planning and Zoning has given their blessing to the disastrous future of Sherwood Golf Course to be turned into multi family units that will wreak havoc on not only the neighborhood, but also drainage, service water capacity, and traffic, I hope that you will make it your legacy vote to campaign against this expansion and vote "NO" to allowing these developers to build on this land. If might think differently if they were all at least 1/4 acre lots with single family homes. But this is a terrible idea. Growth like this is what is killing Titusville and Mims. Please vote down this issue and leave a positive legacy for your time in office.

Thank you

Chuck Beitel
4915 Carodoc Circle
Titusville, Florida 32796

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

From: tk70rt@aol.com
To: [Pritchett, Rita](#)
Subject: Golf course rezoning
Date: Wednesday, August 14, 2024 1:59:54 PM

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

Commissioner

600 new homes in Sherwood, really a bad idea, overcrowding, new schools, county services, environmental impacts, county Sheriff , county rescue , trash will all be strained. The developer is selling you a bridge . Already on 46 the adult community 1st developer went under after causing dirty water to enter 6 mi creek and all the talk about cleaning the lagoon .

Timothy Kertz
Fawn lake

[Sent from AOL on Android](#)

From: patmslrn@comcast.net
To: [Champion, Kristen](#)
Cc: [Commissioner, DJ](#)
Subject: Change of Zoning on property owned by Villas of Sherwood Titusville, et al.
Date: Friday, August 9, 2024 2:33:56 PM

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

RE: ID #23SS00005 & 23Z00035

Dear Brevard County Commissioners:

In response to a notice received in the mail, we would like to express our disapproval of and opposition to the proposed change to the zoning classification of the 37 acres located on the west side of N. Carpenter Rd., approximately 0.20 mile north of London Town Rd., in the Mims area.

Currently, this land, reference above is land specified for a golf course. The request listed on the notice states: "All RES 15 (Residential 15) and all PUD w/removal of existing BDP's". This request is nonspecific as it fails to mention what the future zoning will entail. There has been some discussion that the new zoning request will allow the building of multi-family residences.

We are against changing the current character of the neighborhood for the following reasons:

1. this will increase traffic in the area;
2. it will increase noise and diminish the serenity of the neighborhood, which was a significant reason for our purchase of the property;
3. with additional housing replacing what is currently a golf course, there may be an adverse effect on the value of our property because the aesthetics of the neighborhood will have changed;
4. it does not appear that a feasibility study has been conducted regarding what effect the additional housing will have on crime in the area; and,
5. it does not appear that a needs assessment has been conducted to determine the need for this type of multi-family housing development in this part of the county.

Therefore, we recommend that Brevard County Board of County Commissioners deny the request for rezoning the aforementioned property. We further recommend that to ensure the tranquility of the neighborhood as well as the aesthetics of the neighborhood, the County should consider the purchase of the property for the purpose of operating it as a county owned golf course. If that is not feasible, then a park or open space be considered. Finally, discussion with the current owner(s) should include their need to maintain this as a golf

course.

Sincerely

Patricia S Lynch & R. Jonathan Lynch
1995 King Richard Dr.
Titusville FL



County Commissioners,

I am writing you to again bring to your attention the concerns that we in the Sherwood Community have about the potential for a developer to try and build single and multifamily homes on the golf course and surrounding land. The Save Sherwood group started a petition to unite the local community against building homes (attached is the petition letter). So far, we have 627 signatures on the petition (copy of all signatures are attached for Commissioner Rita Pritchett).

I understand that nothing has yet been submitted to the county for potential rezoning the golf course or building homes on the golf course. However, a primary plan was provided to the Eagle Point Homeowners Association by Ballarena Construction in mid-2022. I have talked to the VP of Operations, and she confirmed that they are still working on the plans for building in Sherwood and will be setting up a meeting with the community to discuss their plans. I am writing this letter to you to let you know that we in the Sherwood community are not in favor of building houses on the golf course but understand that the possibility of it is becoming a golf course again is not viable and is unrealistic to expect the owner to keep paying for it with no return. I would like to look at all options including a combination of options: 1) Homeowners that live on golf course buy property behind their houses; 2) Brevard County have a small park on part of golf course; 3) work with Royal Oak Ministries or other charity groups; 4) Nature preserve; 5) build on a portion of the property. If the decision is made to allow a developer to build on the golf course, we have a number of questions we would like to make sure get answered:

1. How will building new houses that meet the new building codes which states that house shall be 24" above the crown of the road, affect existing houses that are not as high. During hurricane Ian we had a number of houses in the community that experienced water up to and in their houses. Building these new houses will only exacerbate the issue. Yes drainage can be added but those of us who have lived in the area for many years have already seen how this has caused problems.
2. A number of us bought our house on the golf course and paid extra to live on the golf course and not have a house behind us. Building homes on the golf course will lower all these home values.
3. The effect of these new single family and multifamily homes will have on the infrastructure in North Brevard will be detrimental. We already have a number of new, large scale home developments already approved in north Brevard.
4. Wildlife in this area will be negatively impacted. There are many species of wildlife that currently make their home on the golf course. These animals would be displaced if not killed.

We understand that this may be premature, but prior to the developer presenting plans and a zoning meeting being scheduled, we wanted to make sure that all the County Commissioners and other representatives are aware that the homeowners in Sherwood oppose homes being built on the golf course. We also understand that this is not an all or nothing situation and if we all work together, we can try and make it a positive outcome for the County and the current homeowners. Mrs. Pritchett, I am asking that we set up a day and time when two or three of us can sit down and talk our concerns and potential solutions. Please give me a call at 321-289-2910 to set up meeting.

A handwritten signature in black ink, appearing to read 'Tom Erdman', written over a horizontal line.

Tom Erdman

4791 Squires Dr

Titusville, FL 32796

321-289-2910

Email:AUTom3@aol.com

CC: Congressman William Posey

Representative Chase Tramont

Brevard Zoning Board and Brevard County Commissioners,

Subject: Save Sherwood

This petition is requesting that the Brevard County rezoning board and Brevard County commissioners reject any request from developers to rezone the defunct Sherwood golf course to single family and multi-family homes. Building homes and a road on the golf course will have several negative affects to all that live in the Sherwood community:

Building of homes and townhomes

1. Will reduce home values
2. Will exacerbate flooding the community has seen over the years:



3. Will affect the natural wildlife that exist on and around the golf course, including protected animals like Bald Eagles, Gopher Turtles, and Sandhill Cranes.
4. Will impact the Total Maximum Daily Pollutants (TMDP) that can then flow into the Saint John, Indian River and water wells in the area.
5. The infrastructure in North Brevard is not set up to handle all the additional building projects that are projected across all North Brevard.

We, the North Brevard Sherwood community, ask that you vote NO to rezoning Sherwood Golf Course.

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
James Williams		4248 Pondapple Dr	321-506-4562
Amy Williams		4248 Pondapple Dr.	321-360-8265
Chae Chae Bao		4254 Pondapple Dr	321-302-1853
Karen Ogden		4272 Pondapple Dr	321-427-8568
Therese George		4302 Pondapple Dr	239-898-4448
Al George		4302 Pondapple Dr	239-284-3649
Phyllis Roberts		4339 Pondapple Dr	321-693-8706
Barbara Clift		4207 Pondapple Dr	321-432-8097
John R Clift		4207 Pondapple Dr	321-432-8097
Judi Nelson		4213 Pondapple Dr	321-607-2900
Trampas Martin		4213 Pondapple Dr	321-288-5128
Evangeline Kay		4206 Pondapple Dr	321-960-9294
Stephanie Lird		4237 Pondapple Dr	407-749-7687
Caleb C. NO		4237 Pondapple Dr	907-276-4143
Stella Jones		4362 Pondapple Dr.	321-271-6755
Kiffany Jones		4362 Pondapple	407-416-2784
Ruby Ebright		4319 Caper Ct	321-474-0531
Jack Ebright		4319 Caper	321-474-0531
SANDRA KOERNER		4325 CAPER CT	321-749-2700
Mary Ann Vigliotti		4331 Caper Ct	321-537-6098
Michael Vigliotti		4331 Caper Ct	321-225-8482
Russell N. KRAFT		4337 CAPER CT	321-268-3691
DPT FISHER		4343 CAPER CT	321-863-3821
Candice Gross		4355 Raper Ct	321-747-5957
HANA M. CAMERON		4330 Caper Ct	321-225-4390
Gus Koerner		4325 Caper Ct	321-591-6831
JOANN BAXTER		4324 CAPER CT	321-267-5925

Ernie
Pomeroy

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
John Oxendine	<i>John Oxendine</i>	1989 Arnold Palmer	321-863-2133
Dennie Oxendine	<i>Dennie Oxendine</i>	1989 Arnold Palmer	321-514-6624
John Campbell	<i>John Campbell</i>	4522 Ben Hogan Way	321-266-7815
BRETT RAULERSON	<i>Brett Raulerson</i>	2058 ARNOLD PALMER	321-591-3788
BART SPANLICH	<i>Bart Spanlich</i>	2068 ARNOLD PALMER	321-223-1434
ANDREA SPANLICH	<i>Andrea Spanlich</i>	2068 ARNOLD PALMER	321-795-8331
BRANDON BURKE	Brandon Burke	2108 ARNOLD PALMER	407.446.1978
Helen Alboth	<i>Helen Alboth</i>	2118 Arnold Palmer	857-869-2891
TASKIN			
Shawn Richmond	<i>Shawn Richmond</i>	2158 Arnold Palmer	910 536-8495
Amanda Richmond	<i>Amanda Richmond</i>	2158 Arnold Palmer	910 758 8106
George Long	<i>George Long</i>	2179 Arnold Palmer	239 565-7486
Patricia Long	<i>Patricia Long</i>	2179 Arnold Palmer	239 464-9806
JAY BECKER	<i>Jay Becker</i>	2149 ARNOLD PALMER	407-366-6156
Genny Becker	<i>Genny Becker</i>	2149 Arnold Palmer DR	407-467-4981
Carie Marker	<i>Carie Marker</i>	2139 Arnold Palmer Dr	717-513-9581
Tom Morrison	<i>Tom Morrison</i>	2129 Arnold Palmer	386-402-0130
Vanessa Underhill	<i>Vanessa Underhill</i>	2109 Arnold Palmer Dr	360-539-3318
Lisa Bellamore	<i>Lisa Bellamore</i>	4541 Ben Hogan Way	352-4426316
David Bellamore	<i>David Bellamore</i>	4541 Ben Hogan Way	352-238-2982
LINDA WEBSTER	<i>Linda Webster</i>	4542 BEN HOGAN WAY	321-412-2738
James Webster	<i>James Webster</i>	4542 Ben Hogan Way	321-412-2827
Michelle Labarre	<i>Michelle Labarre</i>	4552 Ben Hogan Way	484-866-3059
Stacie Labarre	<i>Stacie Labarre</i>	4552 Ben Hogan Way	484-866-3058
Sandy Morgan	<i>Sandy Morgan</i>	2129 Arnold Palmer	386-189-0467
Kenneth Newfield	<i>Kenneth Newfield</i>	4762 Longbow Dr.	321-271-5895
TERRY HOFFMAN	<i>Terry Hoffman</i>	4766 Longbow	593-631-6955
Melanie Johnson	<i>Melanie Johnson</i>	4790 Longbow	321-603-7582
Lisa Chase	<i>Lisa Chase</i>	4550 Longbow	321-437-7562
Carl Chase	<i>Carl Chase</i>	4556 Longbow	321 258 8158

Longbow

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
RHONDA HARRELL	Rhonda Harrell	2158 Kings Cross	321.267.1165
and		4500 Longbow Dr.	" "
Gary Carr	Gary Carr	4917 Cavodon Cir	321-501-6011
Damien Henderson	Damien Henderson	2111 Foggy Bottom Ln	407-697-8010
Trena Henderson	Trena Henderson	2111 Foggy Bottom Lane	(407) 488-4522
Pete Metzger	Pete Metzger	4227 Will Scarlet	864 419 6153
KAY COOPER	Kay Cooper	4227 Will Scarlet	321 480 9745
Stew Ellenbrook	Stew Ellenbrook	4445 Londontown Rd	321-271-5963
Sherrienne Larsen	Sherrienne Larsen	1925 Fosse Way	321-269-6921
Joyce Baker	Joyce Baker	2022 King Richard Dr.	782 338-4072
Marian Towne	Marian Towne	4300 Wanhoe Dr.	321-267-9505
Alan Towne	Alan Towne		(321) 480-9436
C. Robert Britton	C. Robert Britton	7015 Londontown Ln.	(256) 746-6296
Kristy Moore	Kristy Moore	2035 King Richard	321-268-8211
Cathy Peninger	Cathy Peninger	4395 Londontown Rd	863-514-7298
Marie Matthews	Marie Matthews	2050 King Richard	225-8468
Maxine Pugh	Maxine Pugh		
Jim DeLeon	Jim DeLeon	4500 Londontown Rd	321-222-8111
DAVID IRVINE	David Irvine	3069 LANTERN CT.	561-427-4999
Andrea Irvine	Andrea Irvine	3069 Lantern Ct	321-747-8644
William Travis Moore	William Travis Moore	4341 Longbow Dr.	321-591-6805
Tom Wilson	Tom Wilson	4370 Longbow Dr	321 536 3254
Levee Wilson	Levee Wilson	"	"
Suzanne Raulerson	Suzanne Raulerson	2058 Arnold Palmer Dr	321 615-5785
MARILYN BEAHOSKY	Marilyn Beahosky	1960 APPLE CP	805 216 3251
MICHAEL BEAHOSKY	Michael Beahosky	1960 APPLE CP	805 205 0270
ANN GRANGER	Ann Granger	1960 APPLE CP	586 284 4281
Faith Swenson	Faith Swenson	2036 N. Carpenter Rd.	321-269-2377
Geoff Swenson	Geoff Swenson	2036 N. Carpenter Rd.	321-269-2377
Sosh Swenson	Sosh Swenson	2036 N. Carpenter Rd.	321-222-8246
Ann Swenson	Ann Swenson	2036 N. Carpenter Rd	321-591-1650

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Paishonda Leonard	P. Leonard	2066 King Richard	321-917-4801
Richard H. Leonard III	R.H. Leonard	2066 King Richard	321-205-8698
James S. North	J. North	4949 Squires Dr	561-676-9267
Sandy North	S. North	4949 Squires Dr.	561-676-9268
Victor Daniel	V. Daniel	1979 Bedford Dr	321-292-9168
Mary Nebel	M. Nebel	2135 Kings Cross	321-508-2028
Anita Jordan	A. Jordan	4755 Longbow	321-210-1001
Anne Hallinan	A. Hallinan	4759 Longbow Drive	410-702-3832
Vicki Higdon	V. Higdon	2131 Kings Cross St.	321-269-7387
Russell Higdon	R. Higdon	" "	" " "
Arnold Capobianco	A. Capobianco	4444 Bowstring	321-269-1709
Jeffery Cashman	J. Cashman	1955 King Richard	407-446-7306
Pat Shraader	P. Shraader	4903 Squires Dr	321-349-9119
Dwight Mirick	D. Mirick	4828 Squires	773-791-7197
Cocca L. Harrison	C. Harrison	450 London Town	321-291-1376
Melody Charlton	M. Charlton	4955 SQUIRES DR	321-961-2026
Tony Hefner	T. Hefner	2133 Kings Cross	606-780-6162
Janice McMillan	J. McMillan	4831 Squires Dr.	321-591-9564
Wilfred Santy	W. Santy	4750 London town rd	69-886-8579
Kenna Boyes	K. Boyes	4750 London town rd	619-467-9448
Brian Veilleux	B. Veilleux	4435 London town	321-344-7200
Pat Bravik	P. Bravik	4711 Squires Dr.	321-267-0446
April Devane	A. Devane	4490 Bowstring Ct	714-330-7276
Heather Daniel	H. Daniel	1979 Bedford Dr	237-336-4021
Robert Fox	R. Fox	4297 will scarlett	321-693-5062
Justin Mars	J. Mars	4481 Longbow Dr	321-288-6924
Michael Arditt	M. Arditt	4495 Bowstring Ct	914-318-0574
Brian Fox	B. Fox	4247 willscarlett	321-704-2288
Joanne Capobianco	J. Capobianco	4494 Bowstring Ct	321-269-1700
Tom Clayburgh	T. Clayburgh	4521 Canoe Creek	321-607-2000
Rih Leber	R. Leber	4498 Bowstring Ct	561-596-5750

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Dale Morn		4371 Sugarberry Ln	321-986-7938
BRAD POSTLETHWAITE		4351 Sugarberry Ln	321-759-4076
Kyle POSTLETHWAITE		4351 Sugarberry Ln	321-759-4165
SCOTT PETERSON		4431 Sugarberry Ln	321-506-1710
Ray Eggeman		4441 Sugarberry Ln	321-567-5322
MIKE LABAN		4451 SUGARBERRY	321-567-4046
Doris Ladawan		4451 Sugarberry	321-567-4646
JARY STEVENSON		4480 Sugarberry	321-537-6353
Wendy Smith		4511 Sugarberry	321-298-0867
Barry Smith		4511 Sugarberry	321-298-0866
Carla Roca		4490 Sugarberry	321-759-6301
Karen Schofield		4540 Sugarberry	561-601-4345
Michael Gray		4550 Sugarberry Ln	315-857-5051
Sheryl Gray		4550 Sugarberry Ln	315-857-5050
MELBY BLAKE		4541 SUGARBERRY LANE	321-267-3636
Tim Goodwin		4767 Squires Dr.	321-607-1378
Teresa B. Goodwin		4767 Squires Dr.	321-759-7930
Jordan Barkhausen		4309 Lantern	832-275-9808
Paula B.		4309 Lantern	832-000 0000
		Lantern	4/ 15 MPT
			second one
Cindy Perry		613 W Int Spadway	386-252-5019
Barb Jernigan		4342 Lantern	321-223-1020
Doug Jernigan		" "	" "
Sharon Lask		4341 Lantern	321-249-2035
JOEL SACKER		4309 lantern	321-747-3228
James Lask		4309 lantern	832-975-1537
Jay Gutzwiller		4322 Lantern	
Wayne Lask		4402 Lantern	
Jamie Dieckmann		4410 Lantern Dr	321-720-3124
Drew Dieckmann		4410 Lantern Dr	321-720-3125

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it:

Print Name	Signature	Address	Phone number
Karen Aills	Karen Aills	321-652-7170	4785 Squires
CATHY DeRusha	Cathy DeRusha	4775 SQUIRES DR	321-362-5964
Hollis Batchelor	Hollis Batchelor	305-877-2193	1951 Squires Ct
Reine Tompkins	Reine Tompkins	155 Squires Ct,	321-255-8594
Gedde Tompkins	Reine Tompkins	155 Squires Ct.	321-255-8594
Chris Enlow	Chris Enlow	1988 King Richard	321-607-6043
Frances Andrusko	Frances Andrusko	1994 King Richard	321-544-4415
STEPHEN ANDRUSKO	Stephen Andrusko	1994 King Richard	321-480-8612
Andrew Lynch	Andrew Lynch	1995 King Richard	860-951-6111
Wayne Hills	Wayne Hills	4785 SQUIRES DR	321-544-7172
Laurance Rhoads	Laurance Rhoads	2002 King Richard	321-289-3060
Joanne Rhoads	Joanne Rhoads	2002	" " "
Jacquie Hoffmann	Jacquie Hoffmann	2018 King Richard	321-431-4044
Kurt Hoff	Kurt Hoff	2018 King Richard	321-269-2287
FRANK KLINE	Frank Kline	1983 Bedford drive	321-385-2253
Elizabeth Kline	Elizabeth Kline	1983 Bedford Dr	321-360-2161
Robin Tafalla	Robin Tafalla	1972 Lance Ct.	321-289-2065
Michelle Montsano	Michelle Montsano	" "	386-624-5511
Nick Calasquano	Nick Calasquano	" "	" "
Ed Schuffman	Ed Schuffman	" "	" "
Victor Daniel	Victor Daniel	1979 Bedford	321-292-9168
JN Bauer	JN Bauer	1960 Bedford	828-406-0963
Deborah Bauer	Deborah Bauer	1960 Bedford	828-406-5477
Kelly Nobles	Kelly Nobles	4954 Squires DR	321-863-1997
Patricia Nobles	Patricia Nobles	4954 Squires DR	321-615-6761
Nicole Weston	Nicole Weston	4800 Archer Ct	407-585-9558
Henry Weston	Henry Weston	4800 Archer Ct	407-675-1984
JAMES STAMPER	James Stamper	4801 Squires Dr	321-614-6614
FRNEST SCHMID	Frnest Schmid	4823 SQUIRES DR	321-481-1015
Robin Wolff	Robin Wolff	4825 Squires Dr.	321-417-2
Ronald Austin	Ronald Austin	4827 Squires Dr.	321-271-4115

LT
Zone

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Alan Grenville	Alan Grenville	2060 London Town Ln	907-888-0174
Denise Grenville	Denise Grenville	2060 London Town Ln	321-917-3835
Justin Deschaine	Justin Deschaine	4375 London Town Rd	321-537-2714
Melany Deschaine	Melany Deschaine	4375 London Town Rd	321 537 2714
Myron Guffie	Myron Guffie	4380 London Town Rd	321-607-1816
Kevin Campbell	Kevin Campbell	4370 London Town Rd	321 285 0929
Jeff Floyd	Jeff Floyd	4425 London Town	321 - 747-5970
Dixie Floyd	Dixie Floyd	4425 London Town	321-607-2861
James Holmes	James Holmes	4440 Londontown	321-291-8536
LAURA MURKIN	LAURA MURKIN	4460 LONDON TOWN	321-269-6968
LONGSTRETH	LONGSTRETH	4420 London Town	321-383-1638
Patrick Etter	Patrick Etter	4415 Londontown Rd	321-268-0014
Sabrina Etter	Sabrina Etter	4415 Londontown rd	321-362-2323
Thondra Petersen	Thondra Petersen	4405 London Town	321-362-5175
Heidi Petersen	Heidi Petersen	4405 London Town	321-474-2876
Karen mansalillo	Karen Mansalillo	4509 London Town Rd	321-759-324
Robert Bianco	Robert Bianco	4509 London Town Rd	321 698-7066
Gerald Becky	Gerald Becky	4505 London Town Rd	321 291-1376
Brad Neiker	Brad Neiker	4396 Sherwood Forest Dr.	407-538-7420
Ashlynn Pike	Ashlynn Pike	4396 Sherwood Forest Dr	407-538-7420
ANDREW WATERS	ANDREW WATERS	4499 London Town Rd	321 403-6949
Jason Lenthorne	Jason Lenthorne	4495 London Town Rd	321-243-3670
Tian McCreary	Tian McCreary	4480 Londontown	321 353-9286
Wynne McCreary	Wynne McCreary	4480 London Town	321-355-9288
Wilfredo Santiago	Wilfredo Santiago	4510 London Town Rd	619-886-8579
BRENNAN HAZEL	BRENNAN HAZEL	4355 Parker Ave Rd	321-383-7582
Olivia Still	Olivia Still	4430 Londontown	321-704-5552
Karen Bishop	Karen Bishop	1996 Londontown Ln.	321-243-3946
Kayla Bishop	Kayla Bishop	1996 London Town Ln	321-477-6374
Betty Daniel	Betty Daniel		321 264-7390
Anthony Palmer	Anthony Palmer	4395 London Town Rd.	863-574-4760

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Hector Borrero	Hector Borrero	4291 Pondapple Dr	321-225-8261
Roseanne Borrero	Roseanne Borrero	4391 Pondapple Dr	321-698-5352
Carmen J. Padryny	Carmen J. Padryny	4297 Pondapple	321-264-4329
Ramesh C. Patel	RCP	4303 Pondapple Dr	321-514-4288
Sumitran R. Patel	SR Patel	4303 Pondapple Dr	321-514-4288
David Pless	DP	4375 Pondapple Dr	407-256-5391
Kendra Pless	Kendra Pless	4375 Pondapple Dr	407-256-5391
Suzanne Sherman	Suzanne Sherman	4371 Pondapple	321-264-9471
Leah Wallace	LW	4393 Pondapple	321-289-7347
Aly Videlik	AV	4374 Pondapple Dr	321-591-8468
Dolma Visketti	DV	4374 Pondapple Dr	371-223-4363
Jacqueline Roati	Jacqueline Roati	4356 PONDAPPLE DR	(710) 334-1452
George Roati	GR	4356 Pondapple Dr	740 334-7077
Jay M. Matthews	Jay M. Matthews	4356 Pondapple Dr	321-246-1814
John J. Fetzner	JJF	4338 Pondapple Dr	321-268-1762
John Fetzner	John Fetzner	4338 Pondapple Dr	321-268-1762
Linda Hank	Linda Hank	4356 Pondapple	321-246-7115
Wayne Matthews	Wayne Matthews	4350 Pondapple	321-264-0242
Robin Burkis	RB	4305 Pondapple	321-412-0410
DAVID BURRIS	David Burris	4305 PONDAPPLE DR	321-431-3660
Ike Livingston	IL	4285 Pondapple Dr	360-981-0075
Ashley Livingston	Ashley Livingston	4285 Pondapple Dr.	360-981-1687
Margaret Jalovecky	Margaret Jalovecky	4380 Pondapple Dr	321-223-3933
Kristi S. Pace	Kristi S. Pace	4279 Pondapple Dr	321-317-0906
Elizabeth Galfo	EG	4477 Lantern Dr	321-451-3038
MARK Galfo	M Galfo	4477 Lantern Dr	321-451-3077
RAY GARD	RG	4237 PONDAPPLE	407-908-3420
GARY RUNDLAP	GR	4247 PONDAPPLE	321-561-3334
NATALIE VASSOLER	Natalie Vassoler	4460 BURTON BUSH DR	321-213-4715
Rosa C. Santiago	Rosa C. Santiago	4212 Pondapple Dr	321-267-2851
Roy R. Presley	Roy R. Presley	4230 Pondapple	321-267-0076

ESTAB

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Elizabeth Wells	Elizabeth Wells	1100 Longbow Dr	
Gary Johnson	GARY JOHNSON	189 Flintshire Ct	
Edgardo Torres	Edgardo Torres	1890 Tunnel ct	321-302-1840
William J. Christopher	William J. Christopher	4490 Longbow Dr	321-423-7760 321-327-96
MARVAUN DeBUSMAN	Marvaun DeBusman	4570 Longbow Dr	321-267-5335
BRUCE BARRY	Bruce Barry	1913 FLINTSHIRE CT	703 966 4977
Karen K Barry	Karen K. Barry	1913 Flintshire ct	407-416-1078
Dawn Brantly	Dawn Brantly	4540 Longbow Dr.	321-267-1754
Don Slayman	Don Slayman	4541 Longbow Dr	321-258-7893
Tom Wielopill	Tom Wielopill	4531 Longbow Dr	321-225-2892
Terri Wielopill	Terri Wielopill	4531 Longbow	321-225-9710
Justin Morgan	Justin Morgan	4481 Longbow Dr	321-223-6924
Terry Morgan	Terry Morgan	4481 Longbow	321-223-6924
Tiffany Bewe	Tiffany Bewe	4481 Longbow Dr	321-474-1353
Kathy Maw	Kathy Maw	4481 Longbow Dr. Titovite	321-200-5848
Teresa Morgan	Teresa Morgan	4481 Longbow Dr.	321-591-6820
JUSTIN Morgan	Justin Morgan	4481 Longbow Dr	321-223-6924
Antoinette Winkel	Antoinette Winkel	4374 Longbow Dr	321-269-7247
Melissa Stricket	Melissa Stricket	4374 Longbow Dr	407-446-8121
Frank Ross	FRANK J ROSS	4491 LONGBOW	321-403-1632
JACK Pinter	Jack Pinter	4499 Bowstring	321-615-7583
Jackie Benton	Jackie Benton	1870 Sir Page Ln	321-720-2465
Latherine Bremer	Latherine Bremer	4485 Bowstring Ct	321-594-5726
Kevin Yakubowski	Kevin Yakubowski	4481 Bowstring	321-591-5331
Jeremy Laakso	Jeremy H. Laakso	4471 Bowstring Ct	321-591-9343
Patricia Laakso	Patricia Laakso	4471 Bowstring Ct	321-615-4156
Caren Taylor	Caren Taylor	4471 Bowstring Ct	321-806-7557
Justice Taylor	Justice Taylor	4471 Bowstring Ct	221-747-5515
Jennifer Taylor	Jennifer Taylor	4471 Bowstring Ct.	619-847-4668
Stanley P. Moon	Stanley P. Moon	4473 Bowstring Ct	321-486-3460

Estates

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Tim Thornton		1972 N Carpenter	321-537-9374
Kim Gass		4204 Longbow	321-267-2226
CAROL DAVIS		2011 TAMWORTH	321-268-2746
HOBERT DAVIS		2011 TAMWORTH	321-268-2746
Jason Kirkpatrick		4211 Longbow	803-295-2074
Kara Kirkpatrick		4211 Longbow Dr	803-508-3360
Alyssa Bundy		1030 West Carriage	321-432-4590
Crystal Faulkenberry		4220 Longbow Dr	321-543-3751
Bart Faulkenberry		4220 Longbow Dr	321-652-7610
Hagan Durham		4220 Longbow Dr	321-747-3677
Lesa Daniel		4270 Longbow Dr	321-480-1145
Karla Jicha		4251 Longbow Dr.	321-750-4017
Amy Farner		4250 Longbow Dr	321-917-4617
Dorothy Mortone DOR FINE		4241 Longbow DR	(631) 681-2795
James R Spangler		4260 Longbow Dr	(321) 543-4909
CHRIS SCHUMMANN		4311 Longbow Dr	(321) 720-6144
DAVID SMITH		4310 Longbow Dr	321 432-1961
Wendy Smith		4310 Longbow Dr.	321-432-1961
DAVA QUD		4300 " " "	850-377-2217
DAVID GARRETT		4367 Longbow Dr	757-580-2023
Ron Hight		4351 Longbow Dr	321-747-3306
Rason Blair		1900 Flintshire	407-837-7991
Martin Schenkel		1921 Flintshire Ct	321-258-0090
Dora Cooper Campbell		4400 Longbow Drive	321-360-6504
Charles Campbell		4400 Longbow Dr	321-360-6501
Lea Shuster		4375 Longbow Dr	321-366-2265
Jacob Furnbow		4370 Longbow Dr.	321, 591-5816
Allen Kiesel		1919 Mahar Ave	321-383-2499
Donalde Jlayman		4388 Longbow Dr	321-302-4246
Sandy Powers		4431 Longbow Dr	321-269-4845
Scott J Geiser		4441 Longbow Dr.	321-289-8705

Basic Homes

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Linda Nash	Linda Nash	2171 Kings Cross	
Regina Crocker	Regina Crocker	2175 Kings Cross St	
Scott Hermanson	Scott Hermanson	2177 Kings Cross	
Janeann Sleeman	Janeann Sleeman	2179 Kings Cross	
Karen Hill	Karen Hill	2181 Kings Cross	
Perry Thompson	Perry Thompson	2183 Kings Cross	
Mary Thompson	Mary Thompson	2183 Kings Cross	
Harold Goetz	Harold Goetz	2185 Kings Cross St	
ERIC Johnson	Eric Johnson	2187 Kings Cross	
Symphony Xiang	Symphony Xiang	2189 Kings Cross	
Cheri Strassburg	Cheri Strassburg	2190 Kings Cross	
Rick Strassburg	Rick Strassburg	2190 Kings Cross	
Sarah Chang	Sarah Chang	2188 Kings Cross	
Barbara Lewis	Barbara Lewis	2174 Kings Cross	
Lue Mele	Lue Mele	2180 Kings Cross	
Paronok Mele	Paronok Mele	2180 Kings Cross	
Richard Johnson	Richard Johnson	2182 Kings Cross	
Shirley Moise	SHIRLEY MOISE	2164 KINGS CR	321-385-1360
RARA Wappel	RARA Wappel	2162 Kings Cross St	
Dion C. Williams	Dion C. Williams	4449 Sherwood Forest	
Stephen H. Brade	Stephen H. Brade	4446 Sherwood Dr	
Margaret Brode	Margaret Brode	4446 Sherwood Forest	
PATRICIA YURICK	Patricia Yurick	4444 Sherwood Forest Dr.	
Mildred Ross	Mildred Ross	4445 Sherwood Forest Drive	
A.L. YRSAVICH	A.L. YRSAVICH	4447 Sherwood Forest Dr	
Coran Benn	Coran Benn	4457 Sherwood Forest Dr	
Cathy Mitchell	Cathy Mitchell	2159 Kings Cross St.	
Lee Kincaid	Lee Kincaid	2159 Kings Cross St.	
Kendall Mossick	Kendall Mossick	4720 Longbow Drive	
ES TANKER	ES TANKER	4730 Longbow Dr.	3212890510
May J. Feller	May J. Feller	4754 Longbow Dr.	32796

1-4-10-2003

homes and roads to be built on it!

	signature	Address	Phone number
Tom Erdman	<i>Tom Erdman</i>	4791 Squires Dr	
Maria Erdman	<i>Maria Erdman</i>	4791 Squires Dr	321-289-2910
Juanita DePietro	<i>Juanita DePietro</i>	1950 Bedford Dr	
Derek DePietro	<i>Derek DePietro</i>	1950 Bedford Dr	716-665-1345
Susan Tillett	<i>Susan Tillett</i>	1935 King Richard Dr	716-665-1214
Walter Tillett	<i>Walter Tillett</i>	1935 King Richard Dr	321-403-5607
Donna Jastranse	<i>Donna Jastranse</i>	1948 King Richard Dr	
Michael J Jastranse	<i>Michael J Jastranse</i>	1948 King Richard Dr	321-604-0201
Rymond Herzog	<i>Rymond Herzog</i>	4791 Squires Dr	321 604 0453
Rich Johnson	<i>Rich Johnson</i>	1956 King Richard Dr	315-491-3030
Anthony Jicha	<i>Anthony Jicha</i>	1945 King Richard Dr	21-259-7764
Cheryl Jicha	<i>Cheryl Jicha</i>	1945 King Richard Dr	321 432-8557
Shirley Jicha	Shirley Jicha	1945 King Richard Dr	321-432-8428
BRIAN LUTHEL	<i>Brian Luthe</i>	4809 Squires Dr	321-412-0503
José Santiago	<i>José Santiago</i>	4809 Squires Dr	321-795-8438
Gwen Salinger	<i>Gwen Salinger</i>	4804 Archer Ct	302-723-2940
Ken Adams	<i>Ken Adams</i>	4808 Archer Ct	321-403-3470
Arren Barber	<i>Arren Barber</i>	4812 Squires Dr	406 568 9917
Nikole Barber	<i>Nikole Barber</i>	4812 Squires Dr	407-592-6359
CRISTY DANIELS	<i>Cristy Daniels</i>	4816 Squires Dr	321-604-5321
Sherry Trkulja	<i>Sherry Trkulja</i>	4820 Squires Dr	321-222-8689
Greg Trkulja	<i>Greg Trkulja</i>	4820 Squires Dr	321-302-9022
Jeffery Cashman	<i>Jeffery Cashman</i>	1955 King Richard	321-
BERTNUCLIS CASHMAN	<i>Bert Nuclis Cashman</i>	1955 King Richard	407-446-7304
CARL M ROBB	<i>Carl M Robb</i>	1972 King Richard	407-399-2935
Michelle Gainer	<i>Michelle Gainer</i>	1975 King Richard Dr	321-267-9070
Shane Gainer	<i>Shane Gainer</i>	1975 King Richard Dr	918 457 7335
Mark Caldwell	<i>Mark Caldwell</i>	1980 King Richard Dr	321 289 8384
Debra Caldwell	<i>Debra Caldwell</i>	1980 King Richard Dr	321 698 1801
Hannah Caldwell	<i>Hannah Caldwell</i>	1980 King Richard Dr	321-223-8402
Joshua Hickman	<i>Joshua Hickman</i>	1985 King Richard Dr	321-362-8798
			321-693-41201

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Virginia Austin		4897 Squires Dr	331-371-7949
Natalie Austin		4827 Squires Dr	321-289-6330
Alison Minor		4829 Squires Dr.	321-225-8473
Vicki Cosden		4931 Squires Dr.	863-381-9166
Sue E. Pollen		4931 Squires Dr	609-744-6107
Nolan Davis		4959 Squires Dr.	303-931-4773
Theresa Cooper		4960 Squires Dr	321-213-4101
John Cooper		4960 Squires Dr	321-266-5410
Luke Pasley		1951 Adale ct	321-501-9175
Laighta Pasley		1951 Adale ct	321-299-8041
JONI HARPER		1965 Adale ct	360-989-7965
Lawrence Nielsen		1950 Adale ct	321-383-2535
Arlene Nielsen		1950 Adale Ct.	321-383-2535
Ethel Elrod		4912 SQUIRES DR	321-536-7552
Catherine Grimmer		4918 Squires Dr	321-383-1495
Thomas Grimmer		4918 Squires Dr	321-360-9127
ELISA DANIEL		4924 Squires Dr	321-222-8551
Josephine Gray		4936 Squires Dr	321-26782
George Tompkins		4936 Squires Dr	321-391-3423
Esther Porta		4948 SQUIRES	321-289-6597
Ray Faris		4958 SQUIRES Dr	407-314-8697
Randy Grainer		1308 Longwood	321-747-8472
Michael Steinle		4806 Archer Ct	321-289-6670
Katelynn Mulholland		1865 Lakeside Dr.	321-890-9545
Michelle Gainer		1975 King Richard Dr.	321-362-9855
Jessica Hobbs		1957 Adale	321-747-8332
Brandon Wrubel		70 Chapel	321-362-0121
Debbie A Simpson		3950 Anastasia rd	321-746-6200
Robert Madlock		2034 King Richard	321-593-6121
Brantley Bostick		2034 King Richard	321-360-6882
		2058 King Richard	321-289-5515

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it:

Print Name	Signature	Address	Phone number
ANTHONY R. JOHN		4251 LONG BOW DR	(321) 360-9975
GREGORY DANIEL		4270 LONG BOW DR	321 480 4445
Marie Matteson		2050 King Richard	321-267-8968
Lauren Dostich		2058 King Richard	321 536 0129
VAHARA LANDRY		2074 King Richard	321 537 5706
Clay Walker		2055 Chester Ct.	321-267-9174
CLAUDIA WALKER		2055 Chester Ct	321-267-9174
Tish meeks		2053 Chester Ct	721-848-7438
Michael Delunvez		2053 CHESTER CT	321-615-5476
TINA DELUNVEZ		4304 London Town Rd	321-221-2009
Melissa Zelle		4304 Londontown Rd.	321-290-4403
EUGEN YOGELMAN		4304 London Town Rd	321-213-5225
SARICE MULHOLLAND		4304 London Town Rd #122	321-747-4096
TAMMY HARPER		4304 London Town #221	321-917-8441
Kimberly Ashley		4304 London Town #117	321-607-4994
NELO CAPOROSSI		4304 London Town Rd #118	407 242 1297
Sera Smith		London Town Rd	214.405.7264
Linda SMART		4304 #115	207-712-6005
Theresa Miller		4304 London Town Rd #215	9044765049
Wayne Miller		4304 London Town Rd #103	9044765044
TAMI DOSS		4304 London Town Rd	321-603-931
Ana Lydia Rodriguez		4304 London Town Rd	321-289-765
Austin Griffin		4304 London Town Rd	321.210.1322
Deleonne Griffin		4304 London Town Rd	321-222-8806
Ila Tice		4304 London Town Rd	321-544-7461
MARK MILLER		4304 London Town	321-458-2204
JACK ABBER		" " #132	321-458-220
TERRY SIMMONS		4304 London Town Rd #133	724-344-100
JOAN SIMMONS		" " #134	802-236-211
GARYR SIMMONS		" " "	802-236-253
MERLIN TICE		" " " 130	321-383-78

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
JAY Heath		1755 Ayrshire Dr	321-806-6990
Stephanie McCollam		1746 Ayrshire Dr	304-672-3558
David McCollam David McCollam		1746 Ayrshire Dr	304-672-2697
Tom & Ann Freyer		1730 Ayrshire Dr	321-268-2215
Sandra Berry		1737 Ayrshire Dr	321-745-0600
Alex Wilson		1717 Castle Dr	(239) 677-1934
Julie Harrison		1778 Ayrshire Dr	321-704-9499
Beth Wise		1778 Ayrshire Dr	321-848-6368
Karen Luig		4913 Colorado Circle	321-205-3382
Ayeshah McBride		2186 Kings Cross St	516-250-0251
Kelly Wineland		2049 Arnold Palmer	321-747-5550
Chris Wineland		2049 Arnold Palmer Dr	321-747-5555
R. M. Nelson		1758 Castle Dr	321-367-1733
Raven Clarke		1766 Castle Dr	321-267-5408
Robert Clarke		1766 Castle Dr	321-267-5408
SANDRA MEYERS		1774 CASTLE DR	321-266-6343
RANDALL MEYERS		1774 CASTLE DR	321-432-0800
Brog Chamberlin		1782 Castle Dr	816 241 7169
Olivia Cantrill		1797 Castle Dr	321-807-9943
Jonathan Dickey		1789 Castle	321-225-9571
Mike Dickey		1789 Castle	321-302-6241
Lebbie Furukawa		1781 Castle Dr	321-302-8091
Barrett Shinkwiler		1773 Castle Dr	321-917-9857
Jeff Vandell		1765 Castle Dr	321-652-0465
Toni Reid		1755 Castle Dr	321-537-9112
Tom Reid		1755 Castle Dr	321-222-8955
MICHAEL HOEN		1721 Ayrshire Dr	321-917-2196
Alfreda Wabbin		1718 Ayrshire Dr	321-215-5159
Brandi Rankin		1722 Ayrshire Dr	321-803-1927
Kyle Burlingame		4485 Sherwood Dr	321-848-3956
Sunny Burlingame		4485 Sherwood Dr	321-289-5974

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Brenner Blankenship	B. Blankenship	4466 Crummet Ct	847-505-9994
MARITTA J. SIMPSON	Maritta J. Simpson	4462 Crummet Ct	321-299-9377
Kristen Sings	Kristen Sings	4460 Crummet Ct	321-302-1003
George Bears	G. J. Bears	4450 Sherwood Dr	321-225-9050
Denali Rodriguez	Denali Rodriguez	4450 Sherwood Dr	321-302-9505
Shirley Daniels	Shirley Daniels	44051 Sherwood Dr	321-581-1238
Robert Oleska	Robert Oleska	4455 Sherwood Dr	321-360-6009
Mitzi J. Jarvis	Mitzi J. Jarvis	4465 Sherwood Dr	321-537-8735
Robby Jarvis	Robby Jarvis	4465 Sherwood Dr	321-544-0782
Astrid Collins	Astrid Collins	4475 Parkside Dr	321-480-9812
MARCIA SPAIN	Marcia Spain	4552 SIRPAGE	321-795-4853
Steve Young	Steve Young	470 Longbar Dr.	770-718-7979
Teri Pellegrini	Teri Pellegrini	4269 Abbey Lane	732-589-2629
Tom Pellegrini	Tom Pellegrini	4269 Abbey Lane	732-589-0409
Laicee Henry	Laicee Henry	4263 Abbey Ln	916-516-7984
JEROME JORDA	Jerome Jorda	4263 Abbey	821-506-5067
RAYMOND SHARKEY	Raymond Sharkey	4245 Abbey Ln	321-267-8000
MARION SHARKEY	Marion Sharkey	4245 Abbey	327-267-8000
Claude Blackstone	Claude Blackstone	4235 Abbey Lane	321-267-3088
Margaret Blackstone	Margaret Blackstone	4235 Abbey Lane	321-267-3088
Rich Meyer	Rich Meyer	4230 Abbey Lane	954-593-3550
DEBBIE SPRAGUE	Debbie Sprague	4235 Will Scarlet	321-544-9142
Andy Phillip	Andy Phillip	4230 Will Sc.	321-267-8555
Meagan Dolan	Meagan Dolan	4320 Ivonhoe	270-339-0701
Nancy Torneden	Nancy Torneden	4240 Ivonhoe	321-269-4334
Garbin Ciol	Garbin Ciol	209 Ivonhoe Ct	330-416-4563
Mary Russ	Mary Russ	4305 Ivonhoe Dr	720-810-0859
Kent Wilson	Kent Wilson	4242 Flinstalike	757-209-7457
Richard Potanna	Richard Potanna	4243 Flinstalike	321-749-3149

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Catina Davidson		1431 Malsby Ct	321 720-5517
FRANK DAVIDSON		1431 Malsby Ct	480-235-4506
Leslie Peneiro		4745 Longbow Dr	321-557-5228
Kallen Peneiro		4745 Longbow Dr	1407-630-3158
Joseph Worthum		4745 Longbow Dr	321-360-9979
Emalee Payne		4745 Longbow Dr	386-690-3815
Lisa McAlpin		4835 Carodoc Cir	321-536-2093
MARY HUGHES		4840 Carodoc Cir	321-537-4498
Adam Regan		4875 Carodoc Cir	321-271-5437
Michael Brule		4870 Carodoc Cir	321-980-5936
Shelly Frakes		4907 Carodoc Cir	407-739-1194
E Constandakis		4911 Carodoc Circle	
Robert Curtis		4890 Yew Ct	321-362-1428
Michelle Hager		4885 Yew Ct	843 330 7610
CHRISTY MORRIS		4601 Chelsea Ct	321 289 1557
Warren Alves		4607 Chelsea Ct	321 289 0650
Vickie Alves		4609 Chelsea Ct	321 289 0650
Michelle Lang		4613 Chelsea Ct	321 383 0805
David Lang		4613 Chelsea Ct	321 986 7929
DOUGLAS MASSIE		4620 Chelsea Ct	321 403-3617
Debi Frakes		4592 Sir Page Ln	321-536-7282
Mary Ann Ace		4584 Sir Page	321-269-3494
Gene Whatley		4610 Dunsford	321-267-5190
RODNEY STILWELL		4620 DUNSFORD	321-269-0254
Deanna Spelley		4630 Dunsford	321 506 9151
CLAUDETTE		4640 Dunsford	321-360-9443
Joe Licata		4645 Dunsford Lane	315-466-0303
Josh Allen		4605 Palace Pl	208-243 5435
James Hepburn		4615 Dunsford	321-284-2140
James Sanders		1742 Castle Dr	321-593-2078
Sarah Holtz		1726 Castle Dr	321-806-9970

1726 Castle Dr

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Brittany Stevens		1889 Fosse Way	321-614-7375
Kayla Brantley		1888 Fosse Way	321-684-9402
STEPHEN LUMPKIN		4340 WILLOW DR.	321-698-4277
Brian Stevens		1889 Fosse Way	321-302-8061
Brianna Jones		4340 Longbow Dr.	321-505-2300
Dara Oterno		4150 Shumwood Dr	302-463-4447
Brad Trueta		4820 Squires Dr	321-362-8478
WALLACE FREDERICK		3124 S. Carpen Pl.	321-268-8020
Elizabeth Pollard		1770 Windlover Oaks Circle	321-289-7029
Helen Duranovic		1569 E Powder Mill Rd Titusville FL 32796	321-269-6470
Brenda Fredrick		6512 Windpen Ave	321-960-3113
Tiffany Cowley			
Aaron Cowley			
Pamela Doherty		Tville -	321-684-1278
Micha Nix		3884 Goshawk KPI EXT 16	321-719-3627
ED KINPLE		MIMS	
Michael E Dunn		5725 Orlando Ave	813-240-6666
TAM COYNE			321-698-4127
John D.J. Calkin		3379 Grantline rd	321-863-9937
Karen Kohut		5480 Babushita Trail Mims	321-383-0366
Ava Cloninger		305 Yuma Dr Titusville	321-745-8741
Tammy Boggers		3220 Kirby Dr	321-506-8136
Jesse Palma		5547 River Oaks Dr	321-243-1341
Dink Johns		3735 Grand Lake Rd	321-607-0606
CONNIE SMITH		2113 Triste Dr Mims, FL	814-566-4250
Virginia Hollingsworth		17 Garnet Ave	(407) 285-4153
Lou Jacaste		6755 Hundred Acre Dr Part St. John	321-636-6866
Debra Kealozis		1410 Old Bennett Rd Titusville	321-225-9700
Austin Smith		4310 Longbow Dr	321-506-0988
Frank Buck			
Kerwin Award			

not counted

Save Sherwood: Vote NO for rezoning the golf course to allow homes and roads to be built on it!

Print Name	Signature	Address	Phone number
Christine Kannenberg		4482 Bowstring CT	571-606-0455
Clinton Kannenberg		4482 Bowstring CT	571-606-0229
Eric Laird		1860 Sir Page Ln	321-407-2629
LEONARD PATTERSON		4615 Longbow DR	321-626-4790
Stephanie Brown		4238 Longbow Dr.	321-213-2916
Eric Hutchins		4238 Longbow Dr.	321-890-7868
Jacob Weaver		4618 Longbow Dr.	865 306 8358
IRENE O'DELL		4626 Longbow Dr	321-225-4442
Mark Odell		4626 Longbow Dr	321-225-4442
Melinda Bobik		4634 Longbow Dr	371-960-2552
ELIZABETH KITCHENS		4650 Longbow Dr.	321-269-5545
Robert Kitchens		4650 Longbow Dr.	321-269-5545
Taylor Leo		4695 Longbow Dr.	321-704-5798
ROBERT ALLEN		6655 Longbow Dr	321-917-9601
Michael Wamsick		4680 Longbow Dr.	4847978006
R. Dickens		4624 " "	321-883-2666
Robbie Puckett		4675 Longbow Dr.	321-289-9361
T. P. Rico		4645 Longbow Dr	21525-4512
Manga Patel		4619 Longbow Dr.	221-225-5670
THOMAS ETTER		4786 Longbow	321-446-0600
Miriam J. Po		4776 Longbow	
Kelly Turner-Wilson		4240 Longbow	386-801-3249
Lisa Suttles		4240 Longbow Dr.	386-882-3322
Jonny Suttles		4240 Longbow Dr.	386-228-5601
Christian Jackson		4910 Longbow Dr	321-425-2401
SAUL Klein		4771 Longbow Dr	321-268-0236
Mike Hallinan		4759 Longbow Dr.	410-702-3832
Turkey Harrison		4735 Longbow	321-382-4928
Patricia Schmitz		4725 Longbow	321-593-2758
Jennifer Allen		4715 Longbow Dr.	321-446-4421
Kayla Young		4710 Longbow Dr.	577-748-8044

Cheryl Barber *Cheryl Barber* 2197 Kings Cross, 606-782-2138
 Lamar Hudgins *Lana Hudgins* 1881 Friars Ct. 321 403-2032
 Donna Scott *Donna Scott* 4817 Squires Dr 321-591-0993
 David Scott *David Scott* 4817 Squires Dr. 321-223-2898
 Ethan Kirk *Ethan Kirk* 4817 Squires Dr. 321 362 0214
 Abby Jenkins *Abby Jenkins* 4430 London Town Rd 407-310-1658
 Cynthia Stanno *Cynthia Stanno* 1873 FOSSE WAY
 Bill Meyer *Bill Meyer* 1873 Fosse Way
 Joanne Petersen *Joanne Petersen* 4304 London Town Rd 321-
 Thomas Dewane *Thomas Dewane* A129 848-7099
 Dory Neffter *Dory Neffter* 4470 Bowstring Ct 714 330 8661
Daryl R Lewis 2197 King Cross 321-48-250
 Jon M Mann *Jon M Mann* 5675 Bob White 321 529 43

4791 Squire Dr
Titusville, FL 32796

DEBITED
BY APR 10 2023

Rita Britcheff
Tom Statham Park
7101 S Highway 1
Titusville, FL 32780

U.S. POSTAGE PAID
NOV 15 2022
32780
R33504M1586P16



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RCC 28

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AMOUNT

From: MJalovecky6@cfj.rr.com
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D4](#); [Commissioner, D5](#)
Subject: Proposed Development of Sherwood property FKA Bent Oak Golf Club
Date: Thursday, May 18, 2023 7:28:50 PM

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

Hello Rita Pritchett, Tom Goodson, John Tobia, Rob Feltner, and Kristine Zonka:
I am writing to respectfully request you to stop the rezoning of the Sherwood property in north Brevard County FKA Bent Oak Golf Club.

Flooding is already an issue in the neighborhoods abutting the former golf course. I personally know of several homes that have sustained serious damage and great loss of personal property due to severe flooding more than once in the last few years. The proposed addition of 900 Family Units with Zero Lot Lines will seriously exacerbate the flooding issues in Sherwood.

I also ask that Brevard County conduct another study to determine the feasibility of providing potable water to this many additional residential units. It is my understanding that the last water availability study was conducted in 2007. It would be a great benefit to the Brevard County Commission to have the knowledge an updated study would provide before making a decision to rezone this property for the out of state developer's desires.

In addition, it would be wise to investigate whether there is protected wildlife in the old golf course property and the surrounding area.

Please consider the long-time Brevard County residents who will be negatively impacted by this proposed rezoning and subsequent development.

Thank you.
Sincerely,
Margaret Jalovecky
Titusville, FL

From: [Commissioner, D1](#)
To: [Vassoler, Louis M](#)
Cc: [Pritchett, Rita](#); [Schmadeke, Adrienne](#)
Subject: RE: Current Status Sherwood Development
Date: Thursday, May 18, 2023 10:46:47 AM
Attachments: [image001.jpg](#)

Good morning Mr. Vassoler,

On behalf of Commissioner Pritchett I want to follow up on our phone conversation earlier this morning. As we discussed the proposed Sherwood Development rezoning request is scheduled to go before the Planning and Zoning Board on July 17th in the Board Room at the Government Center in Viera . The meeting starts at 3:00 and the public has the opportunity to speak for or against the project at the meeting. You can track the project by going to <https://acaweb.brevardcounty.us/citizenaccess/> and enter 23Z00035 into the search bar for the zoning application or 23SP00016 for the site plan information.

Sincerely,

Keith Alward



Keith Alward
Brevard County Commission, District 1
Commissioner Rita Pritchett
321-621-4711 | Keith.Alward@Brevardfl.Gov
7101 S US Hwy 1
Titusville, FL 32780

From: Vassoler, Louis M <Louis.M.Vassoler@ulalaunch.com>
Sent: Wednesday, May 17, 2023 11:48 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Cc: louis vassoler <louis.m.vassoler@gmail.com>
Subject: Current Status Sherwood Development

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

I am a current resident of the Sherwood Community and would like some information on the status of the future development of this area. Who should I speak with or where can I research to get a better understanding on what is being proposed and how far along we are in the process?

Thank you,

Louis Vassoler
4460 Button Bush Dr.
32796

321 213 4714

This message is intended only for the use of the intended recipient. If you are not an intended recipient, you are hereby notified that any use, dissemination, disclosure or copying of this communication is strictly prohibited. If you have received this communication in error please destroy all copies of this message and its attachments and notify the sender immediately.

From: [Commissioner, D1](#)
To: MJalovecky6@cfl.rr.com
Cc: [Pritchett, Rita](#); [Schmadeke, Adrienne](#); [Alward, Keith A](#)
Subject: Re: Say NO to Sherwood proposed development
Date: Monday, January 9, 2023 7:43:01 AM
Attachments: [image001.jpg](#)

Good morning Ms. Jalovecky,

On behalf of Commissioner Pritchett, I want to acknowledge receipt of your email. It will be shared with the Commissioner.

Thank you for contacting her office and conveying your thoughts on this matter.

Kind Regards,

Adrienne Schmadeke



Adrienne Schmadeke
Legislative Aide
Brevard County Commission, District 1
Commissioner Rita Pritchett
[321.607.6901](tel:321.607.6901) | Adrienne.Schmadeke@brevardfl.gov
7101 S. US Hwy 1
Titusville, FL 32780

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: MJalovecky6@cfl.rr.com <MJalovecky6@cfl.rr.com>
Date: Saturday, January 7, 2023 at 1:54 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>, Commissioner, D2 <D2.Commissioner@brevardfl.gov>, Commissioner, D3 <d3.commissioner@brevardfl.gov>, Commissioner, D4 <D4.Commissioner@brevardfl.gov>, Commissioner, D5 <D5.Commissioner@brevardfl.gov>
Subject: Say NO to Sherwood proposed development

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

Commissioner Rita Pritchett, Commissioner Tom Goodson, Commissioner John Tobia, Commissioner Rob Feltner, Commissioner Kristine Zonka:

I am writing to request that you VOTE NO on the proposed housing development that is currently under consideration for the property formerly known as SHERWOOD GOLF CLUB located at 4335 London Town Rd, Titusville, FL. The proposed development is huge!! I have lived in the Sherwood neighborhood for over 32 years. It is a community that is totally built out. The addition of even ONE MORE housing unit (home, condo, or apartment) will push the neighborhood to a density that is unadvisable for many reasons, including flooding possibility that increases with the addition of more housing units.

I respectfully request that you VOTE NO on any and all proposed development in the Sherwood area off of North Carpenter Road in Titusville, FL.

Thank you for your consideration.

Sincerely,
Margaret A. Jalovecky
4380 Pondapple Drive
Titusville, FL 32796

From: [Commissioner, D1](#)
To: [Lisa McAlpine](#)
Cc: [Pritchett, Rita](#); [Schmadeke, Adrienne](#); [Alward, Keith A](#)
Bcc: [Ball, Jeffrey](#)
Subject: RE: Sherwood development
Date: Monday, February 27, 2023 8:49:00 AM
Attachments: [image001.jpg](#)

Good morning Ms. McAlpine,

On behalf of Commissioner Pritchett, I want to acknowledge receipt of your email asking if the community would be notified of zoning application updates. Although your email will be shared with the Commissioner, as mentioned in previous replies, the Zoning process is through Brevard County Planning and Development, phone number: 321-633-2069.

The following is stated in the link detailing the rezoning process

(<https://brevardfl.gov/PlanningAndDevelopment/PlanningAndZoning/RezoningProcess>):

"No later than 15 days prior to the Planning and Zoning/Local Planning Agency public hearing, a sign for the purposes of notifying the public is physically posted on the subject property by the applicant detailing the applicant's request. Approximately 10 days in advance of the hearing, a courtesy notice is sent to all property owners within 500 feet of the property under consideration of the request, and a legal ad explaining the same is published in the Florida Today Newspaper."

Thank you for contacting her office and sharing your concern.

Kind Regards,

Adrienne Schmadeke



Adrienne Schmadeke
Legislative Aide
Brevard County Commission, District 1
Commissioner Rita Pritchett
[321.607.6901](tel:321.607.6901) |
Adrienne.Schmadeke@brevardfl.gov
7101 S. US Hwy 1
Titusville, FL 32780

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From: Lisa McAlpine <lismcalpine@gmail.com>
Sent: Sunday, February 26, 2023 11:07 AM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Cc: Pritchett, Rita <Rita.Pritchett@brevardfl.gov>; Schmadeke, Adrienne <Adrienne.Schmadeke@brevardfl.gov>; Alward, Keith A <Keith.Alward@brevardfl.gov>
Subject: Re: Sherwood development

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

Hello again,
Will the community be made aware of any updates on the application for zoning changes?
The county is being bulldozed everywhere for development and it is unclear that consideration of the environmental impacts are being considered.
Lisa
lismcalpine@gmail.com

On Jan 11, 2023, at 8:47 AM, Commissioner, D1 <D1.Commissioner@brevardfl.gov> wrote:

Good morning Ms. McAlpine,

On behalf of Commissioner Pritchett, I want to acknowledge receipt of your email. It will be shared with the Commissioner.

We have received calls and emails from concerned residents but have no information regarding this rumored Sherwood golf club property rezoning.

With any rezoning, the process starts with an application to the Brevard County Planning and Development department, phone number: 321-633-2069. The following link details the rezoning process:
<https://brevardfl.gov/PlanningAndDevelopment/PlanningAndZoning/RezoningProcess>

Thank you for contacting her office and sharing your concern.

Kind Regards,

Adrienne Schmadeke

<image001.jpg>

Adrienne Schmadeke
Legislative Aide
Brevard County Commission, District 1
Commissioner Rita Pritchett
[321.607.6901](tel:321.607.6901) |
Adrienne.Schmadeke@brevardfl.gov
7101 S. US Hwy 1
Titusville, FL 32780

Please note:

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From: Lisa McAlpine <lismcalpine@gmail.com>
Sent: Tuesday, January 10, 2023 2:04 PM
To: Commissioner, D1 <D1.Commissioner@brevardfl.gov>
Subject: Sherwood development

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

Good day commissioner and staff,

As a concerned Sherwood resident, I am writing to request more information about the possible purchase and development of Sherwood golf club property. The plans that I have seen are for a large development which includes various housing sizes, no ponds for drainage and little walking space.

I have concerns with water usage and availability in the future, fire/rescue issues (we are covered by a volunteer department at this time), drainage issues as this neighborhood, including the golf course, experienced flooding issues during these past 2 storms, traffic on Carpenter road and into our own neighborhood via Longbow Road.

I may be foolish to assume that this development issue will be presented to our community for comment prior to any decisions regarding zoning changes but I do hope that it will be considered. We have 800 homes in this area who will be affected by this "improvement" to our area.

Thank you for your time,

Lisa McAlpine
4835 Carodoc Circle
lismcalpine@gmail.com

From: [Kelly Wineland](#)
To: [Commissioner, D1](#)
Subject: Sherwood Community Flooding Issues
Date: Saturday, November 11, 2023 1:04:58 PM

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

Hello Commissioner Pritchett,

I am writing you in hopes that our concerns are heard. In Sherwood Community here in Titusville we are consistently having flooding every time it rains, I mean every time. Our valid concerns were very apparent last year during Hurricane Ian when our community was featured on the news with the flooding that persisted for over 2 weeks. With the proposal of this new construction project that the developer The Ballerina Group is presenting our concerns are growing. They have consistently said they will be dumping their new drainage from the new homes they build into the existing drainage. With the CURRENT flooding issues we know this will only cause further issues and at that point as the county is fully aware of the issue, wouldn't the county be liable in regards to the drainage issues that have yet to be corrected? What are the plans for fixing the current drainage issues prior to the new development if/when it happens?

As we have seen with other communities like the one in Orlando that the older/existing homes flood to the point of damage every time it rains due to the construction of a new community built higher to the updated standards we can't fathom that the county would allow this development to gain the rezoning that the developer is proposing to build on the current golf course that is like a swamp in its current state. I look forward to your response.

Thank you,

Kelly Wineland
Resident of Eagle Pointe/Sherwood Golf Community
321-747-5550
Kellybwineland928@gmail.com

From: [randy heber](#)
To: [Commissioner, D1](#)
Subject: Sherwood Rezoning
Date: Thursday, May 16, 2024 3:14:58 PM

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

Dear Commissioner Pritchett,

I am writing to express my strong opposition to the proposed rezoning of the Sherwood golf course for a large-scale residential project as described in the developer's initial re-zoning permit. The planned development, which includes 138 single-family home lots, 74 duplex units, 256 townhome units, and 432 apartment units, is of great concern to me and many other residents in District One.

The existing infrastructure in our community, including, roads, fire stations, hospitals, schools, and other essential services, is already strained and unable to support such a massive increase in population. The proposed development would place an overwhelming burden on our already overtaxed resources and could lead to serious consequences for the quality of life in our community.

The residents of District One are united in their opposition to this project, as it goes against the original design and purpose of our neighborhood. We moved here for a reason - to enjoy the peaceful and spacious surroundings that are characteristic of this area. Allowing big money developers to come in and disregard the concerns and well-being of the residents is simply unacceptable.

I urge you to stand with the community and reject this rezoning proposal. We need to protect the integrity of our neighborhood and ensure that any development that takes place is in line with the needs and values of the people who call this place home. Zoning regulations exist for a reason - to safeguard the interests of residents and prevent unwarranted changes that could harm our community.

Please consider the voices of the residents of District One in your decision-making process. We trust that you will act in the best interests of the community and ensure that our neighborhood remains a place that we are proud to call home.

Thank you for your attention to this important matter. I look forward to hearing from you soon regarding your stance on this issue.

Sincerely,
Randy Heber

From: [Lisa McAlpine](#)
To: [Commissioner, D1](#); [Commissioner, D2](#); [Commissioner, D3](#); [Commissioner, D5](#); [Commissioner, D4](#)
Subject: sherwood
Date: Saturday, December 9, 2023 4:42:48 PM

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Hello,

Writing once again to ask what you might know about the proposed development of Sherwood golf course.

Issues to consider are many including

water- is there capacity to handle more use? This issue was brought up years ago and I can't imagine it has gotten better.

traffic- Can we handle double the amount of daily traffic on Carpenter Road? Where are all the additional access roads

going to affect the present neighborhood?

safety : our sidewalks are not maintained now, nor is the ongoing project on the underground pipes finished after over one year.

drainage into existing neighborhoods is a realistic concern though the developers did not think so.

When will the rezoning issue come up please? The existing community will be greatly impacted by this proposed development which will double the size of our population here. The developer is only communicating with those homeowners abutting the property, not the entire neighborhood which will also be affected.

Are there considerations being made for our Mims volunteer fire department, and the local schools which are already at capacity?

Already the traffic lights on 46 are causing issues, the grass/trees along Carpenter Road are not maintained, nor are the sidewalks.

Lisa

lismcalpine@gmail.com

From: [Terri Goodwin](#)
To: [Commissioner, D1](#)
Subject: This is not acceptable
Date: Tuesday, July 30, 2024 11:10:13 AM

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This placement is underhanded at most. They place in high grass so would not be seen this is political and very sad for our community.

REZONING NOTICE

23Z00035

The Brevard County Planning & Zoning Board will hold a public hearing at 3:00 P.M. on AUGUST 12, 2024, at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, FL, to consider the proposed zoning action on the property as indicated below:

Owner: VILLAS OF SHERWOOD, INC.; SHERWOOD GOLF CLUB, INC.; AND TRSTE, LLC

Present Zoning: GU, AU-EU, SR, RU-1-11, RU-1-13, RU-2-10, RU-2-15, AND PUD WITH TWO EXISTING BDP'S

Acreage: 137 +/-

Requested Action: AMEND PUD (PLANNED UNIT DEVELOPMENT) AND REMOVAL OF EXISTING BDP'S

The recommendations from the aforementioned public hearing will be presented to the County Commission at 5:00 P.M. on SEPTEMBER 5, 2024, at the Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera. Interested parties are invited to appear and be heard. Written comments filed with the Brevard County Zoning Official, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, FL 32940 will be considered.

Removal of the property prior to SEPTEMBER 5, 2024, is illegal and



Commissioner Rob Feltner, District 4

2725 Judge Fran Jamieson Way
Suite: C-214
Viera, FL 32940
Phone: (321) 633-2044
D4.Commissioner@Brevardfl.gov

August 30, 2024

To: Kristen Champion
From: Rob Feltner, Brevard County Commissioner, District 4
Re: Disclosure – 23SS00005 and 23Z00035 (District 1)

Concerning **23SS00005** and **23Z00035** on the September 5, 2024, Brevard County Zoning meeting agenda; on August 30, 2024, Commissioner Feltner spoke to Mr. Robin Fisher by telephone. The proposed project in Sherwood was the subject of the one minute conversation.

Thank you.

Rob Feltner
Brevard County Commissioner
District 4



BOARD OF COUNTY COMMISSIONERS

Rita Pritchett, District 1 Commissioner

7101 S US Highway 1

Titusville, FL 32780

(321) 607-6901

D1.commissioner@brevardfl.gov

08/23/2024

Brevard County Commission Zoning Meeting
September 5, 2024
23Z00035 / 23SS00005

Commissioner Pritchett met with representatives from the Ballarena Group in her office regarding the above items on April 10, 2024. The Commissioner listened to changes made to the plan in response to the residents' concerns.

/aps



BOARD OF COUNTY COMMISSIONERS

Rita Pritchett, District 1 Commissioner

7101 S US Highway 1

Titusville, FL 32780

(321) 607-6901

D1.commissioner@brevardfl.gov

08/23/2024

Brevard County Commission Zoning Meeting

September 5, 2024

23Z00035 / 23SS00005

Commissioner Pritchett met with Kim Rezanka at the Viera Government Center regarding the above items on February 19, 2024. The Commissioner listened to her concerns regarding the zoning items. Commissioner Pritchett recommended they meet with residents and make changes to address the residents' concerns.

/aps

PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, August 12, 2024**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

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

Board members present were: Henry Minneboo, Vice-Chair (D1); Ron Bartcher (D1); Robert Sullivan (D2); Brian Hodgers (D2); Debbie Thomas (D4); Mark Wadsworth, Chair (D4); Logan Luse (D4-Alt); and John Hopengarten (BPS).

Staff members present were: Tad Calkins, Director (Planning and Development); Alex Esseesse, Deputy County Attorney; Billy Prasad, Deputy Director (Planning and Development); Edward Fontanin, Director (Utility Services); Jeffrey Ball, Planning and Zoning Manager; Trina Gilliam, Planner; Desiree Jackson, Planner; and Kristen Champion, Special Projects Coordinator.

Mark Wadsworth stated that if any Board Member has had an ex-parte communication regarding any application, please disclose so now.

Excerpt of complete agenda.

G.13. Villas of Sherwood, Inc. and Sherwood Golf Club, Inc. (Jorge Ballarena) request a Small-Scale Comprehensive Plan Amendment (23S.05) to change the Future Land Use designation from RES 4 to RES 15. (23SS00005) (Tax Account 2100937, 2100938, 2113021, 2111319) (District 1)

G.14. Villas of Sherwood Titusville, Inc.; Algarrobo Development, LLC; Sherwood Golf Club, Inc.; and TRSTE, LLC, (Jorge Ballarena) requests a change of zoning classification from, GU, AU, EU, SR, RU-1-11, RU-1-13, RU-2-10, RU-2-15, and PUD with two existing BDP's, to all PUD and removal of two existing BDPs. (23Z00035) (Tax Accounts 2100937, 2113020, 2112021, 2113023, 2113024, 2100938, 2100939, 2100940, 2100942, 2100943, 2100952, 2100953, 2111319, & 2101061) (District 1)

Trina Gilliam read the items and associated conditions into the record.

Jim McKnight, the Planning Consultant for Ballarena, spoke to the items.

Regarding G.13, Mr. McKnight summarized saying the Sherwood PUD provides redevelopment of a golf course that failed to continue to operate, and this is a trend apparent in the country since 2006 and the beginning of the Great Recession. Since that time over 100 golf courses annually have closed operations in the country with six of those in Brevard County now closed or in the process of redevelopment.

Mr. McKnight added the project has been through a process of three community meetings held in September and November of 2023 and May of 2024 where concerns regarding traffic, storm water, safety, property values and other issues were heard. This led to significantly reduced density as well as addressing major issues such as drainage and safety concerns about additional traffic that will be minimized by limiting the number of single-family lots in that area. Referencing a slide show, Mr. McKnight spoke on the specifications of the land use regarding the zoning changes including the reduction of PODs from 6 to 4 for residential use divided between an area of town homes, single family residences, villas, and one additional for stormwater use.

Bruce Moia, engineer of record on the project, spoke to the drainage and stated this area has historic flooding. As the original development of this area was in the 60's and 70's, Mr. Moia expressed that the drainage framework does not even come close to what would be required today, and that he is impressed that this developer has gone out their way to work with the community to adapt and arrive at a solution to improve the area as a part of the development of this challenging project.

Mr. Moia went into detail regarding the waiver requests for the project, stating that most of these requests have existing precedent, are for the benefit of the area, or address concerns not relevant to the area as it already was previously developed:

- Waiver 1, Sec. 62-1446. PUD-Land Use Regulations; Sub-Section (d) Minimum lot area, frontage, setbacks; accessory uses; Paragraph (1) - to reduce the required 5,000 sf minimum lot area to 4,000 sf (POD III)
- Waiver 2, Sec. 62-1446. PUD-Land Use Regulations; Sub-Section (d) Minimum lot area, frontage, and setbacks, accessory uses; Paragraph (3) - to reduce the required minimum 20 feet rear setback to 10 feet. (POD III)
- Waiver 3, Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (1) - to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with 10-foot easements on each side for POD III.
- Waiver 4, Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a) Roadway; Paragraph (1) - to reduce the required minimum 50 feet wide right-of-way to a minimum of 30 feet with a five-foot easement on each side for PODs I and IV.
- Waiver 5, Sec. 62-2956. Transportation technical guidelines and performance standards.; Sub-Section (a); Paragraph (3) - to reduce the minimum 100-foot setback of the cul-de-sac right-of-way to the plat boundary to 15 feet with the inclusion of a 6' high wall and landscaping in one (1) location (POD III).
- Waiver 6, Sec. 62-2883. General design requirements and standards.; Sub-Section (d) - to replace the required 15' perimeter buffer tract with a 15' perimeter buffer easement, or 10' perimeter easement where adjacent to an existing drainage easement, and allow it to be disturbed for grading, landscape, and buffer improvements, including but not limited to walls, fences, retention slopes, walking paths, and utilities (POD III).

Brian Davis, Landscape Architect with Libra Design Group for the project addressed the Board about the proposed buffers. He began stating that POD 1 is the highest density parcel, so it has the most intense landscape buffer. The area around POD 4 is the next most intense use after POD 1.

Henry Minneboo asked what percentage of the project vegetation will be. Robert Sullivan added the question of how many of the buffer trees are non-native. Mr. Davis replied about 64% of the overall site involves the buffer vegetation, and that they'll do as much as they can regarding existing trees and primarily using native new trees like live oaks.

James Taylor, Traffic Engineer with Kimley-Horn stepped forward. Mr. Taylor explained the traffic impact analysis process of getting assumptions approved in advance of doing the study with staff as well as guidelines to follow per the Institute of Transportation Engineer's Trip Generation Handbook and FDOT District 5's latest adopted regional travel demand model. Under the proposed distribution, the impact to Carpenter Road where the densest land use will be will adjust existing volume to capacity ratio from 32% to 61% by 2030 buildout. The next steps involve a traffic study to identify deficiencies and to work with staff on navigating the BDP in regard to mitigating impacts.

Tim Maslin, Environmental Consultant on the project with Florida Environmental Consulting stepped forward to speak on environmental impacts of the project. He opened by saying the Sherwood property is not a native habitat. However, there are currently protected species like Gopher Tortoises on the land, with surveys to monitor for others to be done. All conservation and relocation would be done according to FWS and FWC permitting rules and regulations. Wetland delineation has not been performed but it is in the plans for the land development process and all wetlands will be preserved as possible with appropriate buffers.

Henry Minneboo called Bruce Moia back up to discuss the importance of the drainage in this land and that it will be the most impactful part of this project.

Mark Wadsworth addressed the public before opening the room for discussion, stating that these developers are being held to higher standards than probably what it was when they all built their own homes. He added that he does not think it is the Board's responsibility to make that decision, but to focus on the small-scale comp change and the change of zoning.

Tom Erdman spoke to developments nearby like Brookshire, Hog Valley, and Deering Park where areas were rapidly cleared for new homes and led to new flooding and potentially overloading infrastructure. Mr. Erdman stated that himself and others live here to be in a more rural area away from the massive developments of South Florida and Orlando. He added he believes that while the developers have compromised that there is room for further reduction.

Richard Horvath stated he lived in the subdivision and sees wild animals rampant on the golf course since it has not been being maintained. He said that this development is something the area would benefit from in addressing that.

Wendy Smith asked about the ownership and maintenance of a retention pond potentially in the development area, and Mr. Wadsworth replied that the developers will address that when they come up after the public speaking session.

Louis Basler opened saying it took him 40 years to save and buy his Titusville home. He added that he grew up in the area, and that none of the people who spoke are. He said they will come in, develop, take their money, and leave. Mr. Basler referenced a 2007 study in Mims by Brevard County that stated continued growth would likely exceed the county's ability to supply potable water due to aquifer limitations. He finished by stating no one from the community wants this and the gentleman earlier is the only one he has ever heard in favor of it.

Laura Mora stated she lived on London Road where the traffic will be affected. She moved here 20 years ago from South Florida as the victim of developers including the Ballarena group. As roads became highways improvements to the infrastructure and the associated costs were borne not just by the developer but the people in the community. Mrs. Mora moved to Sherwood because of the character of the community, and at meetings the developers had said they would be removing 90% of the trees which make up that character. The people who will benefit from this are the person who bought the golf course who lives in California, Ballarena from Miami, and the engineering group from Melbourne. She added making money is fine, but it is not the people in Sherwood that would be making it.

Heidi Peterson expressed frustration at the road development and the differences to existing homes such as the heights in the new home construction because of the difference in building code.

Ruth Amato presented a packet to the Board and explained that before Sherwood's original development the land was a swamp and that 500 extra homes will lead to nowhere for the water to

go. She added that small agriculture is often built near floodplains for ease of access to water, and the added pressure from the development will cause flooding in those areas that destroy farmland, and even further risk in high levels of rain for flooding to affect homes as well.

Richard Jones echoed Mr. Basler in that he had never heard anyone living in the community that wants this development. He said that analyzing the flooding isn't good enough, they need an answer now before the development begins. When Mr. Moia said this is the hardest project he's ever done, Mr. Jones said of course it is, because it wasn't made for houses to be in there. He said the people speaking here thought they would be in and out but have now been at this meeting for 4 hours, and that should show how much this means to them.

Katie Delaney stated that while the standards are higher that does not mean governing officials are holding them accountable. Just last week in the Windward Pines community being developed in Cocoa, a gopher tortoise was found killed and placed in a storage container and nothing is being done. She added that the community meetings have been completely full, and that to be told by the Board that they don't want to hear the same thing over and over again while the community is suffering is disheartening when the people need help being protected.

Anthony Jicha opened by saying this developer has made considerable effort to reach out to the community and commends them. Mr. Jicha spoke against item G.14 specifically regarding the engineering for POD 1 having a huge grade differential compared to Longbow Drive.

Faith Swanson said that a blank spot on the map of POD 1 is where her property is, and the easements proposed all around her land concern her. She said other developments in the area have affected parking and the waterways and added that she has well water on her property that goes through the planned development and does not know how that will be affected.

Chair Wadsworth closed the public comment section.

Kim Rezanka spoke on behalf of Developer Ballarena. She talked about the Comprehensive Plan Amendment, moving the density east towards Carpenter Road and keeping more single-family homes to the west. Most of this is already RES 15. She added the storm water park of POD 2 has to address the flooding and the project can't be built if it doesn't. A lot of these issues were not known to the owner or developer at the start of the project, and it has changed a lot since the meetings with the community. Additionally, the Mims water treatment plant design capacity is adequate to serve the proposed development. Mrs. Rezanka said the tree survey hasn't been completed yet and does not recall the statement being made that 90% of the trees would be removed.

Bruce Moia stepped back up and clarified that the requirement is to save a minimum of 10% of the canopy, but that is over the entire site which is not a heavily wooded area to begin with, so they are not "removing" 90% of the trees. He further spoke on the elevation and said there's no reason to fill because it's already filled and doesn't think it will be an issue. Mr. Moia said he has been to all three community meetings for the project, and that by the third there were people coming to him saying they were for the project, and it is not true that the whole community is against it.

Chair Wadsworth praised the developer for having these meetings with the community and stated that these developers are going to be held accountable. Mr. Wadsworth said that lowering the density almost 50% shows the developer is trying to work with the community.

Ron Bartcher asked of Mr. Moia the nature of the drainage as traditionally when a property drains into another the receiving must accept it. Mr. Moia clarified the idea is to prevent drainage from this property from draining offsite. Mr. Bartcher further sought to understand that the plan was to do

something that actually helps the existing flooding problem which is above and beyond what would be traditionally done.

John Hopengarten asked about the POD 2 stormwater and runoff plan. Mr. Moia answered that it'll be going from around 10 acres to 25 acres of retention pond.

Mr. Hopengarten asked about sewer and septic, and referenced the speaker earlier who said she was on well water. Mr. Moia said that was unusual, and almost all are on sewer with some larger lots to the north that could be on septic.

Mr. Hopengarten continued that he was surprised he hadn't heard complaints of homeowners losing their view because of the development.

Robert Sullivan asked Mr. Moia to clarify for the audience retention and detention ponds. Mr. Moia said that retention ponds are called that but do both. He ventured that the current state the proposed development area is likely all detention, but the standards are very different nowadays and the only way to meet those needs would be larger ponds. They spoke back and forth on the potential nature of sluice gates and discharge for the needs of reacting to potential storm drain needs.

Mr. Bartcher asked if the developer is willing to accept the BDP. Mr. Moia said they would like the opportunity to meet with staff and see what they want as he has never seen some of the studies being referenced, and that it is not a BDP but a PUD approval with conditions. Kim Rezanka clarified that it anticipates a BDP similar to Gen Florida 48 LLC the Board saw earlier today. The Board and Mrs. Rezanka discussed the verbiage and the desire to move forward but with the conditions subject to further discussion as the BDP does not exist at present and later would be brought before the Commission.

Ron Bartcher motioned approve item G.13, second Henry Minneboo. The vote was unanimous.

Ron Bartcher motioned to approve item G.14 with the caveat of the applicant working with staff on the suggested BDP, second Henry Minneboo. The vote was unanimous.

Statement of Geoffrey and Faith Swanson – 2036 North Carpenter Road., Titusville, FL 32796.
9/5/2024 H.1 3 BCBCCM

We own the townhomes at 2030, 2032, 2034, and 2036 North Carpenter Road.

The proposed development surrounds our property on the north, south, and west side.

We are opposed to the proposed Sherwood development for three reasons.

1. The proposal fails to provide adequate stormwater drainage.
2. The proposed buffers are inadequate and encroach on our property.
3. The development destroys the natural beauty of one of Titusville's beautiful neighborhoods.

We are concerned about the impact of this development to our drainage because the drainage map in the Preliminary Development Plan (PDP) document does not specifically show how the proposed units to the north or south of us will drain. It appears that the stormwater will drain to North Carpenter Road, rather than be conveyed through storm pipes to an internal storm water management system within the proposed development. We are very concerned that this significant increase in the impervious area draining to North Carpenter Rd will cause flooding to our property, and the surrounding areas including Longbow Dr. The existing drainage system cannot handle the additional stormwater runoff. The developer claims to have changed the PDP to make a better water system to help the community. However, the PDP 7/25/24, that I received from the County (BCP&DD) September 3, 2024, has no proof of addressing these concerns that are detrimental to our property and the neighborhood. In addition, the PDP is not clear. What we need is a state of the art water management system.

Also, the developer seeks multiple roadway access points, one of which, Tract H right of way (ROW), is in close proximity to our south property line. Section 62-4342. of the Brevard County municode calls for a minimum 15 foot, Type B, roadway buffer for all development except individual single-family homes not within platted subdivisions. The submitted PDP document does not call for a 15-foot buffer or any buffer between our property and the Track H 30' ROW. Furthermore, it appears that the Tract H roadway is so close to our property that the curb returns onto N. Carpenter Rd will overlap our driveway.

Sherwood is a not just a neighborhood but is a community where neighbors are involved and engaged with activities throughout the year. The proposed development will not only devastate the appearance but the character of Sherwood. Furthermore, it will destroy the quiet beautiful neighborhood and adjacent serene open space that we have enjoyed for over 30 years.

We are requesting that you vote against the approval of this proposed development due to its detrimental effects to Sherwood and the surrounding neighborhoods.

Drainage Notes:
1. All drainage is to be collected in the adjacent easements.
2. All drainage is to be collected in the adjacent easements.



SHERWOOD GOLF CLUB PUD
CONCEPTUAL DRAINAGE EXHIBIT

MBV
ENGINEERING
INC.

1100 S. 10th Street, Suite 100
Tulsa, Oklahoma 74106
Phone: (918) 438-1100
Fax: (918) 438-1101
www.mbv-engineering.com

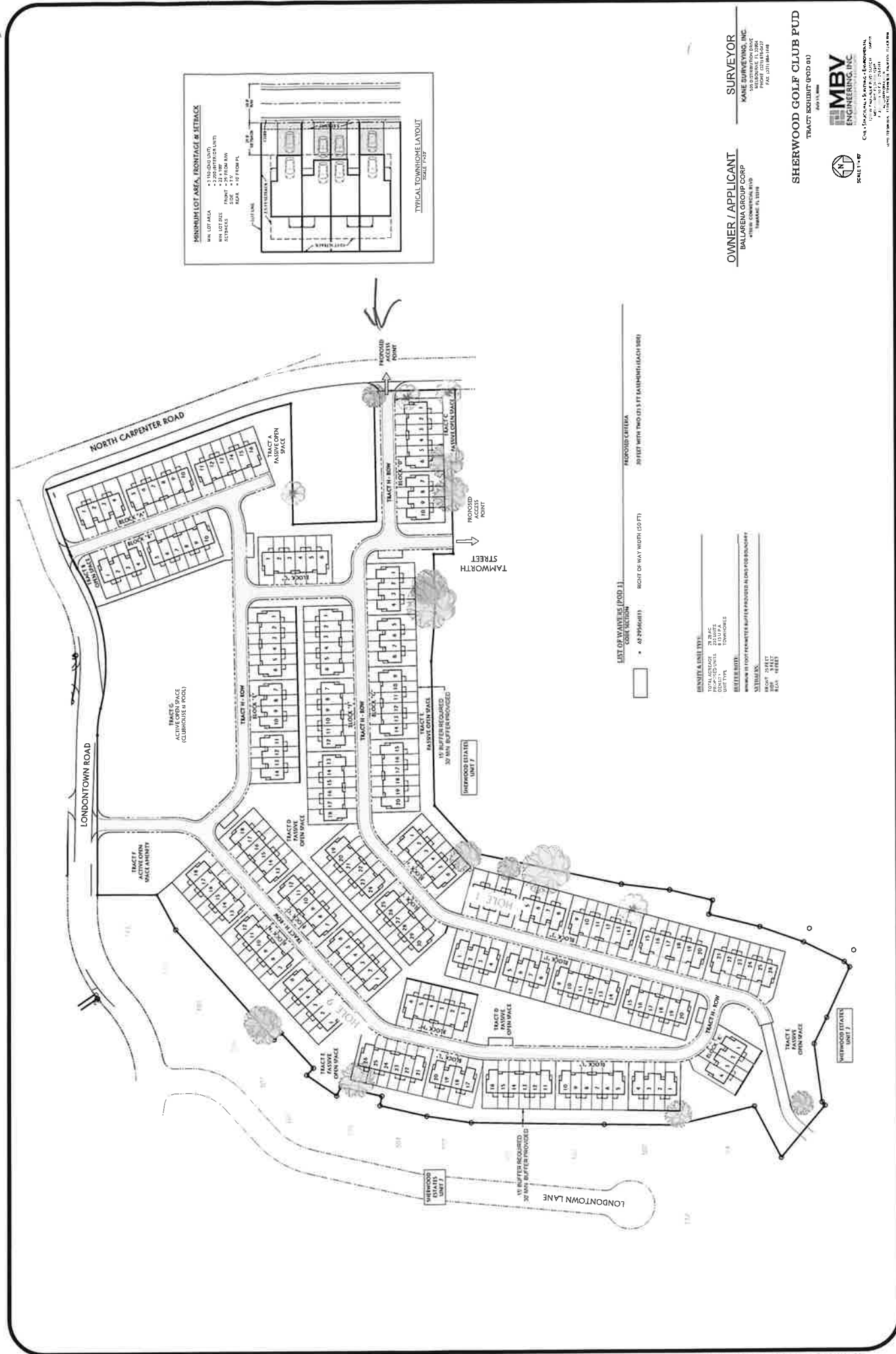


Sec. 62-4342. Landscape buffers.

The purpose of the vegetative buffering requirements set out in this section is to provide visual and physical screening and buffering between potentially incompatible uses and to reduce the effects of glare, noise and incompatible activities, to include commercial, institutional, public, and industrial uses when they abut existing residential uses.

- (1) *Type A, compatibility buffer.* Where a fence or wall is required by article VI of this chapter, the Type A buffer, as defined in this subsection, may be utilized in lieu of the required fence or wall. This buffer classification shall be used to separate commercial, institutional, public or industrial uses from residential uses. The Type A buffer shall be completely opaque from the ground up to a height of at least six feet, except where located within 25 feet of a road, where it shall be four feet in height. In conjunction with this buffer, a minimum 20-foot vegetated area shall be provided. There shall be no parking or structures other than permitted signage located within this vegetated area.
 - a. The opaque buffer may utilize a masonry wall, wood fence, landscaped earth berm, planted or existing vegetation or any combination thereof that maintains a completely opaque buffer.
 - b. Location of fences and walls. Where a fence or wall is used to fulfill the screening requirements within a vegetative buffer, it shall be located one foot inside of the property line that abuts the residential zoning. When an impediment such as a drainage easement, ditch or water body runs along a property line, an administrative waiver may be granted by the director to allow the masonry wall or fence to be placed along the edge of the ditch or water body instead of on the property line. Where there are existing trees within the buffer area, the fence or wall shall be located so as to preserve the trees.
- (2) *Type B, roadway buffer.* This buffer classification shall be required for all development excluding individual single-family homes not within platted subdivisions. This buffer shall be landscaped, be located adjacent to any public road and have a minimum width of 15 feet. There shall be no parking or structures other than permitted signage located within this vegetated area.
- (3) *Planting requirements.* The planting requirements for the vegetative buffer areas shall be consistent with Appendix B as amended, and shall be credited toward the overall landscaping requirements. Minimum buffering and landscaping of vehicular use areas shall be met regardless of other requirements.

(Ord. No. 06-55, § 13, 10-24-06; Ord. No. 08-01, § 11, 1-8-08; Ord. No. 09-24, § 9, 9-15-09)



MINIMUM LOT AREA, FRONTAGE & SETBACK

MIN. LOT AREA
 * 3100 SQ. FT.
 * 25' MIN. FRONT SETBACK
 * 25' MIN. SIDE/REAR SETBACK
 * 5' MIN. FRONT YARD
 * 5' MIN. FRONT PORCH



PROPERTY OWNER
 BILLARENA GROUP CORP.
 10000 TOWNHOME BLVD.
 TAMPA, FL 33618

OWNER / APPLICANT
 BILLARENA GROUP CORP.
 10000 TOWNHOME BLVD.
 TAMPA, FL 33618

SURVEYOR
 KANE SURVEYING, INC.
 10000 TOWNHOME BLVD.
 TAMPA, FL 33618

LIST OF WAIVERS (POD 1)

CODE SECTION SCOPE OF WAIVER (DOT)

- 42-2996.001 RIGHT OF WAY WIDTH (DOT)

PERMITTED SETBACK
 10' BUFFER REQUIRED
 30' MIN. BUFFER PROVIDED

PERMITTED SETBACK
 10' BUFFER REQUIRED
 30' MIN. BUFFER PROVIDED

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 10' BUFFER REQUIRED
 30' MIN. BUFFER PROVIDED



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