



AGENDA REPORT
May 24, 2018

SUBJECT:

Public Hearing, Re: Grand Lake Estates (Kim Rezanka) requests a change of Zoning classification from RR-1 to SR. The property is 40.42 acres, located on the north side of Chase Hammock Rd., approx. 1.14 mile east of N. Courtenay Pkwy. (18PZ00022) (District 2)

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 the request for a change of Zoning classification from RR-1 to SR.

SUMMARY EXPLANATION and BACKGROUND:

The applicant is seeking a change of Zoning classification from RR-1 (Rural Residential) to SR (Suburban Residential) for the purpose of increasing the single-family lot yield from 28 to 40 lots. The subject property has an existing BDP (Binding Development Plan) on the property that is proposed to be revised as a part of this application.

The current BDP includes the following conditions which are proposed to be amended or eliminated: lots will be an average of one (1) acre in size and acknowledging that no lot shall be smaller than 0.9 acres, the maximum number of lots is twenty-eight (28), the minimum home size shall not be less than 2,500 sq. ft. and a condition restricting permitting until after December 1, 2006.

The new BDP retains several existing conditions, but also proposes the following revised conditions: lot size shall be one-half (1/2) acre in size (consistent with the requested SR zoning), the maximum number of lots shall be limited to forty (40) lots, the minimum home size shall not be less than 2,300 sq. ft. The antiquated permitting restriction has been removed from the new BDP. The Board may wish to determine whether the proposed conditions are appropriate and may also wish to review the existing BDP conditions that are not proposed to change, to determine whether they remain appropriate.

The proposed SR Zoning is not consistent with the Res 1 Future Land Use designation,

per Section 62-1255, Exhibit A; however, by limiting the density to be consistent with the FLUM by defining a maximum number of dwelling units within a BDP, the request can be heard pursuant to Section 62-1255 (b) (2). If the Board wishes to approve this rezoning request, it must limit development use via the BDP to 40 single-family lots or less in order for the proposed density to be consistent with the Future Land Use designation.

Staff contact, Erin Sterk, Interim Planning & Zoning Manager, erin.sterk@brevardfl.gov

ATTACHMENTS:

- | | Description |
|--------------------------|--|
| <input type="checkbox"/> | Staff Report 18PZ00022 |
| <input type="checkbox"/> | Maps |
| <input type="checkbox"/> | Existing BDP |
| <input type="checkbox"/> | Draft BDP |
| <input type="checkbox"/> | School Concurrency |
| <input type="checkbox"/> | FYI: Transportation Analysis |
| <input type="checkbox"/> | Concept Plan |
| <input type="checkbox"/> | Additional FYI |
| <input type="checkbox"/> | Disclosures |
| <input type="checkbox"/> | FYI Submitted by Applicant 05-21-18 |
| <input type="checkbox"/> | Public Comment |



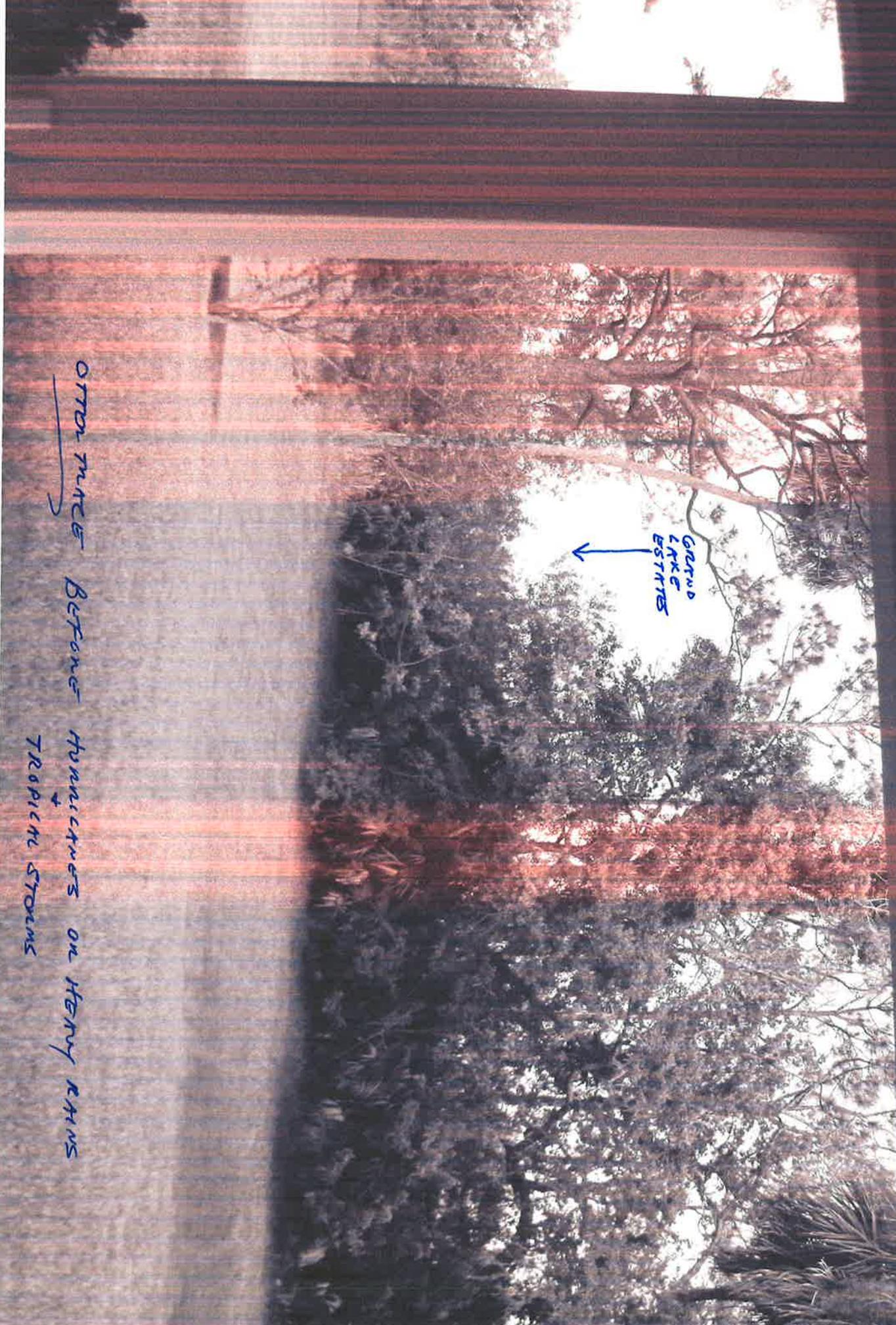
OTTER TRAIL



OTTEN MALL

Gwyno LK's ESTATES



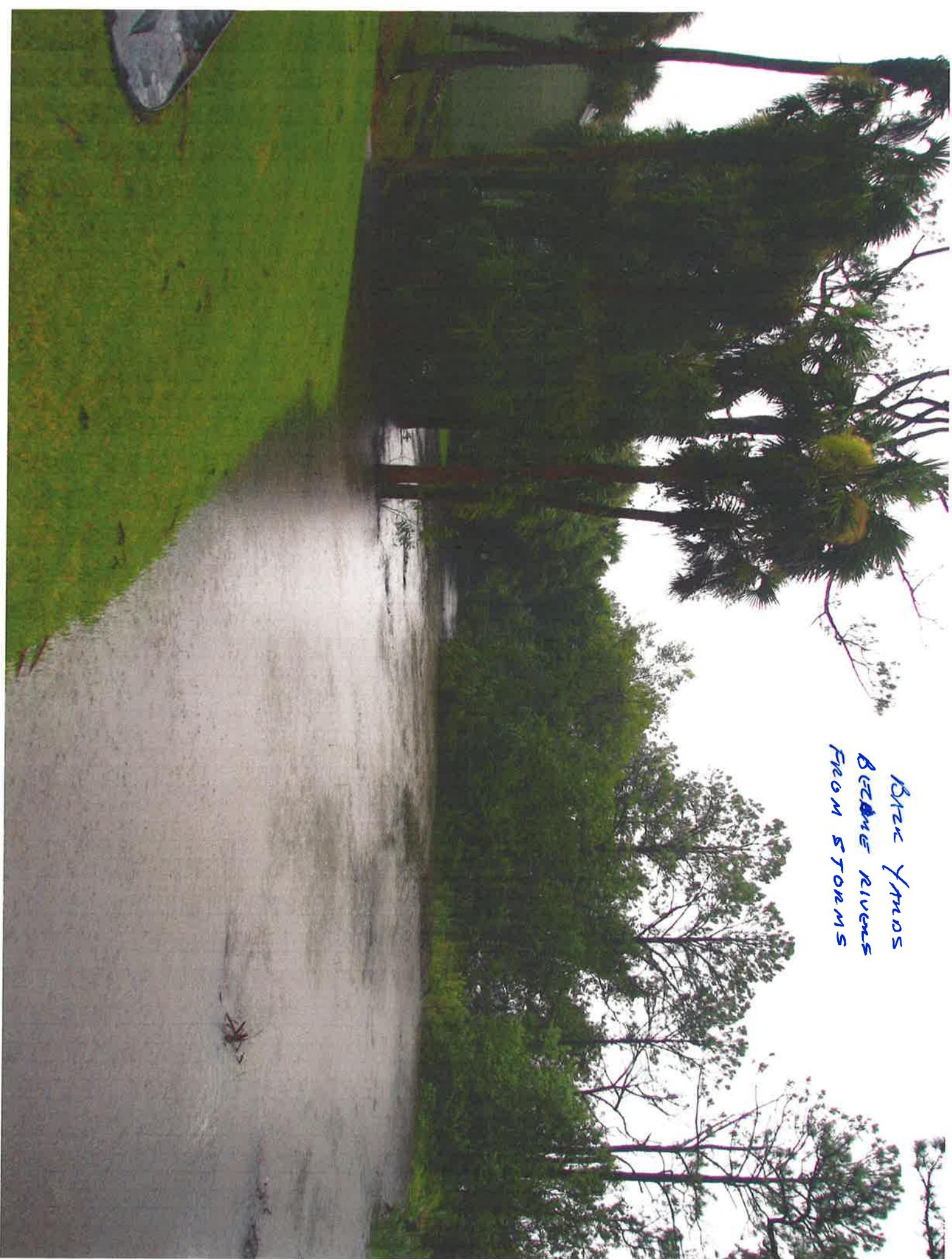


GARDEN
LAKE
ESTIMATED



STORM TRAILS BEFORE HUMIDITIES ON HEAVY RAINS
+
TROPICAL STORMS

Braz Ymas
Braz Rivers
From Storms







AREA + SURROUNDING
CANAL LEVELS
BEFORE HEAVY RAINS SEASON











BACKED UP TO
GRAND LK'S ESTATE →

OTHER
TRACK →





ENTRANCE TO OTTER TRACE

OTTEN TRACE



WESTERN
LK.
AT GRAND
LK. ESTATES.
BARRED UP TO
OTTEN TRACE



- CANAL
ALONG
CHASE HAMMOCK
5/23/18



GRAND LAKES ESTATES ENTRANCE
PRESENTATION



NOT INVITING -----
" MAINTAINED
AND CLAIMS CAN'T SELL THEIR LOTS ?



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2319302
 Owners Lukens, William W; Lukens, Catherine N
 Mailing Address 5243 Winding Way Merritt Island FL 32953
 Site Address 5243 Winding Way Merritt Island FL 32953
 Parcel ID 23-36-25-50-*8
 Property Use 0110 - Single Family Residence
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 2200 - Unincorp District 2
 Total Acres 0.52
 Subdivision Otter Trace
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0038/0029
 Land Description Otter Trace Lot 8



VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$444,110	\$404,850	\$371,310
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$272,370	\$266,770	\$264,920
Assessed Value School	\$272,370	\$266,770	\$264,920
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$222,370	\$216,770	\$214,920
Taxable Value School	\$247,370	\$241,770	\$239,920

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
06/12/2003	\$365,000	WD	Improved	4955/3117
10/22/2001	\$29,000	WD	Vacant	4451/2536
07/30/1998	\$19,900	WD	Vacant	3868/0269

BUILDINGS

PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	2002	9	2	1	0

Materials

Exterior Wall: Stucco
 Frame: Masnryconc , Wood Frame
 Roof: Asph/Asb Shngl
 Roof Structure: Hip/Gable

Sub Areas

Base Area (1st)	2206
Base Area (2nd)	1297
Garage	632
Open Porch	49
Open Porch	286
Total Base Area	3503
Total Sub Area	4470

Extra Features

No Data Found

Additional Extra Features

No Data Found



Brevard County Property Appraiser

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PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

Account 2319305
 Owners Casas, George; Casas, Darcy
 Mailing Address 5303 Winding Way Merritt Island FL 32953
 Site Address 5303 Winding Way Merritt Island FL 32953
 Parcel ID 23-36-25-50-* -11
 Property Use 0110 - Single Family Residence
 Exemptions None
 Taxing District 2200 - Unincorp District 2
 Total Acres 0.50
 Subdivision Otter Trace
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0038/0029
 Land Description Otter Trace Lot 11



VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$274,830	\$246,990	\$230,250
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$168,860	\$165,390	\$164,250
Assessed Value School	\$168,860	\$165,390	\$164,250
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$118,860	\$115,390	\$114,250
Taxable Value School	\$143,860	\$140,390	\$139,250

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
09/19/2006	\$25,000	QC	Improved	5699/0991
10/30/1998	\$19,900	WD	Vacant	3906/2642

BUILDINGS

PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	1999	10	1	1	0

Materials

Exterior Wall: Stucco
 Frame: Masnryconc
 Roof: Asph/Asb Shngl
 Roof Structure: Hip/Gable

Sub Areas

Base Area (1st)	2156
Garage	484
Open Porch	368
Open Porch	444
Total Base Area	2156
Total Sub Area	3452

Extra Features

No Data Found

Additional Extra Features

No Data Found



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PROPERTY DETAILS

Account 2319321
 Owners Greenway, Glen Paul; Greenway, Julia Romero
 Trustees
 Mailing Address 1377 Otter Lane Merritt Island FL 32953
 Site Address 1377 Otter Ln Merritt Island FL 32953
 Parcel ID 23-36-25-50-*-27
 Property Use 0110 - Single Family Residence
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 2200 - Unincorp District 2
 Total Acres 0.60
 Subdivision Otter Trace
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0038/0029
 Land Description Otter Trace Lot 27



VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$374,230	\$340,520	\$312,260
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$235,810	\$230,960	\$229,360
Assessed Value School	\$235,810	\$230,960	\$229,360
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$185,810	\$180,960	\$179,360
Taxable Value School	\$210,810	\$205,960	\$204,360

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
05/13/2013	--	WD	Improved	6877/1353
03/16/2012	\$282,000	WD	Improved	6559/0192
07/24/2008	--	WD	Improved	5882/8845
08/28/2003	\$287,000	TD	Improved	5056/0447
11/01/2000	--	QC	Improved	4244/1804
08/20/1999	\$247,000	WD	Improved	4057/1291
06/30/1994	\$33,000	WD	Vacant	3403/4609

BUILDINGS

PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	1995	8	1	1	0

Materials

Exterior Wall: Stucco
 Frame: Wood Frame
 Roof: Asph/Asb Shngl
 Roof Structure: Hip/Gable

Sub Areas

Base Area (1st)	2836
Garage	792
Open Porch	34
Open Porch	322
Total Base Area	2836
Total Sub Area	3984



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PROPERTY DETAILS

Account 2319300
 Owners Randall, James D; Randall, Jane R
 Mailing Address 5203 Winding Way Merritt Island FL 32953
 Site Address 5203 Winding Way Merritt Island FL 32953
 Parcel ID 23-36-25-50-*6
 Property Use 0110 - Single Family Residence
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 2200 - Unincorp District 2
 Total Acres 0.50
 Subdivision Otter Trace
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0038/0029
 Land Description Otter Trace Lot 6



VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$333,320	\$303,150	\$281,350
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$204,060	\$199,870	\$198,490
Assessed Value School	\$204,060	\$199,870	\$198,490
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$154,060	\$149,870	\$148,490
Taxable Value School	\$179,060	\$174,870	\$173,490

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
03/31/2006	\$412,000	WD	Improved	5627/8059
10/15/2003	\$65,000	WD	Vacant	5093/2949
10/15/2003	--	QC	Vacant	5093/2950
06/25/2003	\$49,000	WD	Vacant	4965/2267
03/03/2003	--	QC	Vacant	4837/1411
09/01/1998	\$35,000	PT	Vacant	3905/1771

BUILDINGS

PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	2005	9	1	1	0

Materials

Exterior Wall: Stucco
 Frame: Masnryconc
 Roof: Asph/Asb Shngl
 Roof Structure: Hip/Gable

Sub Areas

Base Area (1st)	2369
Garage	756
Open Porch	50
Open Porch	249
Total Base Area	2369
Total Sub Area	3424

Extra Features

No Data Found

Additional Extra Features

No Data Found



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2319298
 Owners Heumann, Jeffrey J; Heumann, Darlene H
 Mailing Address 5163 Winding Way Merritt Island FL 32953
 Site Address 5163 Winding Way Merritt Island FL 32953
 Parcel ID 23-36-25-50-*4
 Property Use 0110 - Single Family Residence
 Exemptions HEX1 - Homestead First
 HEX2 - Homestead Additional
 Taxing District 2200 - Unincorp District 2
 Total Acres 0.55
 Subdivision Otter Trace
 Site Code 0001 - No Other Code Appl.
 Plat Book/Page 0038/0029
 Land Description Otter Trace Lot 4



VALUE SUMMARY

Category	2017	2016	2015
Total Market Value	\$461,750	\$421,900	\$395,840
Agricultural Market Value	\$0	\$0	\$0
Assessed Value Non-School	\$319,830	\$313,260	\$311,090
Assessed Value School	\$319,830	\$313,260	\$311,090
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$269,830	\$263,260	\$261,090
Taxable Value School	\$294,830	\$288,260	\$286,090

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
07/01/2011	\$365,000	WD	Improved	6413/0643
11/02/2001	\$28,900	WD	Vacant	4465/1667
07/30/1998	\$19,900	WD	Vacant	3873/1629

BUILDINGS

PROPERTY DATA CARD #1

Building Use	Year Built	Story Height	Floors	Residential Units	Commercial Units
0110 - Single Family Residence	2002	11	2	1	0

Materials

Exterior Wall: Stucco
 Frame: Masnyconc
 Roof: Asph/Asb Shngl
 Roof Structure: Hip/Gable

Sub Areas

Base Area (1st)	2238
Base Area (1st)	331
Base Area (2nd)	267
Garage	946
Open Porch	276
Open Porch	283
Open Porch	78
Utility Room	84
Total Base Area	2836
Total Sub Area	4503

Extra Features

Additional Extra Features

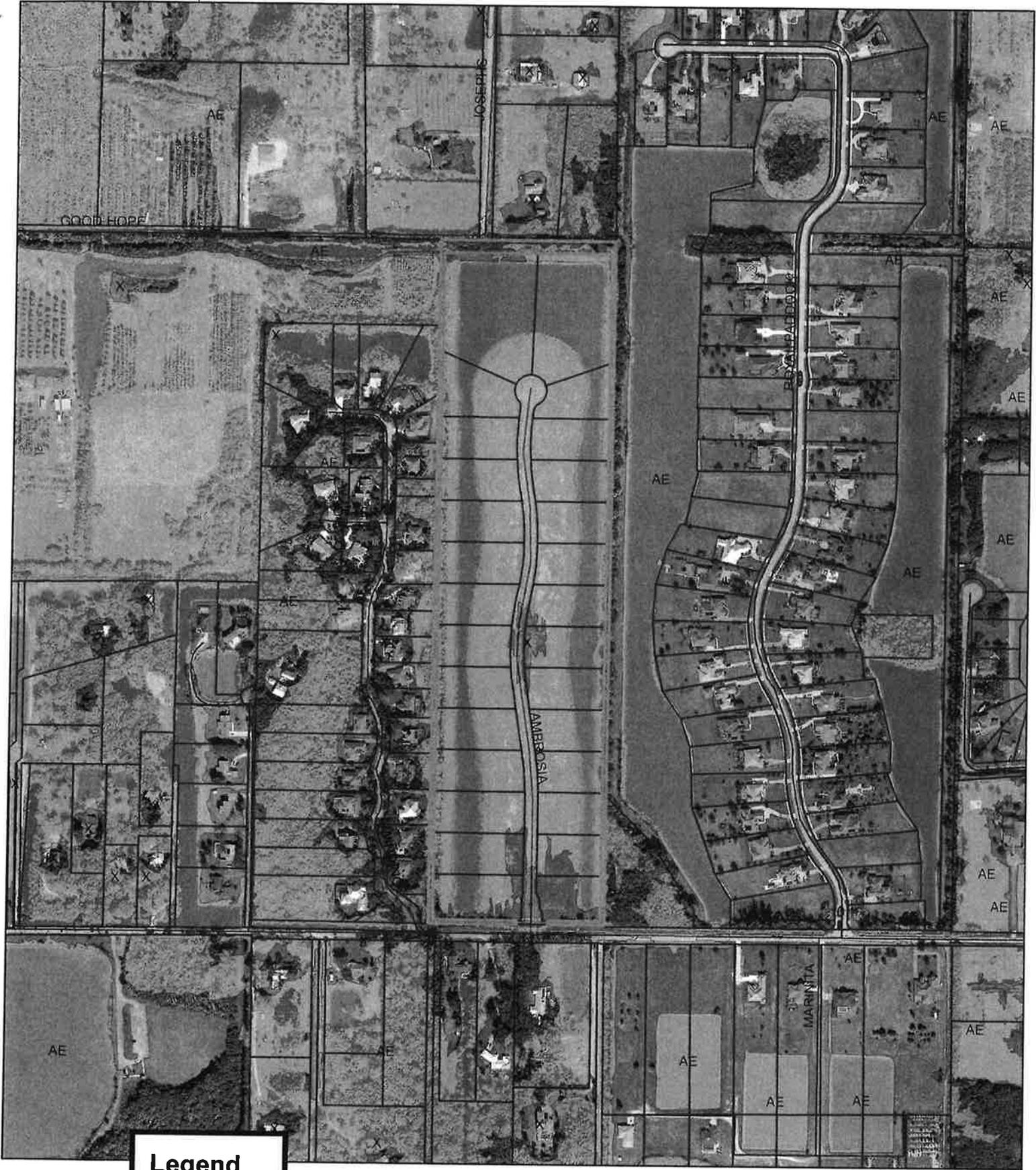
Presented by Kim Rezakca for Grand Lake Estates 5/24/18 ITR

NORTH MERRITT ISLAND DENSITY COMPARISON CHART

PLAT NAME/OWNER	PLAT BOOK/ PAGE	TOTAL ACREAGE	TOTAL LOTS	LOT SIZES	DENSITY (up/a)	ZONING	FUM	YEAR
Chase Hammock Lakes	50/43	122.71	61	1 acre	0.50	AU	RES 1	
Citrus Isle	41/48	19.83	51	1/4 to 1/3 ac	2.57	EU-2	RES 4	
Citrus River Groves 1-4	25/133, 28/89,	69.81	94	1/2+/- ac	1.35	SR	RES 4	
Crisafulli Townhomes		12.85	48		3.74	RA-2-4	CC, NC, RES 4	2017
Harvey's Groves/ Copp II, LLC		41.95	56		1.33	EU-2	RES 2	2016
The Groves	32/26	13.96	20	1/4 to 1/2 ac	1.43	RA-2-10 (4)	RES 2	
The Groves Phase 2	39/73	12.91	16	1/2 ac	1.24	SR	RES 2	
Indian Bay Phase 1	26/34	47.1	89	1/3 to 1/2 ac	1.89	EU-2	RES 4	
Indian Bay Phase 2/1	36/41	11.27	21	1/3 ac	1.86	EU-2	RES 4	
Indian Bay 2/2	36/81	30.78	37	1/3 ac	1.20	EU-2	RES 4	
Najjad, Inc.		26.11	40		1.59	EU	RES 2	2017
North Grove	36/82	20.65	41	1/3 ac	1.99	EU-2	RES 4	
Otter Trace	38/28	35.77	37	1/2 to 1-1/2 ac	1.03	SR	RES 1	
Savannahs PUD**	35/56	97	288	0.26-0.29 ac	2.97	PUD	RES 1	
Sun Island Lakes	Mobile Home Pk	71.35	298+/-		4.18	TR-3	RES 2	
Stone Lake Estates	43/33	31.45	20	0.50-0.53 ac	.93	SR	RES 1	
Sunset Lakes 1A	38/58	34.15	41	0.20 ac	1.20	PUD	RES 4	
Sunset Lakes 1B	39/21	21.76	61	0.20 ac	2.80	PUD	RES 4	
Sunset Lakes 2	41/14	14.07	45	0.20-0.28 ac	3.20	PUD	RES 4	
Sunset Lakes 4A	44/19	6.14	20	0.20-0.25 ac	3.26	PUD	RES 4	
Sunset Lakes 4B	44/22	5.04	16	0.20-0.31 ac	3.17	PUD	RES 4	
Sunset Lakes 5	44/93	7.37	26	0.14-0.17 ac	3.53	PUD	RES 4	
Sunset Lakes 6	45/41	8.98	32	0.13-0.15 ac	3.56	PUD	RES 4	
Sunset Lakes 7	46/1	28.21	39	0.14-0.29 ac	1.38	PUD	RES 4	
Sunset Lakes 8	46/43	12.28	31	0.17-0.30 ac	2.52	PUD	RES 4	
Sunset Lakes 9	47/26	29.33	44	0.17-0.19 ac	1.50	PUD	RES 4	
Sunset Lakes 11	50/27	4.37	5	0.51-0.71 ac	1.14	PUD	RES 4	
Egrets's Landing	Phase I & Phase 2	111.0	222	0.25 ac avg.	2.00	EU-2	RES 2	2014

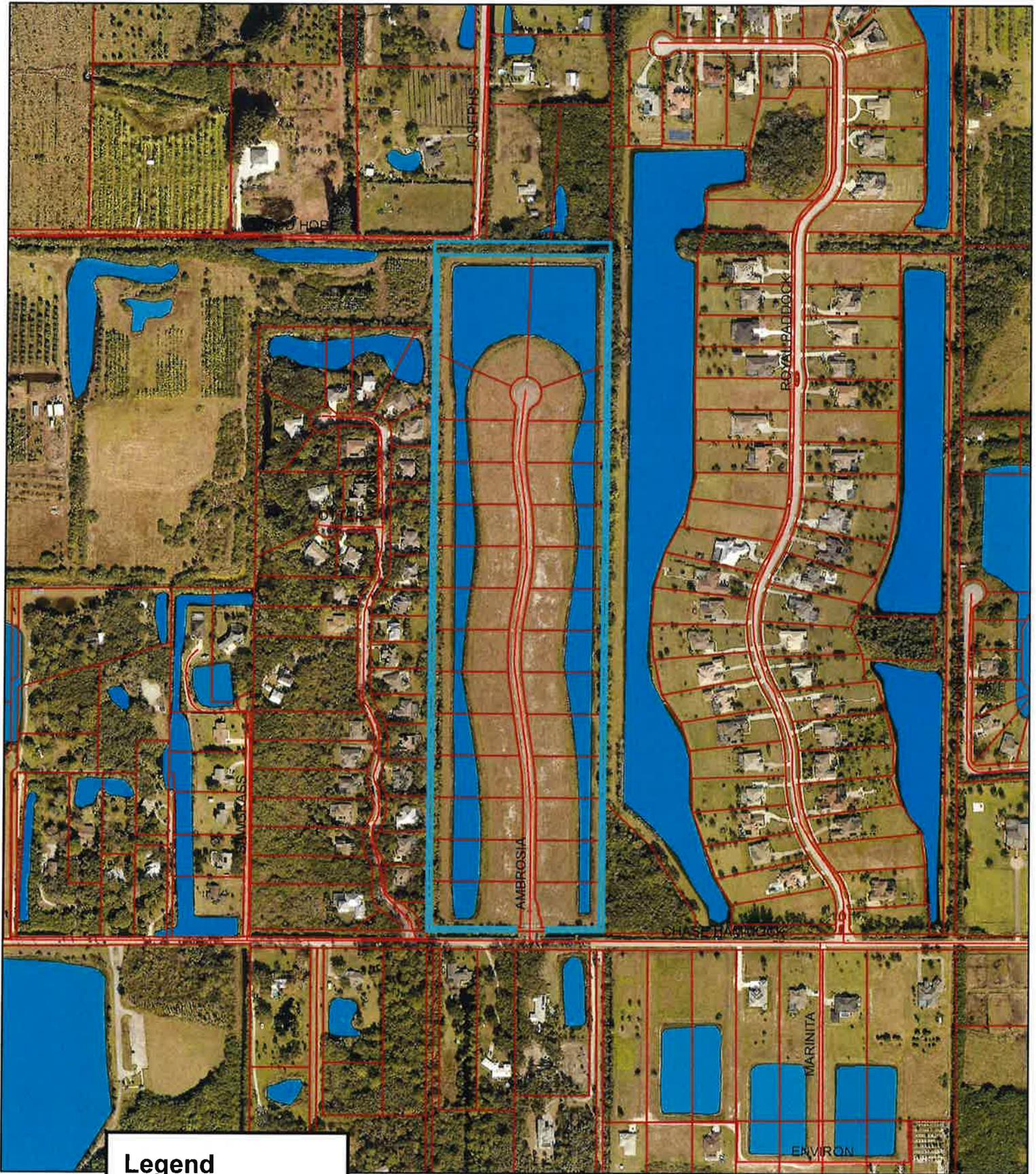
**Excluding Public Golf Course Area

IV.K Start#



Legend
FLD_ZONE
AE

FEMA SFHA - 18PZ00022

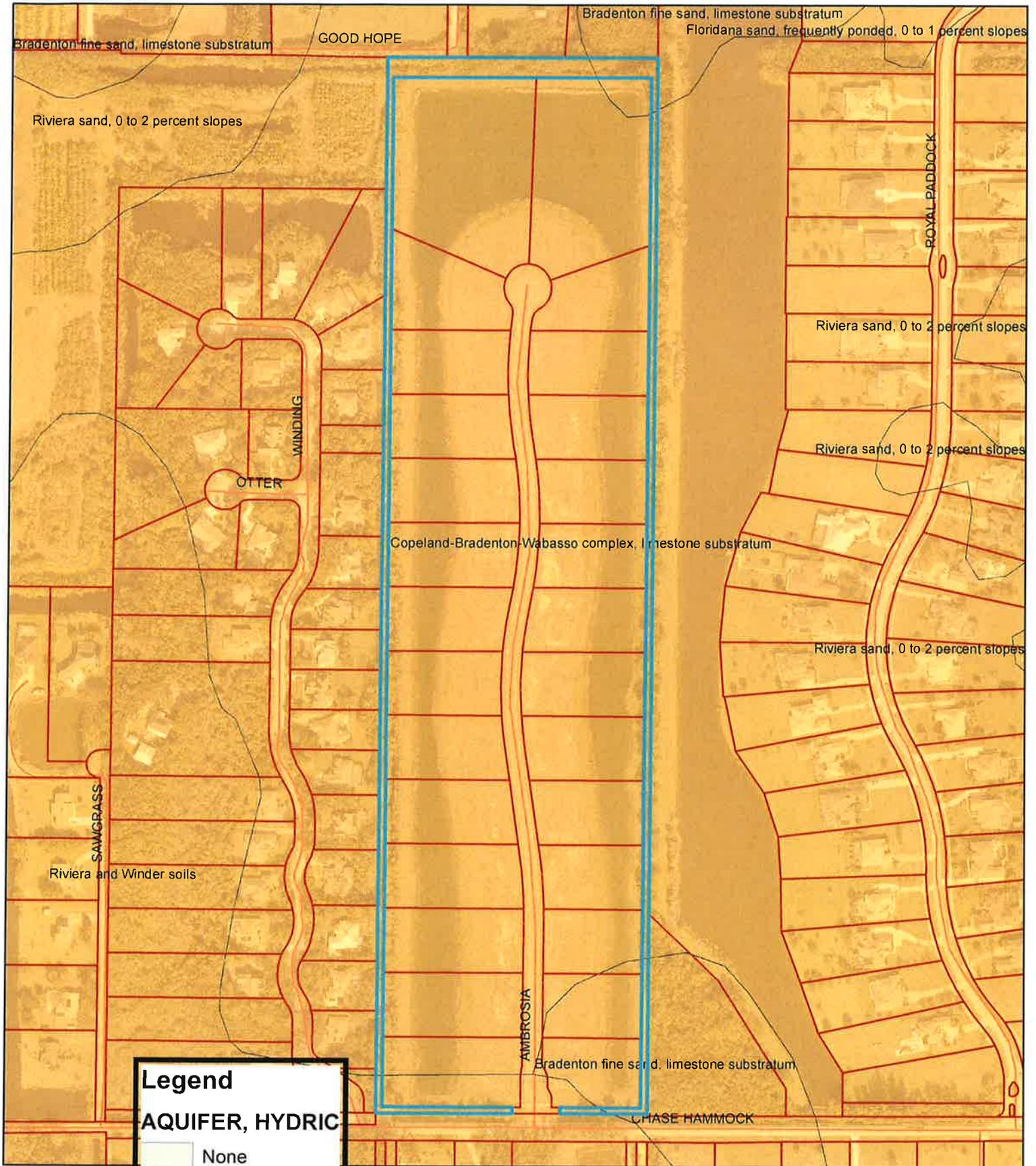


Legend

WETLAND_TY

 Freshwater Pond

NWI Wetlands 18PZ00022



Soil Classification 18PZ00022

Sterk, Erin

Subject: RE: BDP language for 5/24/18 zoning meeting

From: Valliere, Christine V
Sent: Thursday, May 24, 2018 4:18 PM
To: Jones, Jennifer
Cc: Mcgee, Darcie A; Allen, Jeanne
Subject: BDP language for 5/24/18 zoning meeting

IV. G

4. The Developer/Owner shall provide an additional, continuous landscape buffer, including trees with a mature height of at least 20 feet, along the 12' high fenced enclosure, as approved by Natural Resources Management. At planting, trees shall meet large tree specifications of twelve (12) feet tall with a two and one-half (2.5) inch diameter (caliper) minimum. Shrubs shall be a minimum of three (3) feet in height and spaced at a minimum of (4) feet on center. The landscape buffer will not be planted in a way to create a security risk.

IV.K. ...septic systems at a minimum of 65% total nitrogen reduction, or per adoption of a septic system ordinance, whichever is more restrictive.

Thanks,

Christine

Christine Valliere, Esq.
Brevard County Attorney's Office
2725 Judge Fran Jamieson Way, Bldg. C
Suite C
Viera, Florida 32940
(321) 633-2090
(321) 633-2095 (fax)

The State of Florida has a broad public records law and a request made under the authority of that Public Records Act may require the disclosure and copying of any email sent to this office unless exempt, privileged or confidential under state law .

REZONING REVIEW WORKSHEET

18PZ00022

Commission District # 2

Hearing Dates: **NMI 05/10/18 P&Z 05/21/18 BCC 05/24/18**

Owner Name: GRAND LAKE ESTATES, LLC

Request: RR-1 to SR with an amendment to an existing BDP

Subject Property:

Parcel ID# 23-36-25-51-A-Lots 1-28
Tax Acct.# 2324008 through 2324037
Location: North side of Chase Hammock Rd., approx. 1.14 mile east of N. Courtenay Pkwy.
Address: No assigned address. In the Merritt Island area.
Acreage: 40.42 acres

Consistency with Land Use Regulations

- YES **Current zoning can be considered under the Future Land Use Designation. Sec. 62-1255**
- NO** **Proposal can be considered under the Future Land Use Designation. Sec. 62-1255**
- YES **Would proposal maintain acceptable Levels of Service (LOS) (XIII 1.6.C)**

	CURRENT	PROPOSED
Zoning	RR-1 with BDP	SR with BDP
Potential*	28 SF lots	40 SF lots
Can be Considered under FLU MAP	YES Residential 1	YES Residential 1

*Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. **Requires Binding Development Plan to be consistent.

	ADT	PM PEAK		
Trips from Existing Zoning	267	28	Segment Number	060C
Trips from Proposed Zoning	381	40	Segment Name	N. Courtenay Hall - N. Tropical
Maximum Acceptable Volume (MAV)	41,790	3,761	Acceptable LOS	D
Current Volume	15,860	1,427	Directional Split	0.5
Volume With Proposed Development	16,241	1,462	ITE CODE	
Current Volume / MAV	37.95%	37.95%	210	
Volume / MAV with Proposal	38.86%	38.86%		
Current LOS	C	C		
OS With Propos	C	C		
Findings	<input checked="" type="checkbox"/> Non-Deficiency		<input type="checkbox"/> Deficiency	

Background & Purpose of Request

The applicant is seeking a change of Zoning classification from Rural residential (RR-1) to Suburban Residential (SR) for the purpose of increasing the single-family lot yield from 28 to 40 lots. The subject property has an existing Binding Development Plan (BDP) on the property, recorded in **ORB 5620 Page 5502** and adopted under Zoning Resolution **Z-11207** on March 23, 2006, that is proposed to be revised as a part of this application.

The revised Binding Development Plan (BDP) accompanying this request proposes to retain all conditions included within the existing BDP except for the following conditions:

- The Developer shall design its development in such a manner as to allow appropriate pedestrian / equestrian access from Joseph Court
- The Lots in the Plan shall average 1 acre in size. The parties acknowledge that no lot shall be smaller than 0.9 acres
- The maximum number of Lots permitted in the Plan shall be twenty-eight (28) Lots
- The minimum home size shall not be less than 2,500 sq. ft
- A defined timeline prohibiting building permit requests until after December 1, 2006

The new BDP proposes revised conditions which state:

- The Developer shall allow appropriate pedestrian and equestrian access from Joseph Court
- The minimum lot size shall be one-half (1/2) acre in size (consistent with the requested SR Zoning classification)
- The maximum number of lots shall be limited to forty (40) lots
- The minimum home size shall not be less than 2,300 sq. ft

The Board may wish to review the existing BDP conditions that are not proposed to change, to determine whether they are still appropriate.

The proposed Zoning classification is not consistent with Section 62-1255, Exhibit A; however, by limiting the density to be consistent with the FLUM by defining a maximum number of dwelling units within a Binding Development Plan, the request can be heard pursuant to Section 62-1255 (b) (2).

Land Use Compatibility

The subject property retains the Residential 1 (Res 1) Future Land Use (FLU) designation. **FLUE Policy 1.9** addresses Res 1, which permits low density residential development with a maximum density of up to one (1) unit per acre, except as otherwise may be provided for within the Future Land Use Element.

Although the existing RR-1 Zoning classification is compatible with the Res 1 FLU designation, the proposed Zoning classification of SR is not. A BDP limiting the residential development potential to one unit per acre will be required in order to allow this zoning request to be consistent with the Comprehensive Plan.

The Board should evaluate the compatibility of this application within the context of the Board's Administrative Policies 1 - 8 of the Future Land Use Element, as outlined on pages 2 through 5 of the Administrative Policies.

Environmental Constraints

Please refer to comments provided by the Natural Resource Management Department.

Applicable Land Use Policies

By limiting the residential development request to 40 lots on 40 acres, the proposed SR Zoning classification is consistent with the Res 1 FLU designation. The SR classification permits single family residences on minimum half acre lots, with a minimum width of 100 feet and a depth of 150 feet. The minimum house size in SR is 1,300 square feet. The BDP associated with this proposal retains a condition requiring that the minimum living area be increased to 2,500 square feet.

The Zoning to the north and east of this site is zoned Agricultural residential (AU). The AU Zoning classification permits single-family residences and agricultural pursuits on 2 ½ acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl and beekeeping. Zoning classifications to the west are AU and SR with a BDP. Zoning classifications located across the Chase Hammock right-of-way is zoned Rural Residential (RR-1).

Prior Zoning actions on this site include above mentioned **Z-11207** which was preceded by a failed request under **Z-11008** denied on February 3, 2005. Under zoning action **Z-11008**, the owner attempted to change the zoning from AU to RR-1 with a proposed density limit of one unit per acre. A BDP was proposed during the hearing process which proposed conditions for: (1) allowing pedestrian/equestrian access from Joseph Court to the Property; (2) prohibiting vehicular traffic or access from Joseph Court to the Property; (3) Preserve the existing vegetative buffer adjacent to the canal on the north end of the Property; and (4) creating a water retention/detention system which will control the flow of the storm water in such a manner as to direct the water's flow away from the north end of the property boundary. This request failed.

The owner waited the required six (6) calendar months cooling off period as noted within Section 62-1151 (e), Limitations on tabling and subsequent applications, before they again applied for rezoning from AU to RR-1. Their application was received on August 11, 2005. During review by the North Merritt Island Dependent Special District Board on October 3, 2005, the owner proposed a BDP to limit residential density to 28 units along with several other limitations. The change was approved under file # **Z-11207** on March 23, 2006.

Other recent zoning actions within a one half mile radius includes the following zoning actions: **Z-10994**, **Z-11470** and **Z-11566**.

- **Z-10994** was a change from GU to AU with a BDP limiting project to no farm animals except one horse per 2.5 acres, minimum 2,400 square foot houses with three car garage and no accessory buildings constructed without primary buildings, approved on January 28, 2005.
- **Z-11470** was the change from IN(L) to AU, approved on February 5, 2009, which is now under a new zoning review # **18PZ00009**. This new action is a request to change AU to PUD. Item will be before the Board on May 3, 2018.
- **Z-11566** was a change from RR-1 to AU with a BDP limiting uses to RR-1 uses but with the elimination of the RR-1 requirement that horses be accessory to a primary dwelling, approved on March 28, 2011.

For Board Consideration

The Board may wish to consider whether the proposed Suburban Residential (SR) zoning classification is consistent and compatible with the surrounding development.

The new BDP proposes revised conditions which state that the minimum lot size shall be one-half (1/2) acre in size (consistent with the requested SR Zoning classification) and that the maximum number of lots shall be limited to forty (40) lots. The Board may wish to determine whether the proposed changes to conditions including minimum home size, minimum lot size, number of units, pedestrian and equestrian access are appropriate. The Board may also wish to review the existing BDP conditions that are not proposed to change, to determine whether they are still appropriate.

Staff Comments: Page 4
(18PZ00022)

05/10/18 NMI; 05/21/18 PZ; 05/24/18 BCC

The proposed Zoning classification is not consistent with Section 62-1255, Exhibit A; however, by limiting the density to be consistent with the FLUM by defining a maximum number of dwelling units within a Binding Development Plan, the request can be heard pursuant to Section 62-1255 (b) (2). If the Board wishes to approve this rezoning request, it must limit development use via the Binding Development Plan to 40 single-family lots or less in order for the proposed density to be consistent with the Future Land Use designation.

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Rezoning Review

SUMMARY

Item #: 18PZ00022	Applicant: Grand Lake Estates, LLC
Zoning Request: RR-1 w/BDP to SR w/BDP	
NMI Hearing: 05/10/18;	P&Z Hearing: 05/21/18; BCC Hearing: 05/24/18

This is a preliminary review based on environmental maps available to the Natural Resources Management Department (NRM) at the time of this review and does not include a site inspection to verify the accuracy of this information. This review does not ensure whether or not a proposed use, specific site design, or development of the property can be permitted under current Federal, State, County or Local Regulations. In that this process is not the appropriate venue for site plan review, specific site designs that may be submitted with the rezoning will be deemed conceptual and any comments or omissions relative to specific site design do not provide vested rights or waivers from these regulations, unless specifically requested by the owner and approved by the Board of County Commissioners. If the owner has any questions regarding this information, he/she is encouraged to contact NRM prior to submittal of any development or construction plans.

Natural Resource	Preliminary Assessment	Natural Resource	Preliminary Assessment
Hydric Soils-Wetlands	Mapped	Coastal Protection	N/A
Aquifer Recharge Soils	Not mapped	Surface Waters	N/A
Floodplains	Mapped	Wildlife	Potential

Comments:

**This review relates to the following property: Twp 23S, Rng. 36E, Sec. 35;
 Tax ID No. 2318693**

The subject parcel contains mapped NWI and SJRWMD wetlands and hydric soils (Riviera and Winder soils-depressional, Riviera and Winder soils, Anclote sand-depressional, and St. Johns sand); indicators that wetlands may be present on the property. 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 subdivisions 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 Sec. 65-3694(c)(6). Any permitted wetland impacts must meet the requirements of Section 62-3694(e) and 62-3696. The applicant is encouraged to contact NRM at 321-633-2016 prior to any plan or permit submittal.

St. Johns sand 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.

A majority of the property is mapped as being within the floodplain as identified by the Federal Emergency Management Agency; and is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Additional impervious area, often associated with increased density, increases stormwater runoff that can adversely impact nearby properties unless addressed on-site. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

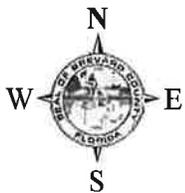
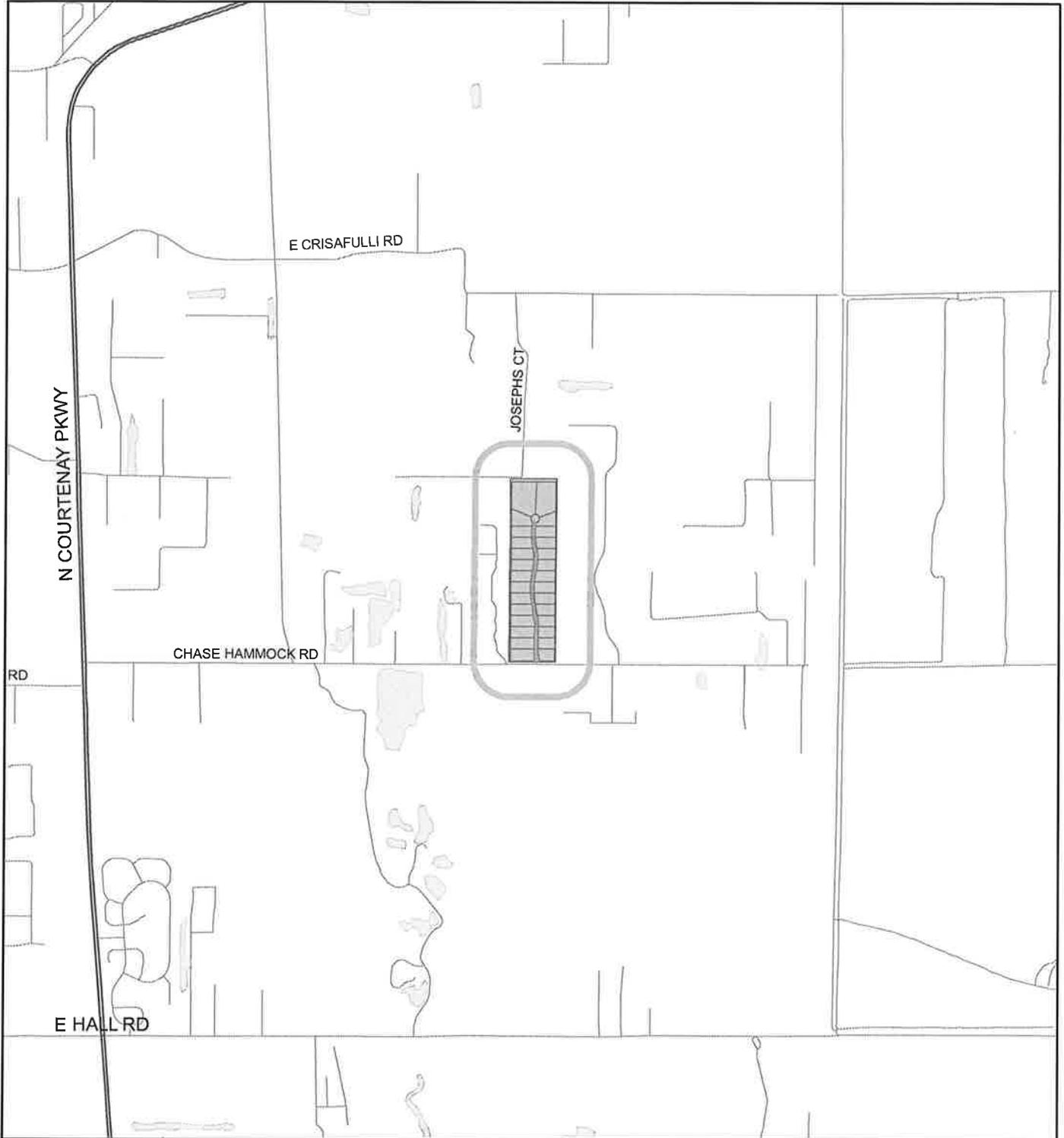
Information available to NRM indicates that federally and/or state protected species may be present on the property. Specifically, gopher tortoises can be found in areas of aquifer recharge soils. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should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

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. Land clearing is not permitted without prior authorization by NRM.

LOCATION MAP

GRAND LAKE ESTATES, LLC

18PZ00022



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

Buffer Distance: 500 feet

— Buffer
■ Subject Property

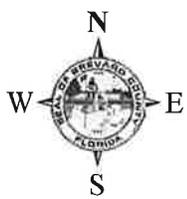
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 3/13/2018

ZONING MAP

GRAND LAKE ESTATES, LLC

18PZ00022



1:4,800 or 1 inch = 400 feet

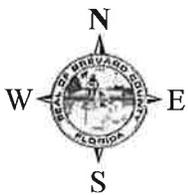
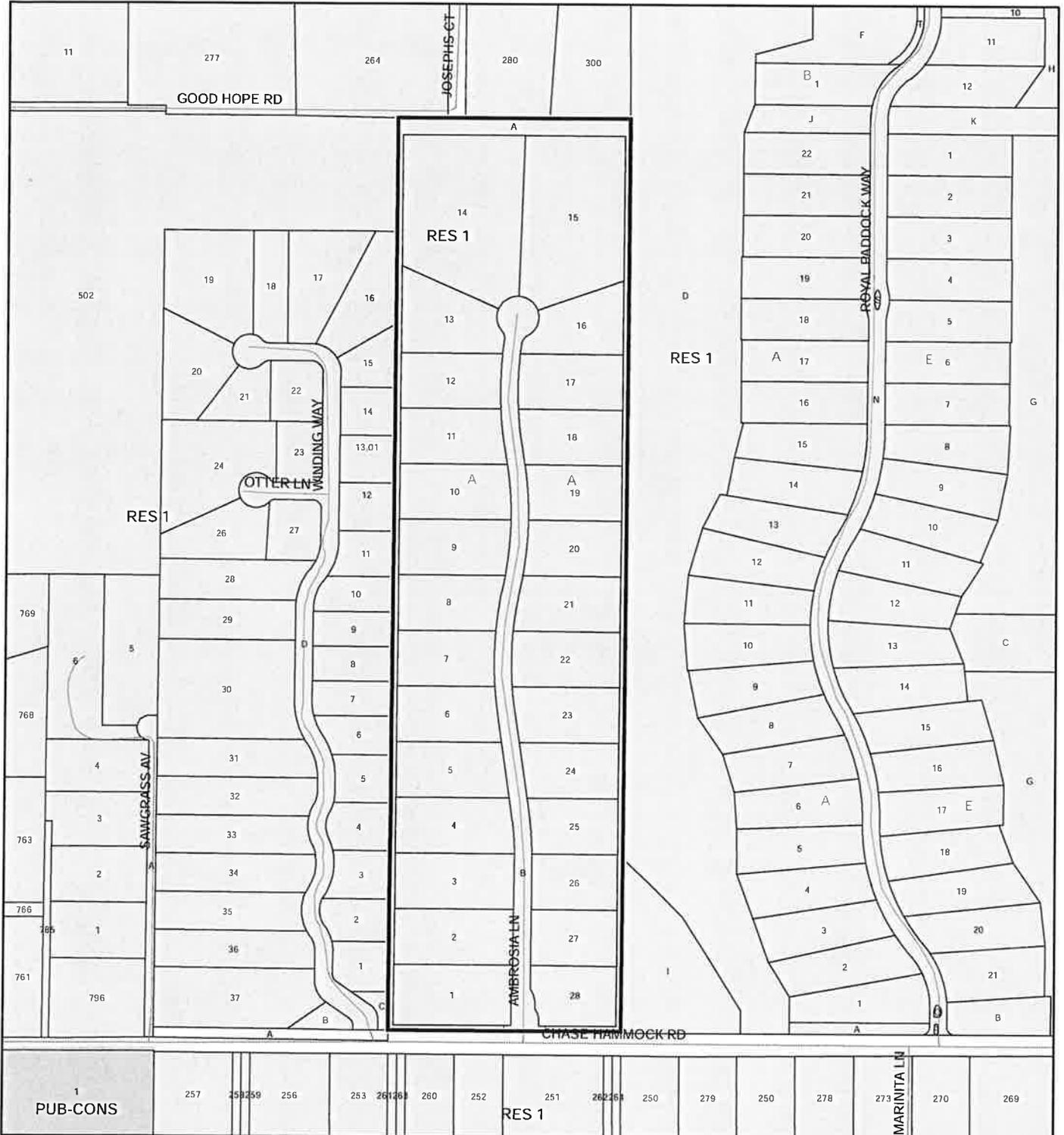
- Subject Property
- Parcels
- Zoning

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.

FUTURE LAND USE MAP

GRAND LAKE ESTATES, LLC

18PZ00022



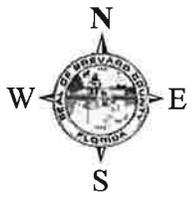
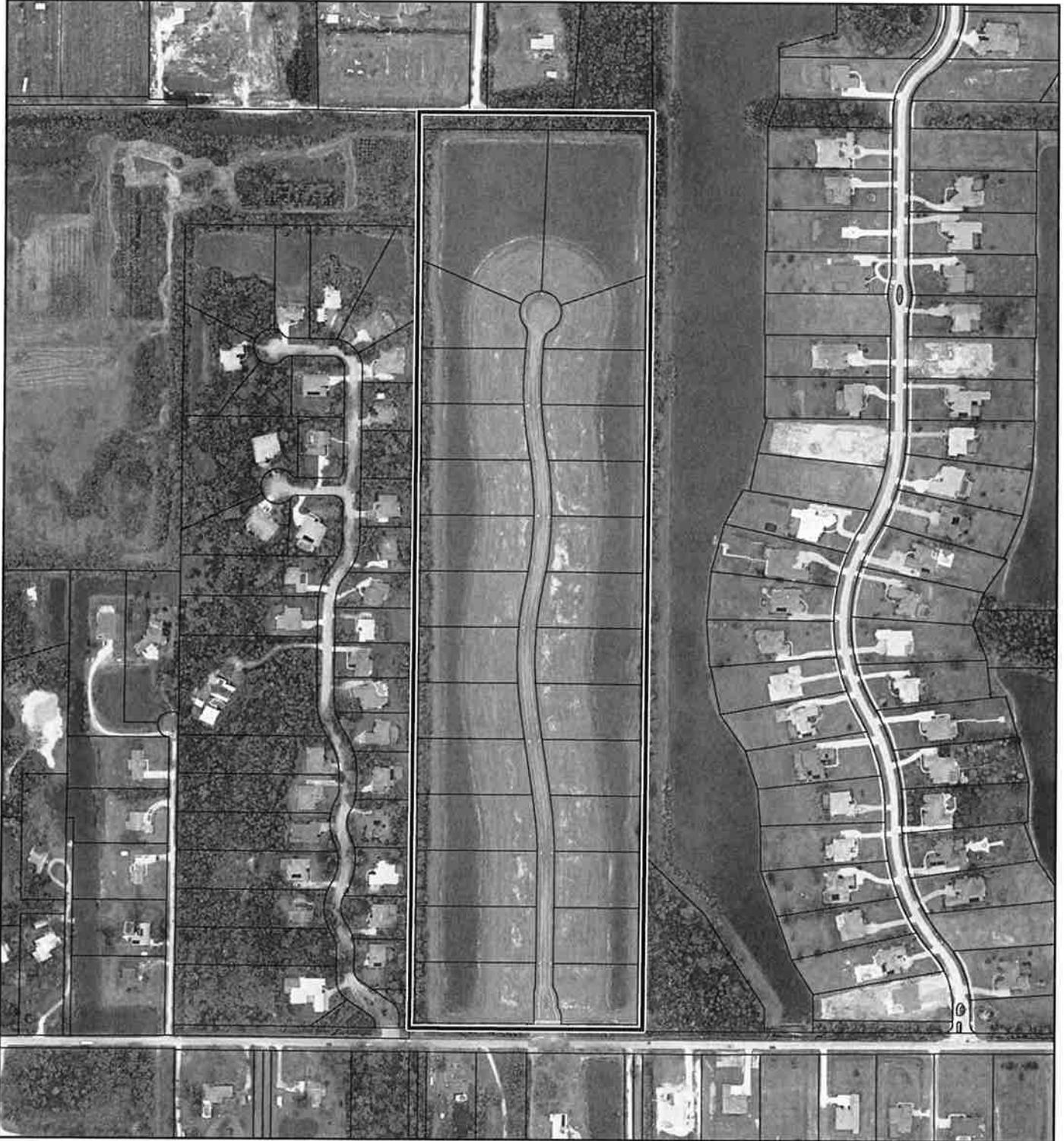
1:4,800 or 1 inch = 400 feet

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 the Brevard County Planning and Zoning Office - GIS Section Date: 4/12/2018

AERIAL MAP
GRAND LAKE ESTATES, LLC
18PZ00022



1:4,800 or 1 inch = 400 feet
PHOTO YEAR: 2017

 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 the Brevard County Planning and Zoning Office - GIS Section Date: 3/13/2018

Scott Ellis

Clerk Of Courts, Brevard County

#Pgs: 8 #Names: 2
Trust: 4.50 Rec: 65.00 Serv: 0.00
Mtg: 0.00 Exclse: 0.00
nt Tax: 0.00

THIS INSTRUMENT PREPARED BY
AND RETURNED TO:
JONATHAN M. KAMIN, ESQUIRE
GOLDBERG, KAMIN AND GARVIN
1806 FRICK BUILDING, 437 GRANT STREET
PITTSBURGH, PA 15219-6101

BDP / RR-1
40.5 +/- ACRES

CFN 2006084939 03-23-2006 09:45 am
OR Book/Page: 5620 / 5502

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this ___ day of _____, 2006,
between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY,
FLORIDA, a political, subdivision of the State of Florida (hereinafter referred to as
"County") and BALTUSROL DEVELOPMENT, LLC, a Florida Limited Liability
Company, whose office address is 300 Weyman Road, Suite 210, Pittsburgh, PA
15236, (hereinafter referred to as "Developer").

RECITALS:

WHEREAS, Developer owns, by virtue of a Warranty Deed recorded in the Office
of the Clerk of Brevard County, Florida in Official Records Book 5528, Page 3952, that
certain parcel of property, which is more particularly described in Exhibit "A", which is
attached hereto and is incorporated by reference herein (hereinafter referred to as
"Property"). The Property is also known in the Office of Property Appraiser of Brevard
County as Parcel I.D. #23-36-25-00-501; and

WHEREAS, Developer / Owner desires to develop the property as a single family
residential subdivision pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer /
Owner wishes to mitigate the negative impacts on abutting land owners and affected
facilities and services; and

WHEREAS, the County and the Developer desire to enter into a Binding
Development Plan for the purpose of assuring both the County and the Developer that

RETURN: Clerk to the Board #27



RETURN: Clerk to the Board #27 ←

the proposed development will be built in accordance with the representations of the Developer; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the Parties hereto agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements (other than street improvements and maintenance once the same have been dedicated to and accepted by the County). It is the intent of the Parties that the Developer, its grantees, successors or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. The Developer shall comply with the following in its development of the Property, which has been rezoned to RR-1:

(A) The Developer shall design its development in such a manner as to allow appropriate pedestrian / equestrian access from Joseph Court; and

(B) The Developer shall not permit vehicular traffic from or to Joseph Court; and

(C) The Developer shall leave the existing vegetative buffer adjacent to the canal on the north end of the Property. Provided however, that if the applicable authorities require the Developer to remove any of the vegetative buffer as part of the development process, then the Developer shall replace the removed plants with new native vegetation, thereby creating an opaque buffer; and

RETURN: Clerk to the Board #27 ←

(D) The Developer shall design its water detention system to direct the water flow water away from the north end of the Property's boundary. This design will be consistent with the most current storm water master plans, as approved by the appropriate review agencies; and

(E) The Developer shall design its water detention system to appropriately detain the 100 year storm; and

(F) All onsite storm-water detention facilities shall be maintained by the Developer. The Developer shall maintain these facilities until such time as the Plan has achieved the level of 70% build out. At such time, the Developer shall have the right to turn its maintenance responsibilities over to the Homeowner's Association; and

(G) The west bank of the drainage canal, on the west side of the Property, shall be preserved. Provided however, that if the appropriate review agencies require the Developer to install critical drainage features in such areas, then the Developer shall have the right to remove the existing vegetation, as necessary. If the Developer performs such removal, then the Developer shall replace the removed vegetation with native vegetation, thereby creating an opaque buffer in said area; and

(H) The Developer shall install a flat, drivable service road as is necessary to service and maintain the proposed retention \ detention facilities. This road shall be installed on the west side of the Property's boundary line and shall be not less than fifteen (15) feet in width. The existing opaque buffer on the west side of the Property's boundary line shall also be maintained. If the Developer is required to remove this buffer as part of its development, then the Developer shall replace the removed vegetation with native vegetation, thereby creating an opaque buffer; and

(I) The Lots in the Plan shall average 1 acre in size. The Parties acknowledge that no lot shall be smaller than 0.9 acres; and

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(J) The minimum home size shall not be less than 2,500 sq. feet; and

(K) The Developer shall be required to meet the building line setbacks as prescribed by the land development code. Provided however, that the Developer agrees that the minimum building setback from the west subdivision boundary line is one-hundred (100) feet. No temporary or permanent structures shall be permitted within the one-hundred (100) foot building setback line from the west subdivision boundary line; and

(L) The maximum number of Lots permitted in the Plan shall be twenty-eight (28) Lots.

3. The Developer agrees that it shall not pull any building permits to construct any homes on the Lots prior to December 1, 2006. Provided however, that the Parties agree that this prohibition shall not prohibit the Developer from proceeding with fully entitling the Property, which may include, but shall not be limited to, submitting drawings, plans, reports and studies to the appropriate review agencies for their review and approval. The Developer shall also have the right to install all required infrastructure grading, storm sewers retention ponds, paving, etc. and to perform various grading and earthwork on the Property in accordance with the requirements of the applicable review agencies. The Parties further agree that this December 1, 2006 deadline shall not apply to the Developer should the County complete its scheduled storm-water infrastructure improvements (known as the "Lake George \ Chase Hammock Road Improvement Project") prior to December 1, 2006.

4. The Parties agree that violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, as amended.

5. Developer shall comply with all regulations and ordinances of Brevard County, Florida. This agreement constitutes Developer's agreement to meet additional standards or restrictions in developing the Properties. This agreement provides no

1A11

RETURN: Clerk to the Board #27 →

vested rights against changes to the comprehensive plan or land development regulations as they may apply to this Property.

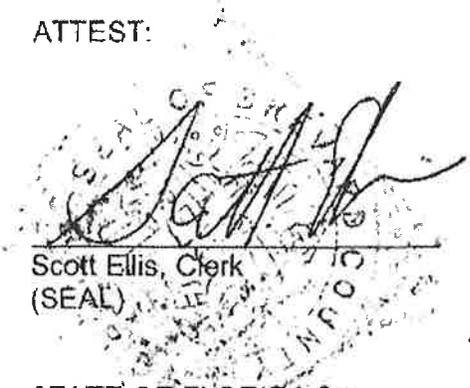
6. Developer, upon execution of this agreement, shall pay to the County the cost of recording this agreement in Brevard County, Florida.

7. This agreement shall be binding and shall inure to the benefit of the successors or assigns of the Parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property. If the Property is annexed into a municipality, the municipality may enforce the agreement or declare it null and void.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to the signed all as of the date and year first written above.

ATTEST:

Scott Ellis, Clerk
(SEAL)



COUNTY:
BOARD OF COUNTY COMMISSIONERS OF
BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

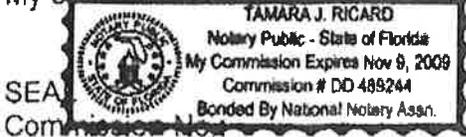
By: Helen Voltz
Helen Voltz, Chair

As approved by the Board on March 21, 2006

STATE OF FLORIDA §
COUNTY OF BREVARD §

The foregoing instrument was acknowledged before me this 21 day of March, 2006, by Helen Voltz, as Chairman of the Board of County Commissioners of Brevard County, Florida, who is personally known to me or who has produced _____ as identification.

My commission expires



SEA
Commission No

Tamara J. Ricard
Notary Public

Tamara J. Ricard
(Name typed, printed or stamped)

RETURN: Clerk to the Board #27

WITNESSES:

Jonathan M. Kamin
 Jonathan M. Kamin
 (Witness Name typed or printed)

[Signature]
 (Witness Name typed or printed)

DEVELOPER:

BALTUSROL DEVELOPMENT, LLC,
a Florida Limited Liability Company

By: [Signature]
 F. Daniel Caste, Managing Member of
 Welcast Partners, LLC, which is the
 Managing Member of Caste-Woodland
 Partners, L.P., which is a Managing
 Member of Baltusrol Development, LLC

COMMONWEALTH OF PENNSYLVANIA §
COUNTY OF ALLEGHENY §

The foregoing instrument was acknowledged before me this 6th day of April, 2006 by, F. Daniel Caste, Managing Member of Welcast Partners, LLC, which is the General Partner of Caste-Woodland Partners, L.P., which is a Managing Member of Baltusrol Development, LLC, on behalf of Baltusrol Development, LLC, who is personally known to me or who has produced his driver's license as identification.

My commission expires:

[Signature]
 Notary Public

SEAL

Commission No.:

Donna J. Hirschfeld
 (Name typed, printed or stamped)

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Donna J. Hirschfeld, Notary Public
 City Of Pittsburgh, Allegheny County
 My Commission Expires July 22, 2008
 Member, Pennsylvania Association Of Notaries

RETURN: Clerk to the Board #27 ↑

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Tax Parcel 501 as recorded in ORB 5353, Pages 2910 through 2911, Public Records of Brevard County, Florida, Section 25, Township 23, Range 36, (40 acres +/-).

RETURN: Clerk to the Board #27 ←

JOINDER IN BINDING DEVELOPMENT PLAN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated August 30, 2005, given by Baltusrol Development, LLC, as Mortgagor, in favor of the undersigned, S & T Bank, as Mortgagee, recorded in Official Records Book 5528, Page 3953, Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan, for the purpose of subordinating the lien of the undersigned's Mortgage to said Binding Development Plan.

WITNESSES:

MORTGAGEE NAME/ADDRESS:

S & T Bank
800 Philadelphia Street
Indiana, PA 15701

Susan D. Scarnato

Michelle Petrovsky, SVP.

Susan D. Scarnato
(Witness name typed or printed)

Susan D. Scarnato

Michelle Petrovsky, SVP.
Authorized Agent

Susan D. Scarnato
(Witness name typed or printed)

MICHELLE PETROVSKY
(Name typed, printed or stamped) &
Title of Agent)

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF Indiana)

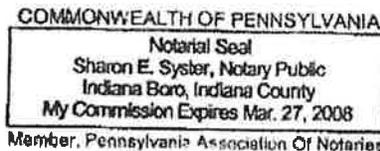
) SS:

The foregoing instrument was acknowledged before me this 24th day of January, 2006, by Michelle Petrovsky, SVP, who is personally known to me or who has produced _____ as identification.

My commission expires: 3-27-08

Sharon E. Syster
Notary Public

SEAL



Sharon E. Syster
(Name typed, printed or stamped)

Prepared by: Kimberly Bonder Rezanka
Address: Cantwell & Goldman, P.A.
96 Willard Street, Ste. 302
Cocoa, FL 32922

BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this ____ day of _____, 2018, between the BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida (hereinafter referred to as "County") and Grand Lake Estates, LLC, a Florida Limited Liability Company, whose office address is 5174 Ambrosia Lane, Merritt Island, Florida 32953 (hereinafter referred to as "Developer").

RECITALS

WHEREAS, Developer owns property by virtue of a Warranty Deed recorded in the Office of the Clerk of Brevard County, Florida in Official Records Book 6616, Page 161, that certain parcel of property, which is more particularly described in **Exhibit "A"**, which is attached hereto and is incorporated by reference herein (hereinafter referred to as the "Property"). The Property is also known as Parcel I.D. 23-36-25-00-501; and

WHEREAS, Developer has requested the SR zoning classification and desires to develop the Property as Single Family Homes and pursuant to the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the Property, Developer/Owner wishes to mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County and the Developer desire to enter into a Binding Development Plan for the purpose of assuring both the County and the Developer that the proposed development will be built in accordance with the representations of the Developer; and

WHEREAS, the County is authorized to regulate development of the Property.

NOW, THEREFORE, the Parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or participate in any way in the construction or maintenance of the improvements. It is the intent of the parties that the Developer, its grantees, successor or assigns in interest or some other association and/or assigns satisfactory to the County shall be responsible for the maintenance of any improvements.

2. The Developer shall comply with the following in its development of the Property;

- (A) The Developer shall allow appropriate pedestrian and equestrian access from Joseph Court; and
- (B) The Developer shall not permit vehicular traffic from or to Joseph Court; and
- (C) The Developer shall leave the existing vegetative buffer adjacent to the canal on the north end of the Property. Provided however, that if the applicable authorities require the Developer to remove any of the vegetative buffer as part of the development process, then the Developer shall replace the removed plants with new native vegetation, thereby creating an opaque buffer; and
- (D) The Developer shall maintain its water detention to direct the water flow water away from the north end of the Property's boundary. This design will be consistent with the most current storm water master plans, as approved by the appropriate review agencies; and
- (E) The Developer shall maintain its water detention system to appropriately detain the 100 year storm; and
- (F) All onsite storm-water detention facilities shall be maintained by the Developer. The Developer shall maintain these facilities until such time as the Plan has achieved the level of 70% build out. At such time, the Developer shall have the right to turn its maintenance responsibilities over to the Homeowner's Association; and
- (G) The west bank of the drainage canal, on the west side of the Property, shall be preserved. Provided however, that if the appropriate review agencies require the Developer to install critical drainage features in such areas, then the Developer shall have the right to remove the existing vegetation, as necessary. If the Developer performs such removal, then the Developer shall replace the removed vegetation with native vegetation, thereby creating an opaque buffer in said area; and
- (H) The Developer shall maintain the flat, drivable service road as is necessary to service and maintain the retention\detention facilities. This road has been installed on the west side of the Property's boundary line and is not less than fifteen (15) feet in width. The existing opaque buffer on the west side of the Property's boundary line shall also be maintained.

If the Developer is required to remove this buffer as part of its development, then the Developer shall replace the removed vegetation with native vegetation, thereby creating an opaque buffer; and

- (I) The minimum lot size shall be one-half (.5) acre, and the maximum number of lots shall forty (40) lots. This density may be further restricted by any changes to the Comprehensive Plan or the Land Development Regulations.
- (J) The minimum home size shall not be less than 2,300 sq. feet; and
- (K) The Developer shall be required to meet the building line setbacks as prescribed by the land development code. Provided however, that the Developer agrees that the minimum building setback from the west subdivision boundary line is one-hundred (100) feet. No temporary or permanent structures shall be permitted within the one-hundred (100) foot building setback line from the west subdivision boundary line.

3. Developer shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's agreement to meet additional standards or restrictions in developing the Property. This Agreement provides no vested rights against changes to the Comprehensive Plan or land development regulations as they may apply to the Property.

4. Developer, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in the Public Records of Brevard County, Florida.

5. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject Property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject Property, and be subject to the above referenced conditions as approved by the Board of County Commissioners on _____. In the event the subject Property is annexed into a municipality and rezoned, this Agreement shall be null and void.

6. Violation of this Agreement will also constitute a violation of the Zoning Classification and this Agreement may be enforced by Sections 1.7 and 62-5, Code of Ordinances of Brevard County, Florida, as may be amended.

7. Conditions precedent. All mandatory conditions set forth in this Agreement mitigate the potential for incompatibility and must be satisfied before Developer may implement the approved use(s), unless stated otherwise. The failure to timely comply with any mandatory condition is a violation of this Agreement, constitutes a violation of the Zoning Classification and is subject to enforcement action as described in Paragraph 6, above.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

Scott Ellis, Clerk
(SEAL)

Rita Pritchett, Chair
As approved by the Board on _____

(Please note: You must have two witnesses and a notary for each signature required. The notary may serve as one witness.)

WITNESSES:

Grand Lake Estates, LLC

By: Ronald E. Dimenna, Manager

(Witness Name typed or printed)

(Address)

(Witness Name typed or printed)

STATE OF FLORIDA)
 > ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Ronald E. Dimenna, Manager, Grand Lake Estates, LLC, who is personally known to me or who has produced _____ as identification.

Notary Public

My Commission expires:
SEAL
Commission No.:

(Name typed, printed or stamped)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT C AS SHOWN ON THE PLAT OF OTTER TRACE AS RECORDED IN PLAT BOOK 38, PAGE 28 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE N.00°10'55"W., ALONG THE EAST LINE OF SAID PLAT OF OTTER TRACE AND THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 2628.90 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25; THENCE N.89°33'42"E., ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, A DISTANCE OF 669.77 FEET TO A POINT LYING ON THE WEST LINE OF CHASE HAMMOCK LAKES AS RECORDED IN PLAT BOOK 50, PAGE 43 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AS MONUMENTED AND OCCUPIED; THENCE S.00°10'35"E., ALONG SAID LINE, 2629.75 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF CHASE HAMMOCK ROAD, SAID RIGHT OF WAY LINE LYING PARALLEL WITH AND 30.00 FEET NORTH OF THE SOUTH LINE OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25; THENCE S.89°38'01"W., ALONG SAID RIGHT OF WAY LINE 669.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.42 ACRES MORE OR LESS.

Exhibit "A"

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Desmond K. Blackburn, Ph.D., Superintendent

18PZ00022
Grand Lake Estates
School Concurrency



March 7, 2018

Mr. Paul Body
Planning & Development Department
Brevard County Board of County Commissioners
2726 Judge Fran Jamieson Way
Viera, Florida 32940

**RE: Proposed Grand Lakes Estates Development
School Capacity Availability Determination Letter CD-2018-05**

Dear Mr. Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property includes Tax Account 2324008 (Parcel ID: 23-36-25-51-*A), Tax Account 2324009 (Parcel ID: 23-36-25-51-*B), Tax Account 2324010 (Parcel ID: 23-36-25-51-A-1), Tax Account 2324037 (Parcel ID: 23-36-25-51-A-28), Tax Account 2324011 (Parcel ID: 23-36-25-51-A-2), Tax Account 2324036 (Parcel ID: 23-36-25-51-A-27), Tax Account 2324012 (Parcel ID: 23-36-25-51-A-3), Tax Account 2324035 (Parcel ID: 23-36-25-51-A-26), Tax Account 2324013 (Parcel ID: 23-36-25-51-A-4), Tax Account 2324034 (Parcel ID: 23-36-25-51-A-25), Tax Account 2324014 (Parcel ID: 23-36-25-51-A-5), Tax Account 2324033 (Parcel ID: 23-36-25-51-A-24), Tax Account 2324015 (Parcel ID: 23-36-25-51-A-6), Tax Account 2324032 (Parcel ID: 23-36-25-51-A-23), Tax Account 2324016 (Parcel ID: 23-36-25-51-A-7), Tax Account 2324031 (Parcel ID: 23-36-25-51-A-22), Tax Account 2324017 (Parcel ID: 23-36-25-51-A-8), Tax Account 2324030 (Parcel ID: 23-36-25-51-A-21), Tax Account 2324018 (Parcel ID: 23-36-25-51-A-9), Tax Account 2324029 (Parcel ID: 23-36-25-51-A-20), Tax Account 2324019 (Parcel ID: 23-36-25-51-A-10), Tax Account 2324028 (Parcel ID: 23-36-25-51-A-19), Tax Account 2324020 (Parcel ID: 23-36-25-51-A-11), Tax Account 2324027 (Parcel ID: 23-36-25-51-A-18), Tax Account 2324021 (Parcel ID: 23-36-25-51-A-12), Tax Account 2324026 (Parcel ID: 23-36-25-51-A-17), Tax Account 2324022 (Parcel ID: 23-36-25-51-A-13), Tax Account 2324025 (Parcel ID: 23-36-25-51-A-16), Tax Account 2324023 (Parcel ID: 23-36-25-51-A-14), Tax Account 2324024 (Parcel ID: 23-36-25-51-A-15), containing approximately 40.12 acres in Brevard County, Florida. The proposed single family development includes 40 homes. The School Impact Analysis of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2016-17 to 2020-21 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2016-2017 to 2021-22* which is attached for reference.

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x450 • FAX: (321) 633-4646

Single Family Homes	40		
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.28	11.2	11
Middle	0.08	3.2	3
High	0.16	6.4	6
Total	0.52		20

**FISH Capacity (including relocatables) from the
Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	751	751	751	751	751
Jefferson	854	854	854	854	854
Merritt Island	1,915	1,915	1,915	1,915	1,915

Projected Student Membership

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	641	629	634	652	632
Jefferson	610	669	711	733	735
Merritt Island	1,575	1,516	1,583	1,646	1,739

Students Generated by Previously Issued SCADL Reservations

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	90	103	111	111	111
Jefferson	29	40	48	48	48
Merritt Island	57	77	93	93	93

**Cumulative Students Generated by
Proposed Development**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	4	8	11	11	11
Jefferson	1	2	3	3	3
Merritt Island	2	5	6	6	6

**Total Projected Student Membership (includes
Cumulative Impact of Proposed Development)**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	735	740	756	774	754
Jefferson	640	711	762	784	786
Merritt Island	1,634	1,598	1,682	1,745	1,838

**Projected Available Capacity =
FISH Capacity - Total Projected Student Membership**

School	2018-19	2019-20	2020-21	2021-22	2022-23
Carroll	16	11	(5)	(23)	(3)
Jefferson	214	143	92	70	68
Merritt Island	281	317	233	170	77

At this time, Lewis Carroll Elementary is not projected to have enough capacity for the total of projected and potential students from the Grand Lakes Estates Subdivision. Because there is a shortfall of available capacity in the concurrency service area of the Grand Lakes Estates Subdivision, the capacity of adjacent concurrency service areas must be considered.

The adjacent elementary school concurrency service areas are Mila Elementary School and Audubon Elementary School. A table of capacities of the *Adjacent Schools Concurrency Service Areas* that could accommodate the impacts of the Grand Lakes Estates Subdivision is shown:

FISH Capacity (including relocatables) from the Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	761	761	761	761	761

Projected Student Membership					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	593	583	598	590	589

Students Generated by Previously Issued SCADL Reservations					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	90	103	111	111	111

Cumulative Students Generated by Proposed Development					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	4	8	11	11	11

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	687	694	720	712	711

Projected Available Capacity = FISH Capacity - Total Projected Student Membership					
School	2018-19	2019-20	2020-21	2021-22	2022-23
Audubon	74	67	41	49	50

Considering the adjacent elementary school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate the Grand Lakes Estates Subdivision.

This is a **non-binding** review; a *Concurrency Determination* must to be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "David G. Lindemann". The signature is fluid and cursive, written over a light blue horizontal line.

David G. Lindemann, AICP
Manager - Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2016-2017 to 2021-22*

Copy: Susan Hann, Director Planning & Project Management
File CD-2018-05

School	Type	Grades	Utilization Factor	School Year 2016-17		School Year 2017-18		School Year 2018-19		School Year 2019-20		School Year 2020-21		School Year 2021-22	
				FISH Capacity	10/17/16 Membership	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity	Student Projection	Total Capacity Utilization	Future FISH Capacity
ool Concurrency Service Areas															
Central	Middle	8-Jul	90%	1,525	1,088	1,525	1,129	1,525	1,213	1,525	1,325	1,381	1,525	1,354	89%
Ocala	Middle	8-Jul	80%	941	703	941	728	941	740	941	774	769	941	757	80%
Howey	Middle	8-Jul	80%	659	509	659	515	659	460	659	456	659	474	73%	
Leeson	Middle	8-Jul	90%	854	594	854	596	854	613	854	635	854	614	84%	
Jefferson	Middle	8-Jul	90%	854	806	854	811	854	669	854	711	854	733	85%	
Johnson	Middle	8-Jul	90%	1,000	791	1,000	791	1,000	802	1,000	810	1,000	868	87%	
Kennedy	Middle	8-Jul	90%	913	652	913	653	913	645	913	675	913	683	75%	
Madison	Middle	8-Jul	90%	743	444	743	480	743	480	743	533	743	585	76%	
McVey	Middle	8-Jul	90%	511	455	511	455	511	443	511	461	511	466	76%	
Northwest	Middle	8-Jul	90%	1,177	852	1,177	852	1,177	895	1,177	987	1,041	1,177	985	84%
Shore	Middle	8-Jul	90%	1,013	839	1,013	800	1,013	841	1,013	877	1,025	1,072	1,059	85%
Midstate Totals				9,990	7,542	9,990	7,569	9,990	7,801	9,990	8,259	8,708	10,049	8,651	
gh School Concurrency Service Areas															
Cocoa Beach	Jr / Sr High	PK, 7-12	90%	1,782	1,572	1,782	1,599	1,782	1,724	1,782	1,858	2,012	2,142	2,147	100%
Space Coast	Jr / Sr High	12-Jul	90%	1,466	1,064	1,466	1,017	1,466	976	1,466	969	1,466	1,466	956	65%
Jr / Sr High Totals				5,060	4,155	5,060	4,136	5,060	4,185	5,128	4,353	5,285	5,420	4,709	
chool Concurrency Service Areas															
Astonair	High	12-Sep	95%	1,446	1,132	1,446	1,124	1,446	1,125	1,446	1,159	1,233	1,446	1,314	91%
Bayside	High	12-Sep	95%	2,235	1,712	2,235	1,684	2,235	1,733	2,235	1,697	2,235	1,780	80%	
Eau Gallie	High	PK, 9-12	95%	2,186	1,672	2,186	1,639	2,186	1,693	2,186	1,784	1,834	2,186	1,900	87%
Helene	High	12-Sep	95%	2,314	1,855	2,314	1,784	2,314	1,776	2,314	1,769	2,314	1,928	83%	
Melbourne	High	12-Sep	95%	2,317	2,304	2,317	2,300	2,365	2,374	2,471	2,466	2,460	2,602	2,601	100%
Norrit Island	High	PK, 9-12	95%	1,915	1,574	1,915	1,575	1,915	1,516	1,915	1,583	1,915	1,739	91%	
Palm Bay	High	PK, 9-12	95%	2,613	1,937	2,613	1,955	2,613	1,959	2,613	1,956	2,613	1,897	73%	
Riverview	High	12-Sep	95%	1,689	1,480	1,689	1,470	1,689	1,515	1,689	1,522	1,689	1,485	88%	
Seffville	High	PK, 9-12	95%	1,516	1,358	1,516	1,326	1,516	1,345	1,516	1,357	1,516	1,404	93%	
Tavares	High	12-Sep	95%	1,872	1,379	1,872	1,385	1,872	1,437	1,872	1,429	1,872	1,468	78%	
Viera	High	PK, 9-12	95%	2,253	2,117	2,253	2,150	2,253	2,188	2,253	2,233	2,253	2,348	100%	
High Totals				22,356	18,213	22,404	18,363	22,404	18,363	22,459	18,765	22,499	22,736	19,855	
o (Not Concurrency Service Areas)															
Freedom 7	Elementary	K-6	100%	475	409	475	414	475	414	475	414	475	475	414	87%
Steverson	Elementary	K-6	100%	569	484	569	508	569	508	569	508	569	569	508	89%
West Melbourne	Elementary	K-6	100%	618	550	618	552	618	552	618	552	618	552	89%	
Edgewood	Jr / Sr High	12-Jul	90%	1,072	948	1,072	950	1,072	960	1,072	950	1,072	950	86%	
West Shore	Jr / Sr High	12-Jul	90%	1,264	955	1,264	956	1,264	955	1,264	956	1,264	956	75%	
Schools of Choice				3,998	3,346	3,998	3,380	3,998	3,380	3,998	3,380	3,998	3,998	3,380	
Brevard Totals				82,459	67,106	82,723	68,541	82,723	68,541	83,172	70,103	83,525	84,112	72,468	

Notes
1. FISH Capacity is the sum of the factored permanent capacity and the factored relocatable capacity. Permanent and relocatable capacities for 2016-17 are reported from the FISH database as of December 13, 2016.
2. Student Membership is reported from the Fall Final Membership Count. (10/17/16).
3. Davis Demographics Schoolsite Enrollment Forecasting Extension for ArcGIS estimates future student populations by analyzing the following data:
- Development Projections from Brevard County Local Government Jurisdictions
- Brevard County School Concurrency Student Generation Multipliers (SGM)
- Fall Membership student addresses and corresponding concurrency service areas
- Student Mobility Rates / Cohort Survival
- Brevard County Birth rates by ZIP code

4. Davis Demographics estimates are then adjusted using the following factors:
- PK (Pre-Kindergarten) and AH (daycare for students with infants) enrollment number are assumed to be constant
- Current From-To attendance patterns are assumed to remain constant.
- Nonrelocated student addresses are assumed to continue in their attendance schools.
- Charter School Growth.

5. In order to maintain utilization rates lower than the 100% Level of Service, Relocatable Classrooms are assumed to add future student stations as necessary.
- Primary relocatable classrooms (Grades K-3) = 18 student stations, Intermediate (Grades 4-8) relocatable classrooms = 22 student stations, and High School (Grades 9-12) relocatable classrooms = 25 student stations
- Intermediate relocatable classrooms are proposed to be added at Atlantis Elementary, Challenger 7 Elementary, Fairglen Elementary, Meadowlark Intermediate, Meadowlark Primary, Oak Park Elementary, Pineswood Elementary, Quest Elementary, Riviera Elementary, and Stone Middle (Total of 38 Classrooms).
- High school relocatable classrooms are proposed to be added at Melbourne High, Cocoa Jr/Sr High, and Viera High (Total of 32 Classrooms)



Via Email: (rick@honeycutt.cc)

Ref: 4540.01

TECHNICAL MEMORANDUM

To: Richard L. Kern, P.E.
Honeycutt & Associates, Inc.
3700 S. Washington Ave.
Titusville, FL 32780

From: Gil Ramirez 

Date: March 23, 2018

Subject: Grand Lake Estates– Traffic Impact Statement
Merritt Island, Florida

INTRODUCTION

LTG, Inc. has been retained by Honeycutt & Associates, Inc. to prepare a traffic impact statement for an increase of 12 units to the existing 28-unit Grand Lake Estates subdivision. The Grand Lake Estates Subdivision is located on the north side of Chase Hammock Road between Winding Way and Royal Paddock Way in unincorporated Brevard County, Florida. Figure 1 shows the location of the project relative to the surrounding road network. This memorandum summarizes the traffic impacts of the new project trips on the surrounding road network in the build-out year of 2020 based on a preliminary engineering analysis. A concept plan is attached as Appendix A.

Study Area

The study area roadway segments of SR 3 and Chase Hammock Road are listed below:

Roadway Segment:

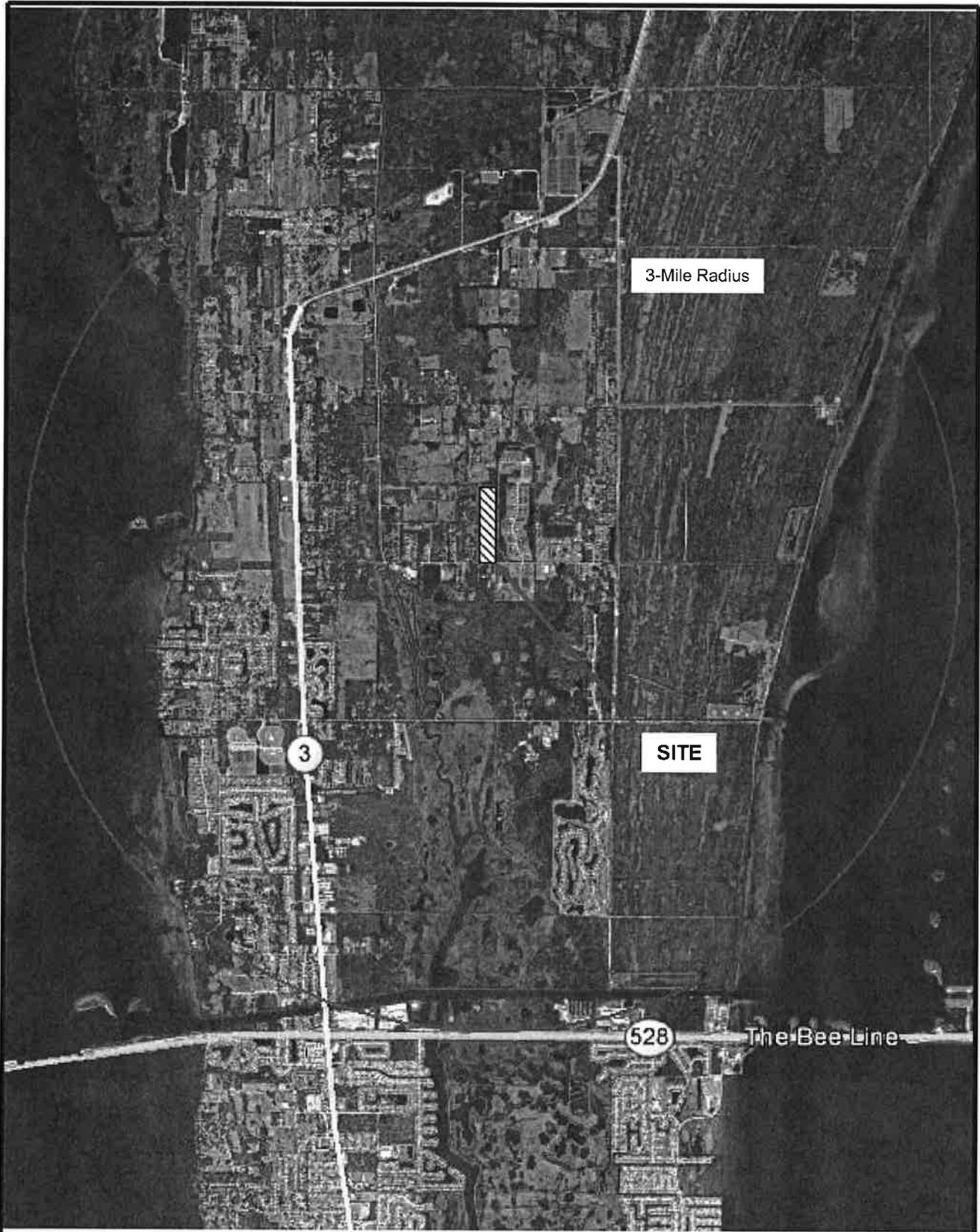
- SR 3 / N Courtenay Parkway from SR 528 N Ramp to Hall Road
- SR 3 / N Courtenay Parkway from Hall Road to N Tropical Trail
- Chase Hammock Road from SR 3 / N Courtenay Parkway to Wildwood Avenue / Hunter's Lane

Data Source

Reference data was obtained from the Space Coast Transportation Planning Organization (SCTPO), Brevard County, the Institute of Transportation Engineers (ITE), and the Florida Department of Transportation (FDOT). The Annual Average Daily Traffic (AADT) volumes for the study area are illustrated in Figure 2.

Planned Roadway Improvements

FDOT's Five Year Work Program, SCTPO, and Brevard County were consulted to ascertain if there were any programmed or planned roadway improvements within the study area. Based on information available, there are no programmed roadway improvements within the study area from 2018 to 2020.



**Grand Lakes
Estates**



NTS

Location Map

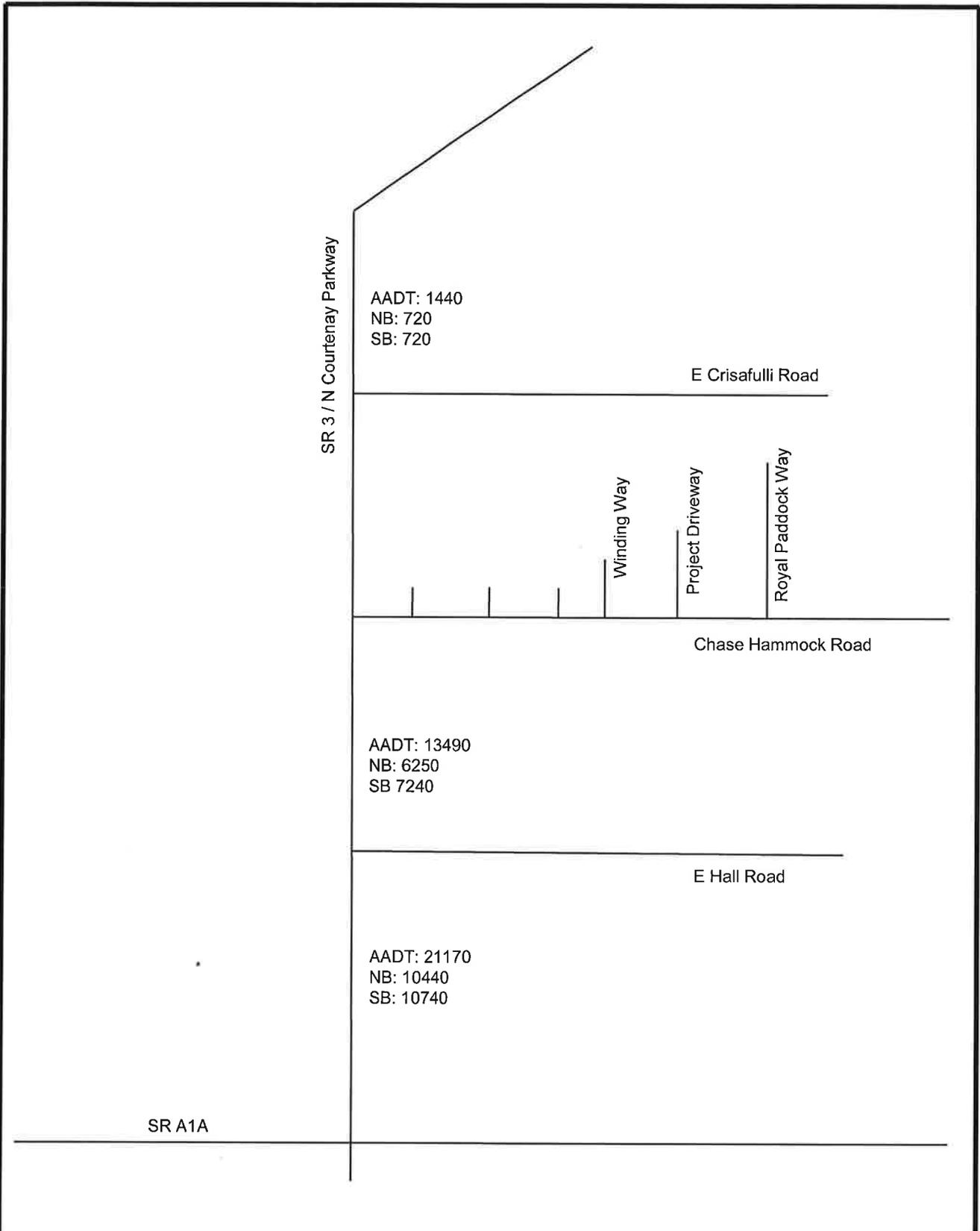


LTG *Engineering
& Planning*

Project No.: 4540.01

Figure: 1

1970 Dairy Road, W, Melbourne, FL 32904
 Telephone: 321.499.4679 Fax: 321.499.4680 EB# 0009227



Grand Lake Estates	 NTS	Existing AADT		
		Project No.: 4540.01	Figure: 2	

TECHNICAL MEMORANDUM

Richard Kern, P.E.

March 23, 2018

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EXISTING ROADWAY ANALYSIS

Roadway level of service describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include: speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety and vehicle operating costs. Six levels of service have been established as standards by which to gauge roadway performance, designated by the letters A through F. The level of service categories are defined as follows:

- Level of Service A:* Free flow, individual users virtually unaffected by the presence of others
- Level of Service B:* Stable flow with a high degree of freedom to select operating conditions
- Level of Service C:* Flow remains stable, but with significant interactions with others
- Level of Service D:* High-density stable flow in which the freedom to maneuver is severely restricted
- Level of Service E:* This condition represents the capacity level of the road
- Level of Service F:* Forced flow in which the traffic exceeds the amount that can be served

Roadway Segment Analysis

The AADT for the study roadway segments of SR 3 were obtained from the SCTPO Segment Counts database. Chase Hammock Road is not included in the SCTPO database, therefore Average Daily Traffic (ADT) for the study roadway segment of Chase Hammock Road was obtained from 24-hour Traffic Counts (see Appendix B). The existing p.m. peak-hour two-way LOS for the study area roadway segments are shown in Table 1. As indicated in the table, the study roadway segments are currently operating within the adopted levels of service.

Table 1
Existing P.M. Peak-Hour Two-Way LOS – Roadway Segments
Grand Lake Estates

Roadway	Segment		Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing AADT*	MAV	K Factor	Existing Peak-Hour Two-Way Volume	LOS
	From	To								
SR 3	SR 528 N Ramp	Hall Rd.	4	D	3,759	21,170	41,970	0.09	1,905	C
SR 3	Hall Rd.	N Tropical Trail	4	D	3,759	13,490	41,970	0.09	1,214	C
Chase Hammock Rd	SR 3	Wildwood Ave	2	E	1,015	1,863	10,360	0.09	168	C

*SR 3 AADT are taken from Space Coast Transportation Planning Organization Traffic Counts: 2007-2016. Chase Hammock Road ADT is taken from 24-hour Traffic Counts.

FUTURE TRAFFIC CONDITIONS

The next step in the analysis was to determine the future traffic conditions on the study area roadways at the time of project completion. The following documents the procedures used to determine the future traffic.

Background Traffic Growth Rates

Historical growth rates were used to determine the background traffic. FDOT *Traffic Trends* software was used to calculate historical growth rates using the past five years of data obtained from the SCTPO, with the exception of Chase Hammock Road which is not included within the SCTPO database. (see Appendix C). A minimum growth of 2% was applied to the existing traffic volumes. The historical growth rates are provided in Table 2.

TECHNICAL MEMORANDUM

Richard Kern, P.E.

March 23, 2018

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**Table 2
Historical Growth Rates
Grand Lake Estates**

Roadway	Segment		Average Growth Rate	Applied Annual Growth Rate	Growth Factor
	From	To			
SR 3/N Courtenay Pkwy	SR 528 N Ramp	Hall Rd.	1.23%	2.00%	1.020
SR 3/N Courtenay Pkwy	Hall Rd.	N Tropical Trail	1.87%	2.00%	1.020
Chase Hammock Rd	SR 3	Project Location	N/A	2.00%	1.020

Vested Trips from Approved Land Development

The Grand Lake Estates subdivision has been previously approved to develop 28 units, but the units have not been constructed. The trip generation for the 28 units was calculated and included as vested trips for the background conditions analysis. Trip generation was determined using the trip generation rates published by the Institute of Transportation Engineers (ITE) in the document Trip Generation Manual, 10th Edition. Table 3 presents the total daily, a.m. and p.m. peak-hour trip generation for the 28 vested units.

**Table 3
Trip Generation – Vested Trips
Grand Lake Estates**

Time Period	Land Use	ITE Land Use Code	Trip Rate Equation	Units (x) Dus	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
Daily	Single-Family	210	$\ln(T) = 0.92 \ln(X) + 2.71$	28	322	50%	50%	161	161
A.M. Peak-hour	Single-Family	210	$T = 0.71 (X) + 4.80$	28	25	25%	75%	6	19
P.M. Peak-hour	Single-Family	210	$\ln(T) = 0.96 \ln(X) + 0.20$	28	30	63%	37%	19	11

Source: ITE, Trip Generation 10th Edition

2020 Background Roadway Analysis

The background p.m. peak-hour two-way LOS for the study area road segments are shown in Table 4. As indicated in the table, the study roadway segments are expected to operate within the adopted level of service under 2020 background conditions.

TECHNICAL MEMORANDUM

Richard Kern, P.E.

March 23, 2018

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**Table 4
Background P.M. Peak Hour Two-Way LOS – Roadway Segments
Grand Lake Estates**

Roadway	Segment		Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing Peak-Hour Two-Way Volume	Annual Growth Rate	Background Traffic	Project Trip Distribution	Build-Out		
	From	To								Vested Trips	Traffic	LOS
SR 3	SR 528 N Ramp	Hall Rd.	4	D	3,580	1,905	2.0%	1,982	88.0%	26	1,982	C
SR 3	Hall Rd.	N Tropical Trail	4	D	3,759	1,214	2.0%	1,263	12.0%	4	1,263	C
Chase Hammock Rd	SR 3	Wildwood Ave	2	E	1,269	168	2.0%	174	100.0%	30	174	C

BUILD-OUT ROADWAY ANALYSIS

The study roadway segments were analyzed based on the build-out roadway conditions to determine potential impacts and to investigate mitigation requirements.

Trip Generation

Trip generation for the 12 new units was determined using the trip generation rates published by the Institute of Transportation Engineers (ITE) in the document Trip Generation Manual, 10th Edition. The total daily, a.m. and p.m. peak-hours trip generation is presented in Table 5.

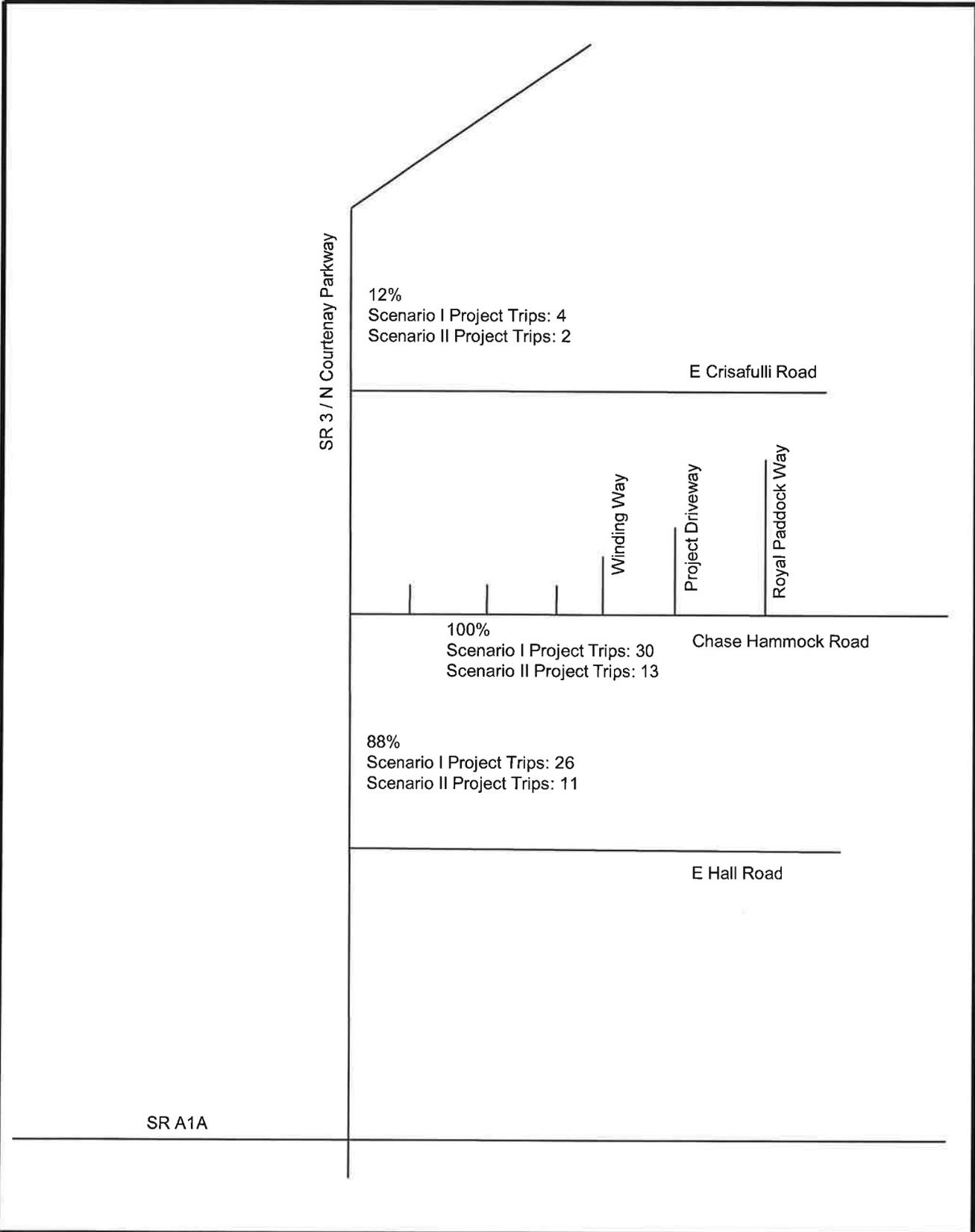
**Table 5
Trip Generation – New Proposed Development
Grand Lake Estates**

Time Period	Land Use	ITE Land Use Code	Trip Rate Equation	Units (x) Dus	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
Daily	Single-Family	210	$\ln(T) = 0.92 \ln(X) + 2.71$	12	148	50%	50%	74	74
A.M. Peak-hour	Single-Family	210	$T = 0.71 (X) + 4.80$	12	13	25%	75%	3	10
P.M. Peak-hour	Single-Family	210	$\ln(T) = 0.96 \ln(X) + 0.20$	12	13	63%	37%	8	5

Source: ITE, Trip Generation 10th Edition

Trip Distribution and Assignment

The process of determining the directional flow of traffic associated with a new development is called trip distribution. The project's trip distribution was determined based on the directional distribution of existing background traffic and engineering judgment. The anticipated distribution and trip assignment for both vested and new units are illustrated in Figure 3.



Grand Lake Estates



NTS

**Trip Distribution And
Trip Assignment**

Project No.: 4540.01

Figure: 3



LTG Engineering
& Planning

1970 Dairy Road, W. Melbourne, FL 32904
Telephone: 321.499.4679 Fax: 321.499.4680 EB# 0009227

TECHNICAL MEMORANDUM

Richard Kern, P.E.

March 23, 2018

Page 8

Build-Out Roadway Segment Analysis

The traffic analysis for the roadway segments involves the comparison of the future peak-hour two-way volumes to available capacity. Table 6 presents the results of the p.m. peak-hour two-way roadway segment analyses for the study area roadways under 2020 build-out conditions. As indicated in the table, all of the study area roadway segments are anticipated to operate within the adopted level of service under 2020 build-out conditions.

**Table 6
Build-Out P.M. Peak Hour Two-Way LOS – Roadway Segments
Grand Lake Estates**

Roadway	Segment		Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing Peak-Hour Two-Way Volume	Annual Growth Rate	Background Traffic	Project Trip Distribution	Build-Out			
	From	To								Vested Trips	Project Trips	Traffic	LOS
SR 3	SR 528 N Ramp	Hall Rd.	4	D	3,580	1,905	2.0%	1,982	88.0%	26	11	2,008	C
SR 3	Hall Rd.	N Tropical Trail	4	D	3,759	1,214	2.0%	1,263	12.0%	4	2	1,266	C
Chase Hammock Rd	SR 3	Wildwood Ave	2	E	1,269	168	2.0%	174	100.0%	30	13	204	C

TECHNICAL MEMORANDUM

Richard Kern, P.E.

March 23, 2018

Page 9

CONCLUSION

A preliminary engineering analysis was conducted to evaluate the impact of an increase of 12 units to the existing Grand Lake Estates subdivision located on the north side of Chase Hammock Road between Winding Way and Royal Paddock Way in Brevard County, Florida. The development, as currently approved, consists of 28 single-family residential units. The build-out year is 2020. The impacts of the proposed development on the surrounding roadway segments are summarized below:

- Under existing conditions all study area roadway segments currently operate within the adopted LOS.
- Under 2020 background conditions all study area roadway segments are anticipated to operate within the adopted LOS.
- Under 2020 build-out conditions all study area roadway segments are anticipated to operate within the adopted LOS.

Attachments:

Appendix A- Preliminary Site Plan

Appendix B- 24-Hour Traffic Counts

Appendix C- Traffic Trends Analysis Sheets

SD

I affirm, by affixing my signature and seal below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional engineering.

Name: Gil Ramirez

Signature: Gilberto A Ramirez
2018.03.23 15:22:07 -04'00'

Florida PE License No.: 62600

Date: March 23, 2018



Appendices

APPENDIX A
Preliminary Site Plan

GRAND LAKE ESTATES

A SUBDIVISION LYING IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.

PLAT BOOK 58 PAGE 1A
 SHEET 2 OF 5
 SECTION 25 TWP. 23 S., RANGE 36 E.



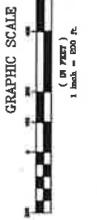
MAP SHOWING OVERALL BOUNDARY

LEGAL DESCRIPTION:
 A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AT THE SOUTHEAST CORNER OF TRACT C AS SHOWN ON THE PLAT OF OTTER TRACE AS RECORDED IN PLAT BOOK 58, PAGE 28 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THENCE NORTH 07°50'11" WEST ALONG THE EAST LINE OF SAID PLAT OF OTTER TRACE AND THE WEST LINE OF THE EAST 1/2 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, 134.00 FEET TO THE SOUTHWEST 1/4 OF SECTION 25, THENCE NORTH 07°50'11" WEST ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, THENCE WEST 320°10'30" ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, THENCE SOUTH 89°30'07" WEST ALONG SAID LINE, 269.79 FEET TO A POINT LYING ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, THENCE SOUTH 89°30'07" WEST ALONG SAID LINE, 340.51 FEET TO THE POINT OF BEGINNING, CONTAINING 40.42 ACRES MORE OR LESS.

- LEGEND**
- CD = CHORD BEARING AND DISTANCE
 - CM = CONCRETE MONUMENT
 - FLA or FL = FLORIDA
 - F.P.L. = FLORIDA POWER AND LIGHT COMPANY
 - G.P.S. = GLOBAL POSITIONING SYSTEM
 - IRV = IRVING
 - NO = NOT IDENTIFIED
 - NO = NUMBER
 - PC = POINT OF COMMENCEMENT
 - P.C.T. = PUBLIC CORNER TRAIL AND RAIL
 - P.D.E. = PUBLIC DRAINAGE EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.P.M. = PERMANENT REFERENCE MONUMENT
 - REG = REGISTERED
 - R = RAILROAD
 - R/W = RIGHT-OF-WAY
 - ⊙ = TYPICAL CORNER IDENTIFIER ON MAP.
 - ⊙ = TYPICAL CORNER IDENTIFIER BEYOND THE PLAT AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - 3543/0987 = RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
 - INDICATES SET 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED "TOP PLS 4014"
 - INDICATES SET 1/2" ROD ROD WITH PLASTIC CAP STAMPED "B 8762"
 - UNLESS OTHERWISE NOTED.

SET

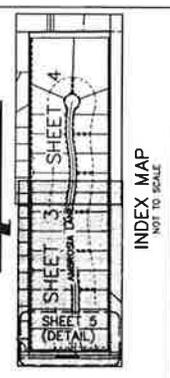
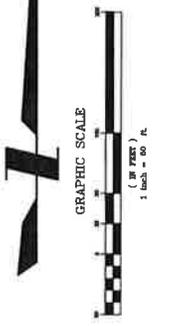
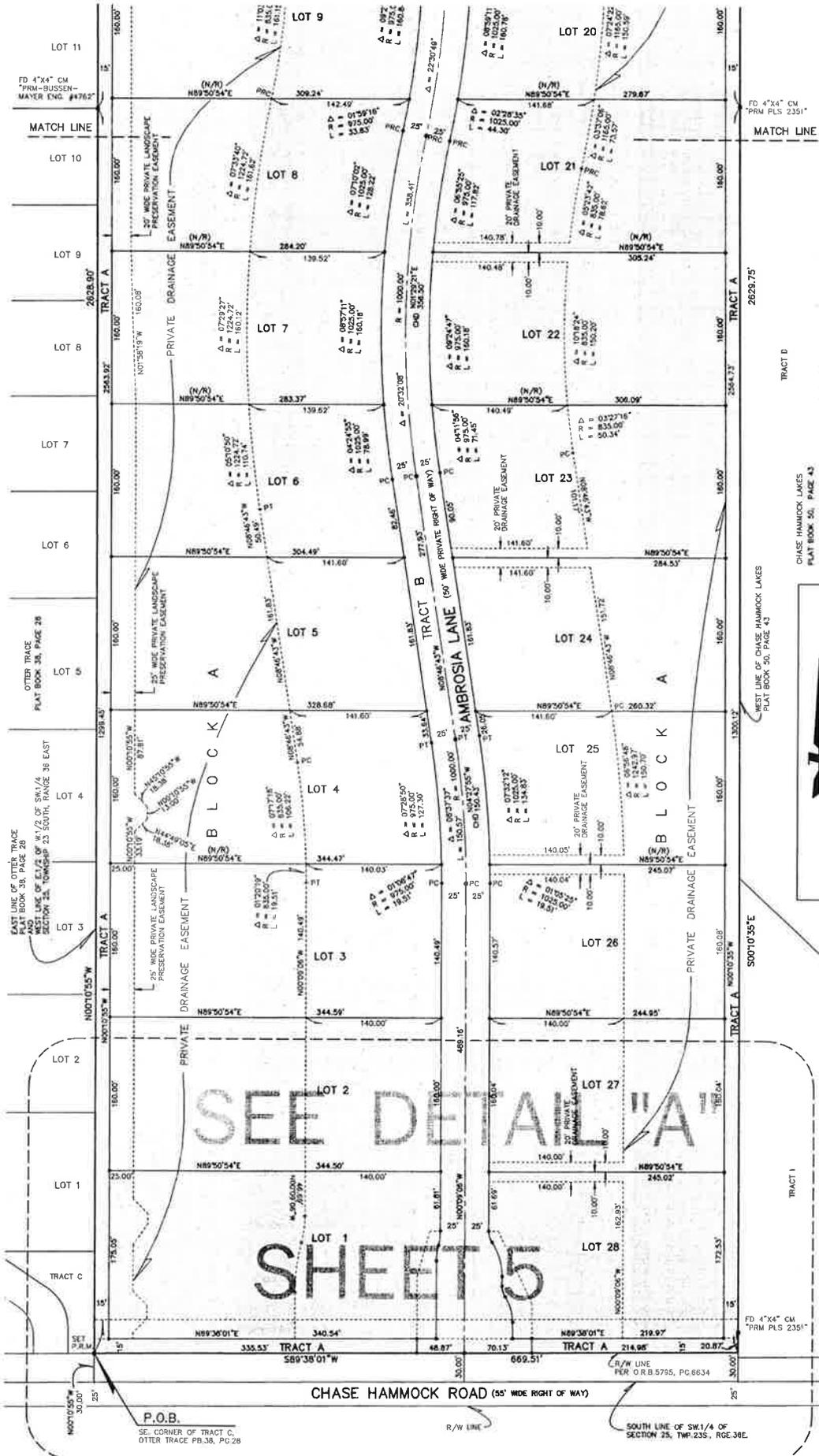
- PPM = PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISC STAMPED "TOP PLS 4014"
- INDICATES SET 1/2" ROD ROD WITH PLASTIC CAP STAMPED "B 8762"
- UNLESS OTHERWISE NOTED.



PREPARED BY:
Honeycutt & Associates, Inc.
 SURVEYING ENGINEERS-PLANNERS
 5185 SOUTH WASHINGTON AVENUE, SUITE 100
 WASHINGTON, MO. 64788
 (407) 287-6233 Fax (407) 289-7647
 CERTIFICATE OF AUTHORIZATION NO. LB 6762

GRAND LAKE ESTATES

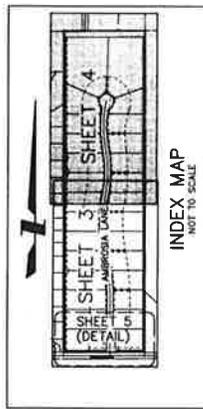
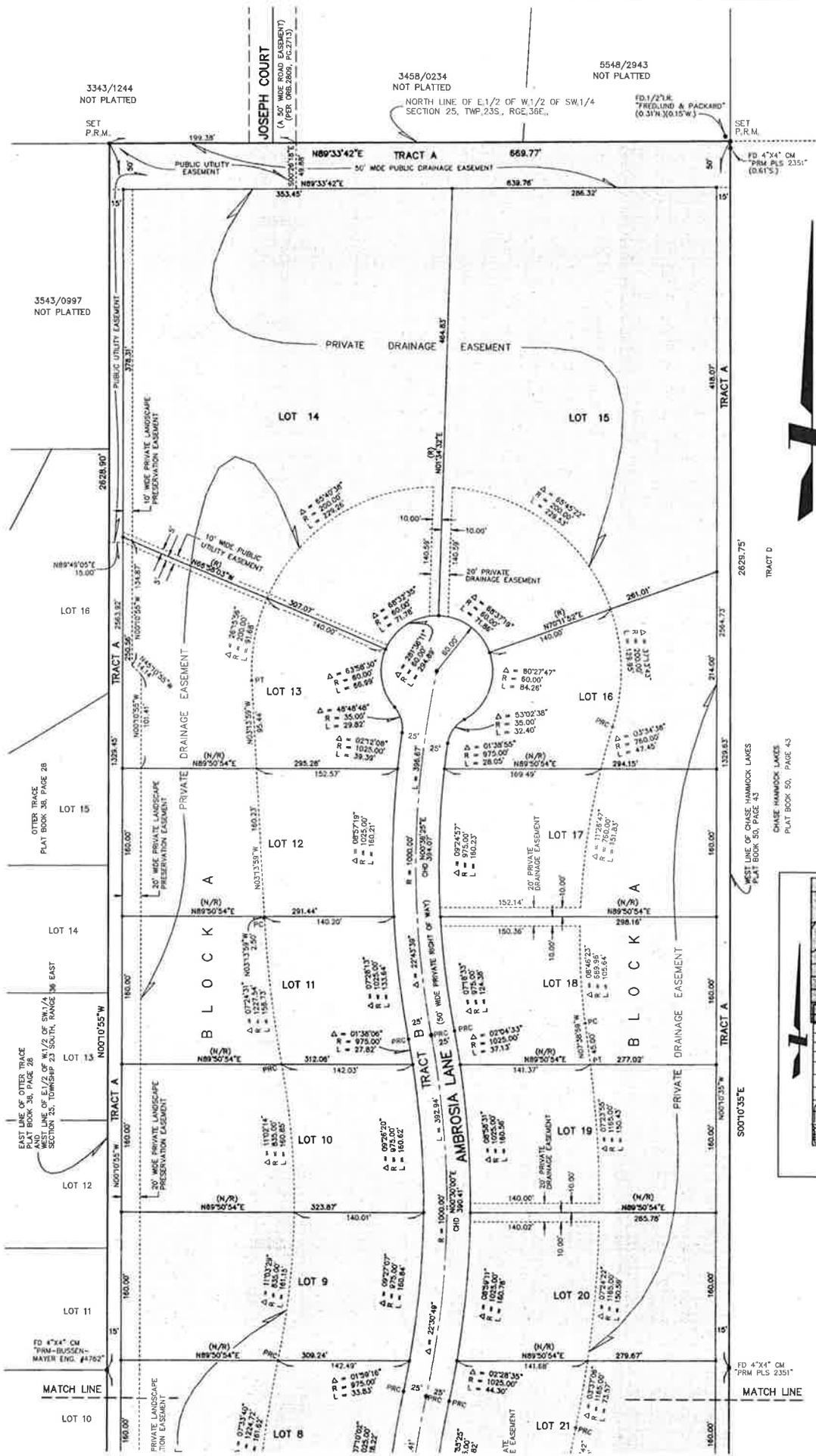
A SUBDIVISION LYING IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.



PREPARED BY:
Honeycutt & Associates, Inc.
 BUSINESS SURVEYORS-PLANNERS
 5195 SOUTH WASHINGTON AVENUE • TUSSELA, FL 32780
 (407) 287-5533 Fax (407) 288-7567
 CERTIFICATE OF AUTHORIZATION NO. 012 0702

GRAND LAKE ESTATES

A SUBDIVISION LYING IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.



PREPARED BY:
Honeycutt & Associates, Inc.
 ENGINEERS/SURVEYORS-PLANNERS
 5185 SOUTH WASHINGTON AVENUE • TULSAVILLE, FL 32780
 (407) 287-6233 Fax (407) 289-7947
 CERTIFICATE OF AUTHORIZATION NO. 13 6762

APPENDIX B
24-Hours Traffic Counts

DE Traffic

VOLUME SUMMARY
Wed 2/28/2018

Machine #: 000000003540
Site ID: 000000003540
Location: Chase Hammock Rd between SR 3 & Judson R

File: sara.PRN
Street Name: Chase Hammock Rd
County: Brevard

TIME	1 EAST	2 WEST	Total
01:00	3	3	6
02:00	1	2	3
03:00	2	2	4
04:00	0	2	2
05:00	0	7	7
06:00	4	21	25
07:00	5	80	85
08:00	28	107	135
09:00	46	89	135
10:00	62	60	122
11:00	41	57	98
12:00	43	67	110
13:00	63	46	109
14:00	54	61	115
15:00	59	59	118
16:00	95	54	149
17:00	86	57	143
18:00	87	59	146
19:00	69	57	126
20:00	64	25	89
21:00	56	15	71
22:00	24	11	35
23:00	10	10	20
24:00	5	5	10
DAY TOTAL	907	956	1863
PERCENTS	48.7	51.3	100
AM Times	09:15	07:30	
AM Peaks	62	110	
PM Times	15:15	13:30	
PM Peaks	95	66	

DE Traffic

VOLUME SUMMARY
Wed 2/28/2018

Page: 5

Machine #: 000000003540
Site ID: 000000003540
Location: Chase Hammock Rd between SR 3 & Judson RFile: sara.PRN
Street Name: Chase Hammock Rd
County: Brevard

TIME	1 EAST	2 WEST	Total
00:15	1	1	2
00:30	1	1	2
00:45	1	0	1
01:00	0	1	1
Hour Total	3	3	6
01:15	0	1	1
01:30	1	1	2
01:45	0	0	0
02:00	0	0	0
Hour Total	1	2	3
02:15	1	2	3
02:30	1	0	1
02:45	0	0	0
03:00	0	0	0
Hour Total	2	2	4
03:15	0	0	0
03:30	0	0	0
03:45	0	1	1
04:00	0	1	1
Hour Total	0	2	2
04:15	0	2	2
04:30	0	1	1
04:45	0	3	3
05:00	0	1	1
Hour Total	0	7	7
05:15	3	0	3
05:30	0	4	4
05:45	1	7	8
06:00	0	10	10
Hour Total	4	21	25
06:15	2	19	21
06:30	1	16	17
06:45	2	25	27
07:00	0	20	20
Hour Total	5	80	85
07:15	1	23	24
07:30	6	34	40
07:45	10	25	35
08:00	11	25	36
Hour Total	28	107	135

DE Traffic

VOLUME SUMMARY
Wed 2/28/2018

Machine #: 00000003540
Site ID: 00000003540
Location: Chase Hammock Rd between SR 3 & Judson R

File: sara.PRN
Street Name: Chase Hammock Rd
County: Brevard

TIME	1 EAST	2 WEST	Total
08:15	14	26	40
08:30	11	25	36
08:45	11	24	35
09:00	10	14	24
Hour Total	46	89	135
09:15	11	20	31
09:30	15	11	26
09:45	17	13	30
10:00	19	16	35
Hour Total	62	60	122
10:15	5	15	20
10:30	13	12	25
10:45	11	20	31
11:00	12	10	22
Hour Total	41	57	98
11:15	14	14	28
11:30	9	23	32
11:45	10	14	24
12:00	10	16	26
Hour Total	43	67	110
12:15	14	10	24
12:30	17	10	27
12:45	20	13	33
13:00	12	13	25
Hour Total	63	46	109
13:15	13	10	23
13:30	10	19	29
13:45	18	16	34
14:00	13	16	29
Hour Total	54	61	115
14:15	10	15	25
14:30	16	12	28
14:45	19	18	37
15:00	14	14	28
Hour Total	59	59	118
15:15	22	12	34
15:30	26	18	44
15:45	29	13	42
16:00	18	11	29
Hour Total	95	54	149

DE Traffic

VOLUME SUMMARY
Wed 2/28/2018

Page: 7

Machine #: 000000003540
Site ID: 000000003540
Location: Chase Hammock Rd between SR 3 & Judson RFile: sara.PRN
Street Name: Chase Hammock Rd
County: Brevard

TIME	1 EAST	2 WEST	Total
16:15	18	19	37
16:30	25	13	38
16:45	22	16	38
17:00	21	9	30
Hour Total	86	57	143
17:15	25	21	46
17:30	25	17	42
17:45	22	15	37
18:00	15	6	21
Hour Total	87	59	146
18:15	22	11	33
18:30	17	17	34
18:45	13	15	28
19:00	17	14	31
Hour Total	69	57	126
19:15	19	7	26
19:30	15	9	24
19:45	16	5	21
20:00	14	4	18
Hour Total	64	25	89
20:15	18	3	21
20:30	6	6	12
20:45	16	5	21
21:00	16	1	17
Hour Total	56	15	71
21:15	9	3	12
21:30	8	5	13
21:45	3	3	6
22:00	4	0	4
Hour Total	24	11	35
22:15	3	3	6
22:30	4	4	8
22:45	0	2	2
23:00	3	1	4
Hour Total	10	10	20
23:15	3	1	4
23:30	0	0	0
23:45	1	1	2
24:00	1	3	4
Hour Total	5	5	10

DE Traffic

VOLUME SUMMARY
Wed 2/28/2018

Page: 8

Machine #: 000000003540
Site ID: 000000003540
Location: Chase Hammock Rd between SR 3 & Judson R

File: sara.PRN
Street Name: Chase Hammock Rd
County: Brevard

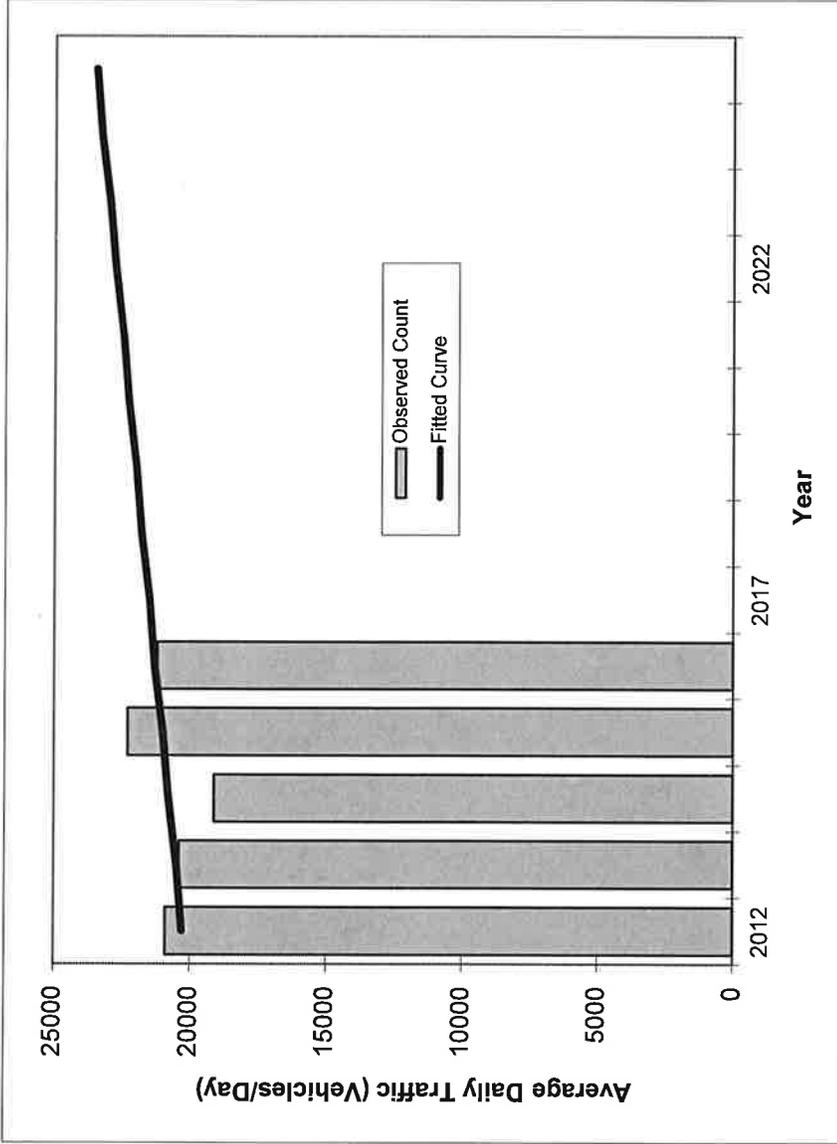
TIME	1 EAST	2 WEST	Total
DAY TOTAL	907	956	1863
PERCENTS	48.7	51.3	100
AM Times	09:15	07:30	
AM Peaks	62	110	
PM Times	15:15	13:30	
PM Peaks	95	66	

APPENDIX C
Traffic Trends Analysis Sheets

TRAFFIC TRENDS

SR 3/N Courtenay Parkway -- From SR 528 N Ramp to Hall Road

County:	Brevard
Station #:	140
Highway:	SR 3/N Courtenay Parkway



** Annual Trend Increase:	250
Trend R-squared:	11.4%
Trend Annual Historic Growth Rate:	1.23%
Trend Growth Rate (2016 to Design Year):	1.13%
Printed:	7-Mar-18

Straight Line Growth Option

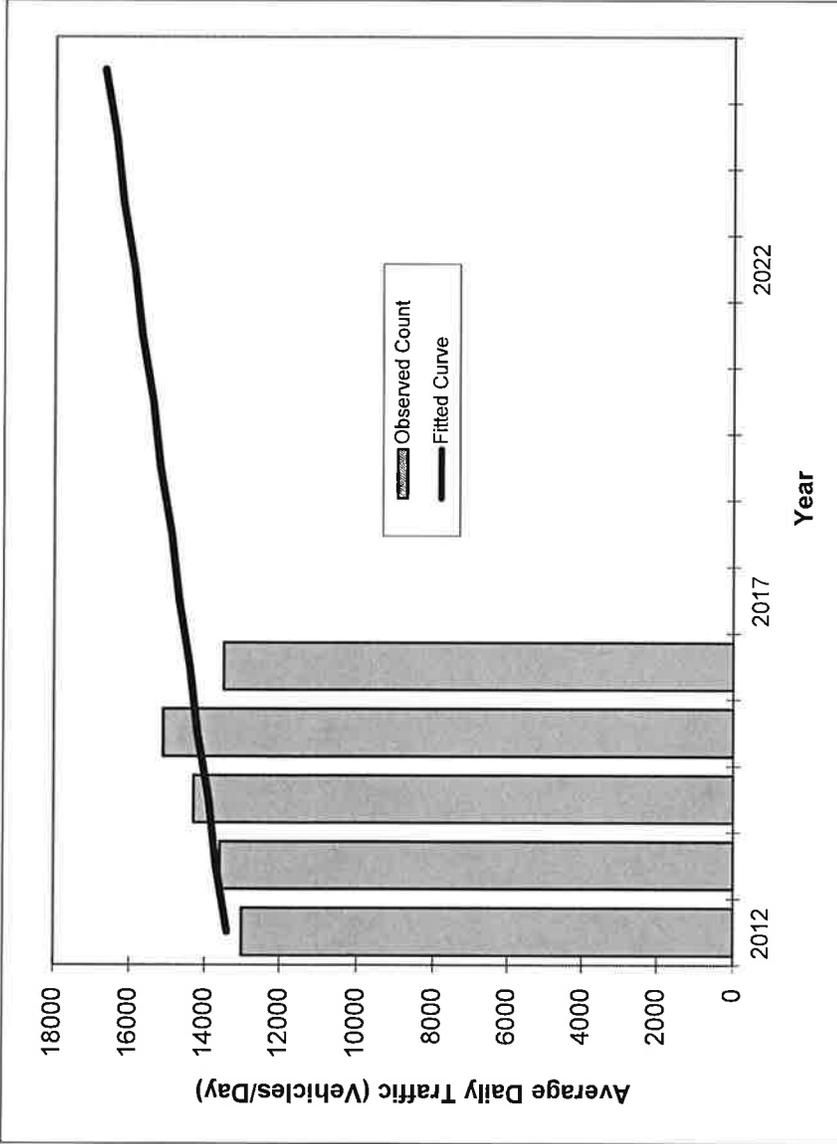
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2012	20900	20300
2013	20400	20500
2014	19100	20800
2015	22300	21000
2016	21200	21300
2018 Opening Year Trend		
2018	N/A	21800
2020 Mid-Year Trend		
2020	N/A	22300
2021 Design Year Trend		
2021	N/A	22500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS

SR 3/N Courtenay Parkway -- From Hall Road to N Tropical Trail

County:	Brevard
Station #:	157
Highway:	SR 3/N Courtenay Parkway



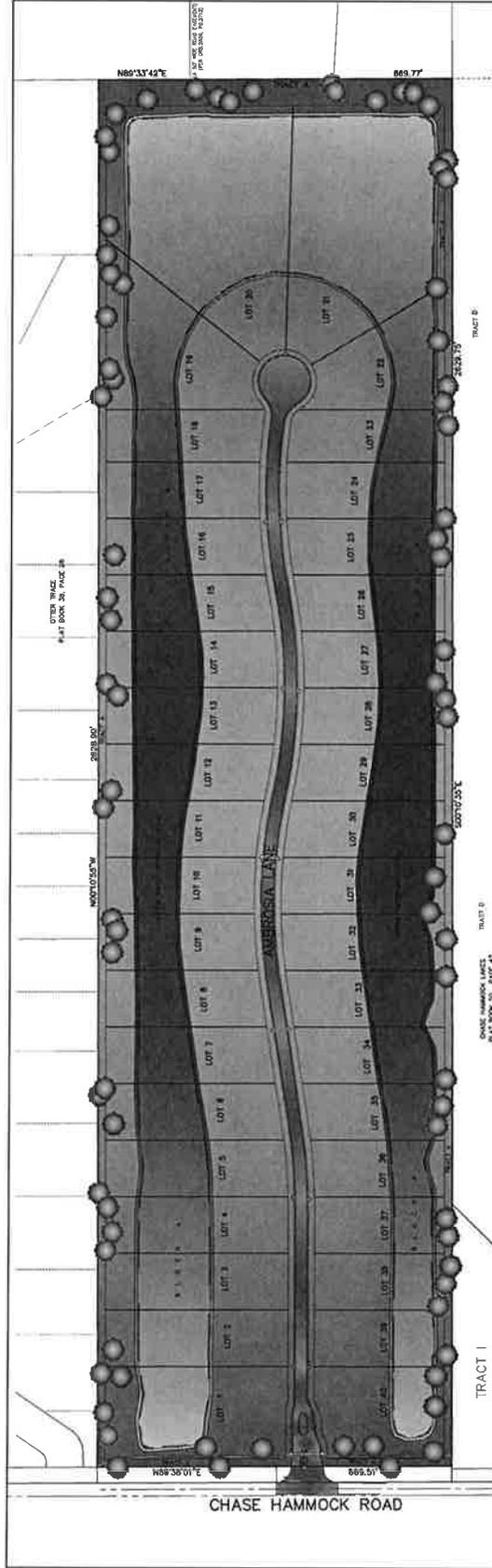
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2012	13000	13400
2013	13600	13700
2014	14300	13900
2015	15100	14200
2016	13500	14400
2018 Opening Year Trend		
2018	N/A	14900
2020 Mid-Year Trend		
2020	N/A	15400
2021 Design Year Trend		
2021	N/A	15700
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	250
Trend R-squared:	23.5%
Trend Annual Historic Growth Rate:	1.87%
Trend Growth Rate (2016 to Design Year):	1.81%
Printed:	7-Mar-18
Straight Line Growth Option	

*Axle-Adjusted

GRAND LAKE ESTATES

Concept Plan
18PZ00022
Grand Laek Estates



Honeycutt & Associates, Inc. ENGINEERS-SURVEYORS-PLANNERS 3700 South Washington Avenue Tallahassee, Florida 32309-7847 (321) 287-8233 Fax (321) 289-7847 Certificate of Authorization EB-0007823		BREVARD COUNTY MERITT ISLAND GRAND LAKE ESTATES CHASE HAMMOCK ROAD CONCEPT	
SHEET NO. 1 OF 1 DATE FILE: 4-2018 FILE NO. SEC. 25, T23S, R56E	DATE: _____ APPROVED BY: _____ DATE: _____	JOB NO. 2444 DATE 2/28/18 SCALE 1/8" = 1'-0" DRAWN BY: _____ CHECKED BY: _____ CITY: _____ COUNTY: _____ SUBMITTAL DATE: _____	REVISION: _____ DATE: _____

THIS DOCUMENT IS UNCLASSIFIED AND IS AVAILABLE TO THE PUBLIC. ORIGINAL OF OWNER (2008) BY A.L.P.A.

NOTICE OF INFORMATIONAL MEETING

April 9, 2018

Grand Lake Estates, LLC has submitted a Rezoning Application to Brevard County Planning and Development. Grand Lake Estates, LLC is proposing to reduce the minimum lot width and revise the maximum number of lots from 28 to 40 on 40.42 acres of land, located on Chase Hammock Road. The rezoning request is RR-1 to SR w/Binding Development Plan. The property is known as Grand Lake Estates, Parcel Id 23-36-25-A-Lots 1-28.

We will be holding an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the Developer and its representatives.

This meeting is not part of the County public hearings.

The meeting to discuss this development proposal will be held:

DATE: Monday, April 30, 2018
TIME: 6:30 p.m. to 7:30 p.m.
LOCATION: Merritt Island Public Library
Carlton Taylor Auditorium
1195 N. Courtenay Parkway
Merritt Island, FL 32953

Contact Kim Rezanka, Esq. at (321) 639-1320 for further information.

According to requirements of the American Disability Act (ADA), organizations using library meeting rooms may be required to provide special accommodations for those citizens requesting assistance within 48 hours of the scheduled meeting time. Organizations are required to provide hearing devices and/or make special arrangements at the citizens' request.

STONE LAKE ESTATES

A SUBDIVISION OF A PORTION OF SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

PLAT BOOK 43 PAGE 32
SHEET 1 OF 2
SECTION 25, RANGE 36 E.

SECTION
BOOK 43, PAGE 32, PLAT 32, RANGE 36 E.
SECTION 25, TOWNSHIP 23 S., RANGE 36 E.
STONE LAKE ESTATES

THIS DECLARATION AND RESTRICTIONS ARE MADE BY THE OWNERS AND DEVELOPERS OF THE TRACT DESCRIBED HEREIN, AND ARE INTENDED TO BE BOUND UPON THE TRACT DESCRIBED HEREIN AND ALL PARTS THEREOF, AND TO RUN WITH THE TRACT DESCRIBED HEREIN AND ALL PARTS THEREOF, AND TO BE ENFORCED IN FAVOR OF THE BENEFICIARIES OF THE TRACT DESCRIBED HEREIN AND ALL PARTS THEREOF.

LEERS JAMES BOYO
CAROL ANN DASLOW-ROD

NOTICE TO ALL OWNERS OF RECORDS
THIS IS TO CERTIFY THAT THE RECORDS OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, HAVE BEEN FILED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THAT THE SAME ARE AVAILABLE FOR THE INSPECTION OF ALL PERSONS INTERESTED THEREIN.

THIS IS TO CERTIFY THAT ON JULY 1, 1997
BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
ATTEST: Sandy Crawford, Secretary

CERTIFICATE OF ACCEPTANCE OF DECLARATION
BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
ON JULY 1, 1997
ATTEST: Sandy Crawford, Secretary

THIS IS TO CERTIFY THAT ON JULY 1, 1997
BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
ATTEST: Sandy Crawford, Secretary

CERTIFICATE OF THE CLERK
I HEREBY CERTIFY that I have examined the foregoing plat and the accompanying declaration and restrictions and find that the same conform to the provisions of the laws of the State of Florida and the rules of the Board of County Commissioners of Brevard County, Florida, and that the same are properly recorded in the public records of Brevard County, Florida.

LEGAL DESCRIPTION:
A portion of the SE 1/4 of Section 25, Township 23 South, Range 36 East, Brevard County, Florida, the same being more particularly described as follows: ...

1. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE SOUTH END OF ...
2. INDICATES PERMANENT INTEREST MONUMENT 4"x4" CONCRETE MONUMENT SET WITH YORK STAMPED "PM PLS 2257".
3. NO UNBORN.
4. INDICATES PERMANENT CONTROL POINT SET, A USE STAMPED "PM PLS 2257".

GENERAL NOTES:
1. SHADINGS AND ACCESS EASEMENTS ARE AS SHOWN.
2. 4.10 FOOT PUBLIC UTILITY AND SEWERAGE EASEMENT IS HEREBY RESTORED ALONG THE FRONT OF ALL LOTS FOR THE INSTALLATION AND MAINTENANCE.
3. PUBLIC UTILITY EASEMENTS INCLUDES FURNISH POWER AND LIGHT, GAS, BELL SOUTH AND TV CABLE SERVICE.
4. ALL LOTS ARE TO BE CONVEYED TO THE PUBLIC RECORDS AND IS TO BE ENFORCED BY THE HOMEOWNERS ASSOCIATION.
5. TRACT "C" IS TO BE USED FOR EXTENSION PURPOSES, AND IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.
6. NOTES THEREIN MAY BE ADDED TO THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
7. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN ALL MEASUREMENT CONTROL SYSTEMS, INCLUDING BUT NOT LIMITED TO SURVEYING INSTRUMENTS, AND TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAME.

SURVEYOR'S NOTES:
1. THE BEARING STRUCTURE SHOWN HEREON IS BASED ON THE SOUTH END OF ...
2. INDICATES PERMANENT INTEREST MONUMENT 4"x4" CONCRETE MONUMENT SET WITH YORK STAMPED "PM PLS 2257".
3. NO UNBORN.
4. INDICATES PERMANENT CONTROL POINT SET, A USE STAMPED "PM PLS 2257".

NOTICE TO ALL OWNERS OF RECORDS
THIS IS TO CERTIFY THAT THE RECORDS OF THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, HAVE BEEN FILED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THAT THE SAME ARE AVAILABLE FOR THE INSPECTION OF ALL PERSONS INTERESTED THEREIN.

THIS IS TO CERTIFY THAT ON JULY 1, 1997
BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA
ATTEST: Sandy Crawford, Secretary

CERTIFICATE OF THE CLERK
I HEREBY CERTIFY that I have examined the foregoing plat and the accompanying declaration and restrictions and find that the same conform to the provisions of the laws of the State of Florida and the rules of the Board of County Commissioners of Brevard County, Florida, and that the same are properly recorded in the public records of Brevard County, Florida.

FOR DECLARATION OF COVENANTS AND RESTRICTIONS SEE OFFICIAL RECORDS BOOK 31A, PARCELS 45441 - 45722 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.



3000 UNIVERSITY BLVD, SUITE 100
WEST PALM BEACH, FLORIDA 33411
PH: 561-833-1100

Pink - 2018 Sales
Yellow - 2017 Sales

Property Search

Brevard County Property Appraiser
Dana Blickley, CFA

Map Subject Property (i) (e) (o) Open Map in New Window (i)

MacView (i)

EagleView (i)

StreetView (i)



Account: 2323164 ParcelID: 23-26-25-25-A-11
 Sale: 8/22/2017 \$65,000 - Vacant
 BCPAO Market Value: \$506,450
 Owner: Parkyn, Jeremy W, Parkyn, I, sncd





BOARD OF COUNTY COMMISSIONERS

Disclosure
187PZ00022
Grand Lake Estates

Rita Pritchett, District 1 Commissioner
2000 South Washington Avenue, Ste. 2
Titusville, FL 32780
(321) 607-6901
D1.commissioner@brevardfl.gov

Planning and Development
Zoning Meeting May 24, 2018
Grand Lakes Estates (18PZ00022)

Commissioner Pritchett met with Kimberly Rezanka and Ken Ward, on May 14, 2018. Grand Lakes Estates is on Chase Hammock Road in Merritt Island. They are requesting a rezoning to reduce the minimum lot width and revise the maximum number of lots from 28 to 40. There will be 40 units on 40 acres. The rezoning request is RR-1 to SR with BDP. Developed to 100 year storm event standards, built a maintenance berm, higher end septic systems. All previous agreements stand, buffer remains.



BOARD OF COUNTY COMMISSIONERS

/csm

Rita Pritchett, District 1 Commissioner

2000 South Washington Avenue, Ste. 2

Titusville, FL 32780

(321) 607-6901

D1.commissioner@brevardfl.gov

From: [Prasad, Billy](#)
To: [Jones, Jennifer](#)
Cc: [Sterk, Erin](#)
Subject: Meeting Disclosure IV K (Grand Lake Estates)
Date: Monday, May 21, 2018 10:57:20 AM

May 21, 2018

To: Erin Sterk, Interim Planning & Zoning Manager
From: John Tobia, Brevard County Commissioner, District 3
Re: Meeting Disclosure

Ms. Sterk:

In regards to the upcoming agenda item IV.K for the Planning & Zoning meeting on May 24th, 2018, please be advised in advance that a meeting that took place on May 15th, at 11:45 AM at Commissioner Tobia's office, located at:

2539 Palm Bay Rd. NE
Ste. 4
Palm Bay, FL 32908

The parties present were Commissioner Tobia and Kim Rezanka.

This meeting lasted approximately fifteen minutes, during which the above individual provided information on her client's desired change in zoning classification.

Sincerely,



John Tobia
County Commissioner, District 3



BOARD OF COUNTY COMMISSIONERS

FYI
18PZ00022
Grand Lake Estates
Submitted by applicant 05-21-18

**Brevard County Local Planning Agency/
Planning and Zoning Board Meeting**

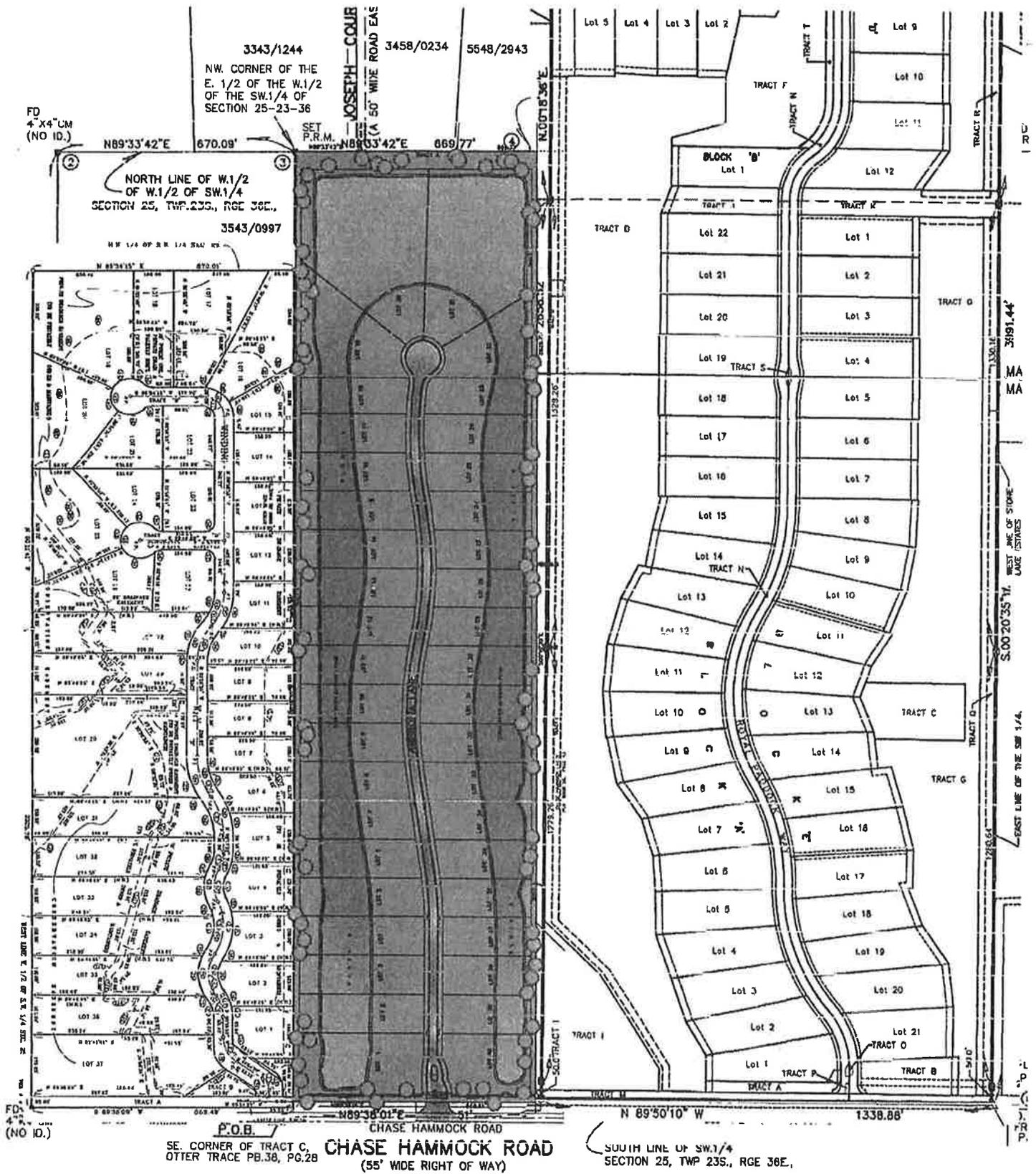
May 21, 2018

- PRESENTED ON BEHALF OF -

GRAND LAKE ESTATES

IV.K. – Grand Lake Estates requests a change of zoning classification from RR-1 to SEU. The property is 40.42 acres, located on the north side of Chase Hammock Rd., approx. 1.14 mile east of N. Courtenay Pkwy. (18PZ00022)(District 2)

KIMBERLY BONDER REZANKA, ESQ.
Cantwell & Goldman, P.A.
96 Willard Street, Suite 302
Cocoa, FL 32922



3343/1244
 NW CORNER OF THE
 E. 1/2 OF THE W.1/2
 OF THE SW.1/4 OF
 SECTION 25-23-36

NORTH LINE OF W.1/2
 OF W.1/2 OF SW.1/4
 SECTION 25, TWP. 23S., RGE 36E.,
 3543/0997

JOSEPH-COUR
 WHITE ROAD EAST
 (A 50' WIDE ROAD EAST)

CHASE HAMMOCK ROAD
 CHASE HAMMOCK ROAD
 (55' WIDE RIGHT OF WAY)

SOUTH LINE OF SW.1/4
 SECTION 25, TWP. 23S., RGE 36E.,

**PROPOSED
 40 LOTS**

FD
 4" X 4" CM
 (NO ID.)

FD
 4" X 4" CM
 (NO ID.)

3191.44'
 WEST LINE OF STONE
 LANE (STAIRS)
 S. 00° 20' 35" W.
 EAST LINE OF THE SW 1/4.



Via Email: (rick@honeycutt.cc)

Ref: 4540.01

TECHNICAL MEMORANDUM

To: Richard L. Kern, P.E.
Honeycutt & Associates, Inc.
3700 S. Washington Ave.
Titusville, FL 32780

From: Gil Ramirez

Date: March 23, 2018

Subject: Grand Lake Estates– Traffic Impact Statement
Merritt Island, Florida

INTRODUCTION

LTG, Inc. has been retained by Honeycutt & Associates, Inc. to prepare a traffic impact statement for an increase of 12 units to the existing 28-unit Grand Lake Estates subdivision. The Grand Lake Estates Subdivision is located on the north side of Chase Hammock Road between Winding Way and Royal Paddock Way in unincorporated Brevard County, Florida. Figure 1 shows the location of the project relative to the surrounding road network. This memorandum summarizes the traffic impacts of the new project trips on the surrounding road network in the build-out year of 2020 based on a preliminary engineering analysis. A concept plan is attached as Appendix A.

Study Area

The study area roadway segments of SR 3 and Chase Hammock Road are listed below:

Roadway Segment:

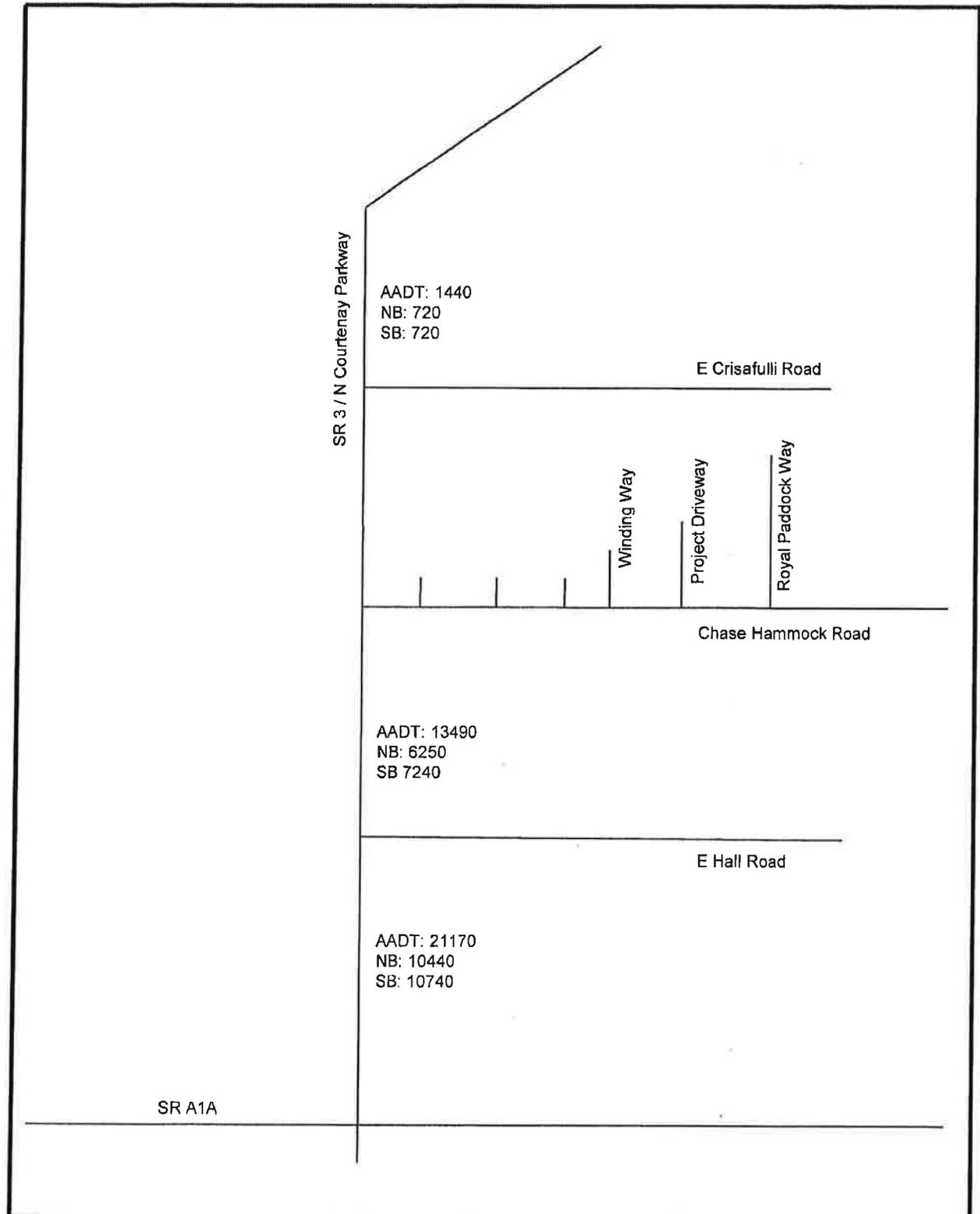
- SR 3 / N Courtenay Parkway from SR 528 N Ramp to Hall Road
- SR 3 / N Courtenay Parkway from Hall Road to N Tropical Trail
- Chase Hammock Road from SR 3 / N Courtenay Parkway to Wildwood Avenue / Hunter's Lane

Data Source

Reference data was obtained from the Space Coast Transportation Planning Organization (SCTPO), Brevard County, the Institute of Transportation Engineers (ITE), and the Florida Department of Transportation (FDOT). The Annual Average Daily Traffic (AADT) volumes for the study area are illustrated in Figure 2.

Planned Roadway Improvements

FDOT's Five Year Work Program, SCTPO, and Brevard County were consulted to ascertain if there were any programmed or planned roadway improvements within the study area. Based on information available, there are no programmed roadway improvements within the study area from 2018 to 2020.



Grand Lake Estates	 NTS	Existing AADT		 LTG Engineering & Planning
		Project No.: 4540.01	Figure: 2	

TECHNICAL MEMORANDUM

Richard Kern, P.E.
March 23, 2018
Page 4

EXISTING ROADWAY ANALYSIS

Roadway level of service describes the operating condition determined from the number of vehicles passing over a given section of roadway during a specified time period. It is a qualitative measure of several factors which include: speed, travel time, traffic interruptions, freedom to maneuver, driver comfort, convenience, safety and vehicle operating costs. Six levels of service have been established as standards by which to gauge roadway performance, designated by the letters A through F. The level of service categories are defined as follows:

- Level of Service A:* Free flow, individual users virtually unaffected by the presence of others
- Level of Service B:* Stable flow with a high degree of freedom to select operating conditions
- Level of Service C:* Flow remains stable, but with significant interactions with others
- Level of Service D:* High-density stable flow in which the freedom to maneuver is severely restricted
- Level of Service E:* This condition represents the capacity level of the road
- Level of Service F:* Forced flow in which the traffic exceeds the amount that can be served

Roadway Segment Analysis

The AADT for the study roadway segments of SR 3 were obtained from the SCTPO Segment Counts database. Chase Hammock Road is not included in the SCTPO database, therefore Average Daily Traffic (ADT) for the study roadway segment of Chase Hammock Road was obtained from 24-hour Traffic Counts (see Appendix B). The existing p.m. peak-hour two-way LOS for the study area roadway segments are shown in Table 1. As indicated in the table, the study roadway segments are currently operating within the adopted levels of service.

**Table 1
Existing P.M. Peak-Hour Two-Way LOS – Roadway Segments
Grand Lake Estates**

Roadway	Segment		Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing AADT*	MAV	K Factor	Existing Peak-Hour Two-Way Volume	LOS
	From	To								
SR 3	SR 528 N Ramp	Hall Rd	4	D	3,759	21,170	41,970	0.09	1,905	C
SR 3	Hall Rd.	N Tropical Trail	4	D	3,759	13,490	41,970	0.09	1,214	C
Chase Hammock Rd	SR 3	Wildwood Ave	2	E	1,015	1,863	10,360	0.09	168	C

*SR 3 AADT are taken from Space Coast Transportation Planning Organization Traffic Counts: 2007-2016. Chase Hammock Road ADT is taken from 24-hour Traffic Counts.

FUTURE TRAFFIC CONDITIONS

The next step in the analysis was to determine the future traffic conditions on the study area roadways at the time of project completion. The following documents the procedures used to determine the future traffic.

Background Traffic Growth Rates

Historical growth rates were used to determine the background traffic. FDOT *Traffic Trends* software was used to calculate historical growth rates using the past five years of data obtained from the SCTPO, with the exception of Chase Hammock Road which is not included within the SCTPO database. (see Appendix C). A minimum growth of 2% was applied to the existing traffic volumes. The historical growth rates are provided in Table 2.



TECHNICAL MEMORANDUM

Richard Kern, P.E.
 March 23, 2018
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**Table 2
 Historical Growth Rates
 Grand Lake Estates**

Roadway	Segment		Average Growth Rate	Applied Annual Growth Rate	Growth Factor
	From	To			
SR 3/N Courtenay Pkwy	SR 528 N Ramp	Hall Rd.	1.23%	2.00%	1.020
SR 3/N Courtenay Pkwy	Hall Rd.	N Tropical Trail	1.87%	2.00%	1.020
Chase Hammock Rd	SR 3	Project Location	N/A	2.00%	1.020

Vested Trips from Approved Land Development

The Grand Lake Estates subdivision has been previously approved to develop 28 units, but the units have not been constructed. The trip generation for the 28 units was calculated and included as vested trips for the background conditions analysis. Trip generation was determined using the trip generation rates published by the Institute of Transportation Engineers (ITE) in the document Trip Generation Manual, 10th Edition. Table 3 presents the total daily, a.m. and p.m. peak-hour trip generation for the 28 vested units.

**Table 3
 Trip Generation – Vested Trips
 Grand Lake Estates**

Time Period	Land Use	ITE Land Use Code	Trip Rate Equation	Units (x) Dus	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
Daily	Single-Family	210	$\ln(T) = 0.92 \ln(X) + 2.71$	28	322	50%	50%	161	161
A.M. Peak-hour	Single-Family	210	$T = 0.71 (X) + 4.80$	28	25	25%	75%	6	19
P.M. Peak-hour	Single-Family	210	$\ln(T) = 0.96 \ln(X) + 0.20$	28	30	63%	37%	19	11

Source: ITE, Trip Generation 10th Edition

2020 Background Roadway Analysis

The background p.m. peak-hour two-way LOS for the study area road segments are shown in Table 4. As indicated in the table, the study roadway segments are expected to operate within the adopted level of service under 2020 background conditions.

TECHNICAL MEMORANDUM

Richard Kern, P.E.
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**Table 4
 Background P.M. Peak Hour Two-Way LOS – Roadway Segments
 Grand Lake Estates**

Roadway	Segment		Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing Peak-Hour Two-Way Volume	Annual Growth Rate	Background Traffic	Project Trip Distribution	Build-Out		
	From	To								Vested Trips	Traffic	LOS
SR 3	SR 528 N Ramp	Hall Rd.	4	D	3,580	1,905	2.0%	1,982	88.0%	26	1,982	C
SR 3	Hall Rd.	N Tropical Trail	4	D	3,759	1,214	2.0%	1,263	12.0%	4	1,263	C
Chase Hammock Rd	SR 3	Wildwood Ave	2	E	1,269	168	2.0%	174	100.0%	30	174	C

BUILD-OUT ROADWAY ANALYSIS

The study roadway segments were analyzed based on the build-out roadway conditions to determine potential impacts and to investigate mitigation requirements.

Trip Generation

Trip generation for the 12 new units was determined using the trip generation rates published by the Institute of Transportation Engineers (ITE) in the document Trip Generation Manual, 10th Edition. The total daily, a.m. and p.m. peak-hours trip generation is presented in Table 5.

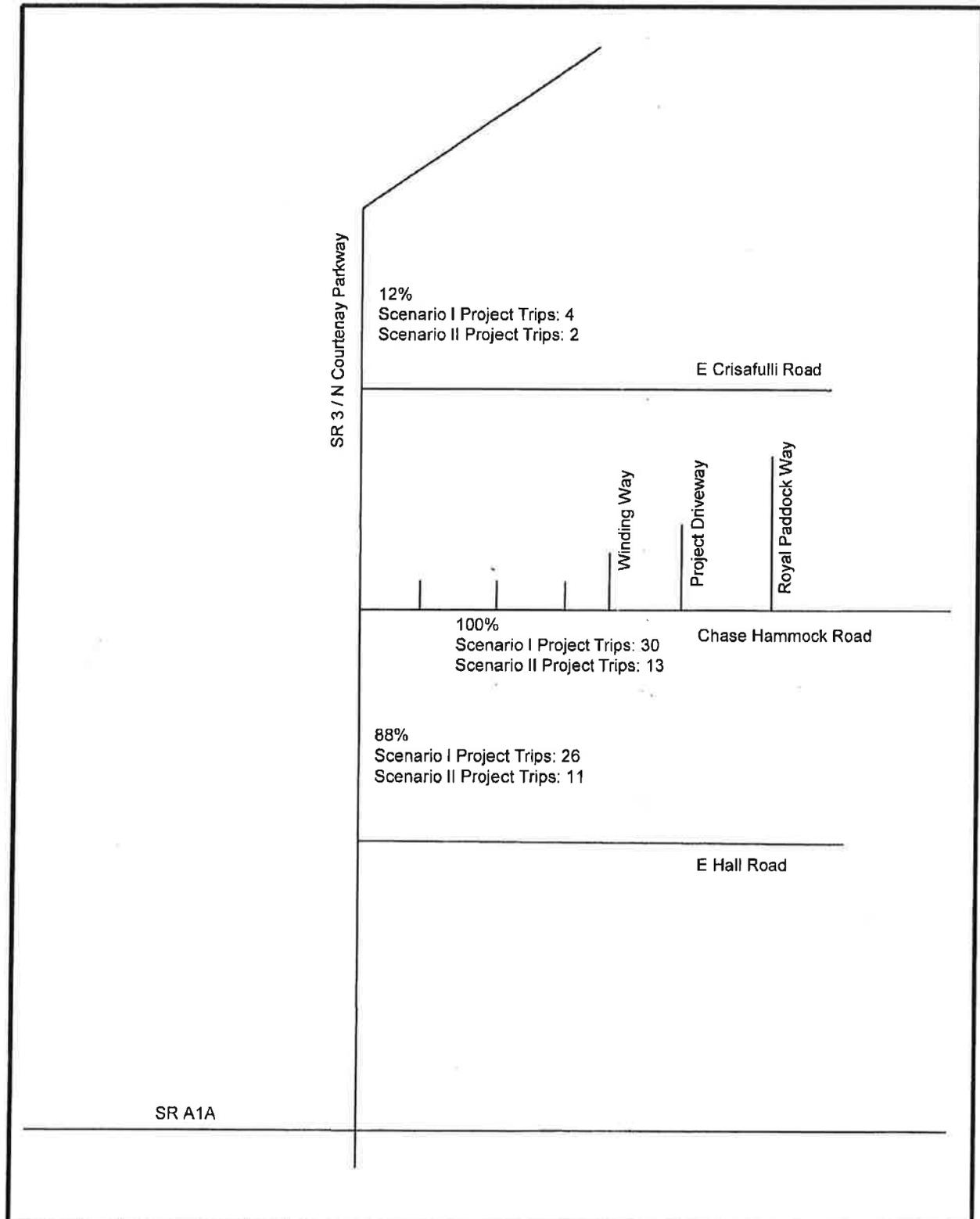
**Table 5
 Trip Generation – New Proposed Development
 Grand Lake Estates**

Time Period	Land Use	ITE Land Use Code	Trip Rate Equation	Units (x) Dus	Total Trips	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting
Daily	Single-Family	210	$\ln(T) = 0.92 \ln(X) + 2.71$	12	148	50%	50%	74	74
A.M. Peak-hour	Single-Family	210	$T = 0.71 (X) + 4.80$	12	13	25%	75%	3	10
P.M. Peak-hour	Single-Family	210	$\ln(T) = 0.96 \ln(X) + 0.20$	12	13	63%	37%	8	5

Source: ITE, Trip Generation 10th Edition

Trip Distribution and Assignment

The process of determining the directional flow of traffic associated with a new development is called trip distribution. The project's trip distribution was determined based on the directional distribution of existing background traffic and engineering judgment. The anticipated distribution and trip assignment for both vested and new units are illustrated in Figure 3.



Grand Lake Estates	 NTS	Trip Distribution And Trip Assignment		 LTG <i>Engineering & Planning</i>
		Project No.: 4540.01	Figure: 3	

TECHNICAL MEMORANDUM

Richard Kern, P.E.
 March 23, 2018
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Build-Out Roadway Segment Analysis

The traffic analysis for the roadway segments involves the comparison of the future peak-hour two-way volumes to available capacity. Table 6 presents the results of the p.m. peak-hour two-way roadway segment analyses for the study area roadways under 2020 build-out conditions. As indicated in the table, all of the study area roadway segments are anticipated to operate within the adopted level of service under 2020 build-out conditions.

**Table 6
 Build-Out P.M. Peak Hour Two-Way LOS – Roadway Segments
 Grand Lake Estates**

Roadway	Segment		Lanes	Adopted LOS	Peak-Hour Two-Way Capacity at Adopted LOS	Existing Peak-Hour Two-Way Volume	Annual Growth Rate	Background Traffic	Project Trip Distribution	Build-Out			
	From	To								Vested Trips	Project Trips	Traffic	LOS
SR 3	SR 528 N Ramp	Hall Rd	4	D	3,580	1,905	2.0%	1,982	88.0%	26	11	2,008	C
SR 3	Hall Rd.	N Tropical Trail	4	D	3,759	1,214	2.0%	1,263	12.0%	4	2	1,266	C
Chase Hammock Rd	SR 3	Wildwood Ave	2	E	1,269	168	2.0%	174	100.0%	30	13	204	C

TECHNICAL MEMORANDUM

Richard Kern, P.E.
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CONCLUSION

A preliminary engineering analysis was conducted to evaluate the impact of an increase of 12 units to the existing Grand Lake Estates subdivision located on the north side of Chase Hammock Road between Winding Way and Royal Paddock Way in Brevard County, Florida. The development, as currently approved, consists of 28 single-family residential units. The build-out year is 2020. The impacts of the proposed development on the surrounding roadway segments are summarized below:

- Under existing conditions all study area roadway segments currently operate within the adopted LOS.
- Under 2020 background conditions all study area roadway segments are anticipated to operate within the adopted LOS.
- Under 2020 build-out conditions all study area roadway segments are anticipated to operate within the adopted LOS.

Attachments:

- Appendix A- Preliminary Site Plan
- Appendix B- 24-Hour Traffic Counts
- Appendix C- Traffic Trends Analysis Sheets

SD

This item has been electronically signed and sealed by: Gil A. Ramirez, PE on date shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

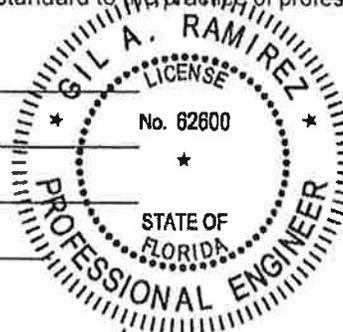
I affirm, by affixing my signature and seal below, that the findings contained herein are, to my knowledge, accurate and truthful and were developed using current procedures standard to the practice of professional engineering.

Name: Gil Ramirez

Signature: Gilberto A Ramirez
2018.03.23 15:22:07 -04'00'

Florida PE License No.: 62600

Date: March 23, 2018



DE Traffic

VOLUME SUMMARY
Wed 2/28/2018

Page: 2

Machine #: 000000003540
Site ID: 000000003540

File: sara.PRN
Street Name: Chase Hammock Rd
County: Brevard

Location: Chase Hammock Rd between SR 3 & Judson R

TIME	1 EAST	2 WEST	Total
01:00	3	3	6
02:00	1	2	3
03:00	2	2	4
04:00	0	2	2
05:00	0	7	7
06:00	4	21	25
07:00	5	80	85
08:00	28	107	135
09:00	46	89	135
10:00	62	60	122
11:00	41	57	98
12:00	43	67	110
13:00	63	46	109
14:00	54	61	115
15:00	59	59	118
16:00	95	54	149
17:00	86	57	143
18:00	87	59	146
19:00	69	57	126
20:00	64	25	89
21:00	56	15	71
22:00	24	11	35
23:00	10	10	20
24:00	5	5	10
DAY TOTAL	907	956	1863
PERCENTS	48.7	51.3	100
AM Times	09:15	07:30	
AM Peaks	62	110	
PM Times	15:15	13:30	
PM Peaks	95	66	



RELEVANT EXPERIENCE

Project Panel, Performance Based Management of Traffic Signals, National Cooperative Highway Research Program (NCHRP) Project 03-112, Transportation Research Board: Mr. Ramirez is serving on the project panel to develop guidance that enables agencies to incorporate a performance-based approach to the management of their signal systems. The guidance will be scalable to fit various agencies in terms of their staffing, equipment, and policies. It will also identify what performance metrics and operational improvement strategies are available based on the current maturity of an agency's systems.

Engineer of Record, Signal System Timing Study, Palm Bay Road, Palm Bay, FL: Using data collected by the City of Palm Bay, developed coordinated signal system timing plans for three time periods, deployed the plans, observed the corridor and conducted final changes. The signal system consisted of eighteen intersections along two major arterials (Palm Bay Road and Minton Road) and included the Palm Bay Road/I-95 interchange ramps. SYNCHRO was utilized to optimize the cycle lengths, offsets, and splits and TSPP was used to evaluate progression and to conduct travel-time runs. ATMS.Now was used to evaluate controller coordinator problems and to deploy and adjust the timings.

Engineer of Record, Traffic Signal Warrant Studies, FL: Mr. Ramirez has conducted numerous Signal warrant studies throughout Brevard County. Responsibilities included evaluating volume count data, conducting warrant analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, St. Andrews/Brisbane Blvd. Connection Travel Time Analysis, Suntree, FL: Responsible for conducting the data collection, analysis, and presentation. The purpose of this study was to determine if completing the connection of the two roadways would cause a significant shift in traffic through the Suntree PUD. The floating vehicle analysis indicated that travel times to major destinations through and around the PUD were comparable and therefore no significant shift in traffic volume was anticipated. A traffic count one year after the opening of the roadway proved the analysis accurate.

Engineer of Record, Transportation Capacity Analyses, Brevard County, FL: Mr. Ramirez has conducted several detailed roadway capacity analyses using the LOSPLAN and ARTPLAN software developed by FDOT to establish the Level of Service thresholds and Maximum Allowable Volume for freeway, arterial, and collector roadways.

Engineer of Record, Stop Sign Warrant Studies, Brevard County, FL: Mr. Ramirez has conducted numerous Stop Sign Warrant studies throughout Brevard County. Responsibilities included evaluating volume count data, conducting warrant analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, Speed Limit Change Studies, Brevard County, FL: Mr. Ramirez has conducted numerous Speed Limit Change studies throughout Brevard County. Responsibilities included evaluating speed/volume count data, conducting analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

OVERVIEW

Mr. Ramirez brings over 18 years of design, project management and traffic operations experience on a variety of projects. Through his government background Mr. Ramirez has acquired a thorough knowledge of FDOT policies, procedures, and specifications and has become proficient in the use of various software packages, including: Highway Capacity Software, Synchro, TSPP, AutoCAD, Atlas, Mastarm, ArtPLAN, and many others.

EDUCATION

Florida Institute of Technology,
B.S.C.E., Civil Engineering (2000)

REGISTRATIONS

Registered Professional Engineer,
Florida P.E. No. 62600

FDOT Intermediate MOT
Certification

IMSA Traffic Signals Level II Technician

AFFILIATIONS

International Municipal Signal Association
ITS Florida

YEARS EXPERIENCE

18

YEARS WITH LTG

5

RELEVANT EXPERIENCE CONTINUED

Gil Ramirez, PE
Senior Project Manager

Engineer of Record, Mid-Block Crosswalk Studies, Brevard County, FL: Mr. Ramirez has conducted numerous Mid-Block Crosswalk studies throughout Brevard County. Responsibilities included evaluating speed/volume count data, collecting pedestrian data, conducting analyses in accordance with MUTCD guidelines, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, School Zone and Crossing Guard Needs Studies, Brevard County, FL: Mr. Ramirez has conducted several School Zone and Crossing Guard Needs studies throughout Brevard County. Responsibilities included evaluating speed/volume count data, collecting pedestrian data, conducting analyses in accordance with MUTCD guidelines, FDOT and ITE recommendations, conducting site visits, preparing the reports, and presenting the reports to residents, senior management, and the County Commissioners.

Engineer of Record, Traffic Management Center Conceptual Demand Analysis, Brevard County, FL: Responsible for conducting the data collection, analysis, report, and concept plans for the future Brevard County Traffic Management Center and Traffic Operations facilities. The project included using the Florida Standard Urban Transportation Model Structure (FSUTMS) and ArcGIS tools to predict the number of signalized intersections to be constructed within a 25 year horizon, estimate the design-year operations and maintenance needs, and size a facility to house the anticipated resources.

Traffic Review Engineer, City of Palm Bay, FL: Mr. Ramirez assisted the City of Palm Bay staff in ensuring the City's traffic impact study guidelines, access management criteria, transportation concurrency system, and impact fee provisions were properly addressed during site and subdivision permit applications.

Traffic Review Engineer, City of New Smyrna Beach, FL: Mr. Ramirez assisted the City of New Smyrna Beach staff in ensuring the City's traffic impact study guidelines, access management criteria, transportation concurrency system, and impact fee provisions were properly addressed during site and subdivision permit applications.

Traffic Operations Manager, Brevard County, FL: Mr. Ramirez conducted traffic impact study and plans reviews to ensure the County's traffic impact study guidelines, access management criteria, transportation concurrency system, and impact fee provisions were properly addressed during site and subdivision permit applications.

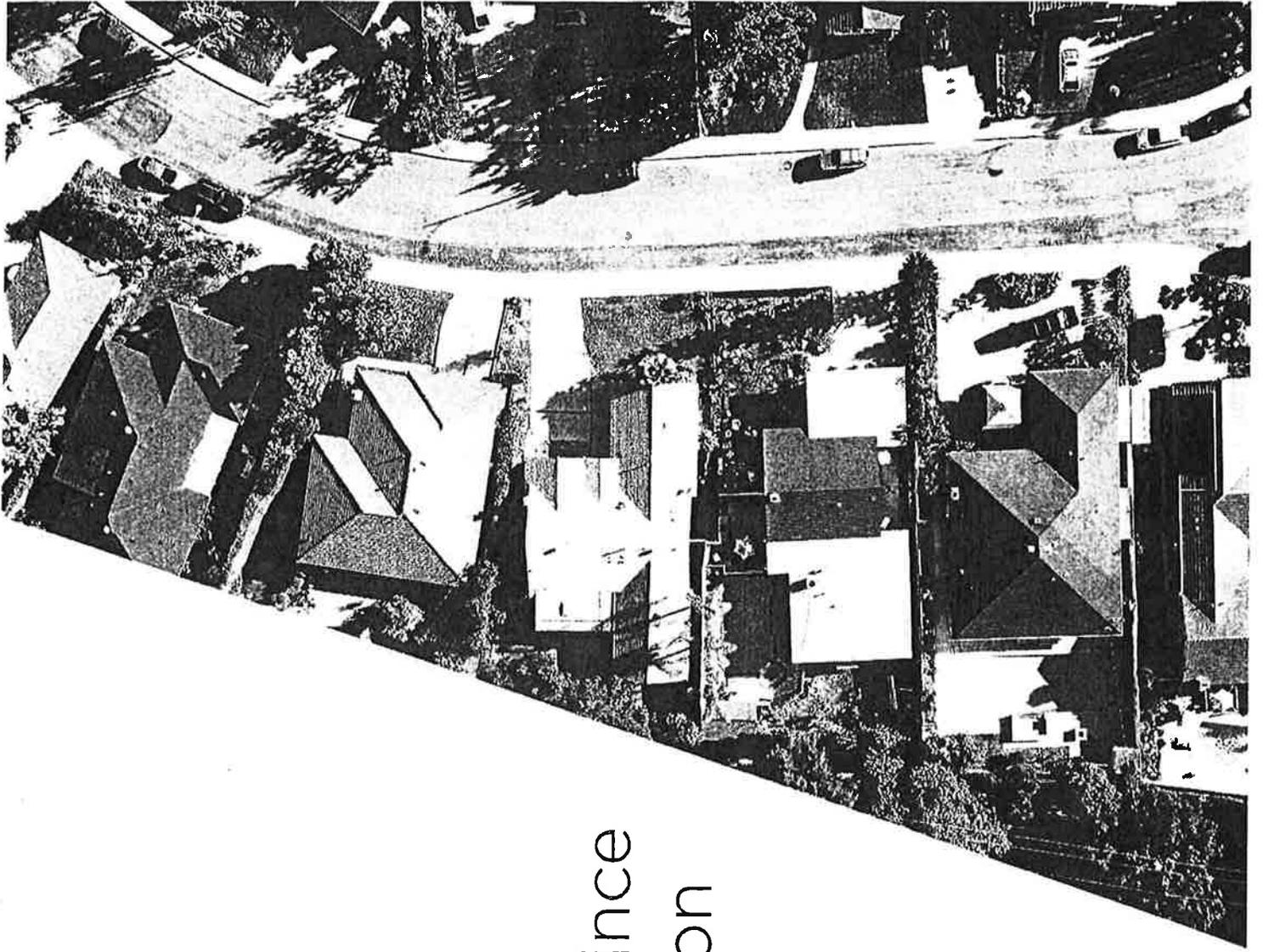
Traffic Operations Manager, Brevard County Advanced Traffic Management System Expansion (ATMS) and Wickham Intelligent Transportation System (ITS) Phase II, Brevard County, FL: Provided support and technical assistance with the deployment, integration, validation, and final testing of an ITS expansion project which deployed CCTV, travel-time, vehicle detection, and adaptive traffic signal control technologies to 112 intersections on 11 corridors in Brevard County, and interconnected them through fiber-optic cabling and Ethernet compliant network devices to two Brevard County management centers, and the City of Melbourne management center.

The project included:

- Underground and overhead 72 SM fiber-optic trunk cabling and 12 SM drop cabling
- Juniper and ITS Express layer 2 and layer 3 networking devices
- Bosch Closed Circuit Television (CCTV) Cameras
- Sensys Networks wireless Vehicle Detection Systems
- Sensys Networks Archive, Proxy, and Statistics (SNAPS) server
- BlueTOAD Travel Time System
- Naztec, Inc. Advanced Traffic Control (ATC) traffic signal controllers
- Trafficware, Inc. SynchroGreen traffic adaptive server software



LTG *Engineering
& Planning*



SPECIAL REPORT

Evaluating the Housing Market Since the Great Recession

13



CoreLogic

STATES AT A GLANCE: CRISIS TO RECOVERY

	5-Year Appreciation (12/12 - 12/17)	Pre-Crisis Peak Date	Peak-to- Trough	Peak-to- Current	Trough-to- Current
National	37.4%	April 2006	-33%	1%	51%
Nevada	66%	March 2005	-60%	-23%	93%
Washington	57%	July 2007	-28%	2%	69%
California	57%	April 2006	-42%	2%	78%
Oregon	54%	July 2007	-29%	19%	68%
Colorado	51%	August 2007	-14%	44%	67%
Michigan	46%	October 2005	-43%	0%	76%
Utah	47%	July 2007	-32%	13%	65%
Florida	46%	September 2006	-50%	-16%	66%
Idaho	46%	March 2007	-41%	3%	75%
Georgia	41%	November 2006	-31%	7%	54%
Arizona	39%	June 2006	-51%	-16%	70%
Texas	37%	June 2007	-13%	29%	48%
Tennessee	33%	June 2007	-13%	20%	38%
Hawaii	53%	October 2006	-21%	15%	45%
Massachusetts	31%	October 2005	-21%	10%	40%
Minnesota	31%	July 2006	-28%	3%	43%
South Carolina	29%	March 2007	-22%	4%	34%
Rhode Island	29%	October 2005	-34%	-12%	34%
Montana	29%	August 2007	-17%	17%	40%
Maine	27%	July 2006	-19%	8%	34%
Missouri	26%	October 2006	-22%	2%	32%
Illinois	26%	January 2007	-33%	-12%	31%
South Dakota	26%	November 2009	-7%	29%	39%
Ohio	26%	September 2005	-20%	6%	33%
New Hampshire	26%	May 2006	-24%	0%	31%
North Carolina	25%	August 2007	-15%	10%	29%
New York	24%	January 2007	-14%	12%	30%
District of Columbia	24%	May 2006	-10%	24%	38%
Indiana	24%	July 2007	-16%	8%	30%
North Dakota	23%	July 2008	-2%	48%	50%
Wisconsin	22%	October 2006	-17%	5%	27%
Nebraska	22%	July 2006	-5%	20%	27%
Kansas	22%	August 2007	-14%	9%	27%
Kentucky	21%	September 2006	-9%	13%	24%
Louisiana	20%	July 2007	-9%	16%	27%
Alabama	20%	August 2007	-20%	-2%	23%
West Virginia	18%	April 2006	-27%	-9%	25%
Iowa	17%	September 2007	-5%	15%	21%
Wyoming	16%	October 2007	-15%	9%	28%
Mississippi	16%	November 2006	-18%	-1%	21%
Maryland	15%	November 2006	-31%	-17%	21%
New Mexico	15%	May 2007	-26%	-11%	20%
Virginia	15%	April 2006	-31%	-10%	30%
New Jersey	14%	July 2006	-26%	-14%	17%
Pennsylvania	13%	September 2006	-13%	1%	16%
Delaware	13%	November 2006	-24%	-9%	20%
Arkansas	13%	October 2006	-8%	7%	16%
Alaska	12%	July 2007	-9%	6%	17%
Oklahoma	12%	September 2008	-6%	12%	19%
Vermont	11%	October 2006	-9%	4%	15%
Connecticut	5%	July 2006	-25%	-19%	8%



“Homeowners in the United States experienced a run-up in prices from the early 2000s to 2006, and then saw the trend reverse with steady declines through 2011. A risk finally reaching bottom in 2011, home prices began a slow rise back to where we are now. West Coast states, such as California, Washington and Oregon are seeing some of the largest trough-to-current growth rates in home prices. Greater demand and lower supply – as well as booming job markets – have given some of the hottest housing markets a boost in home prices. Yet many are still far from big-crash levels.”

FRANK WERTZ
CHIEF ECONOMIST AT CORETRAC



Peak-To-Trough: Notable States

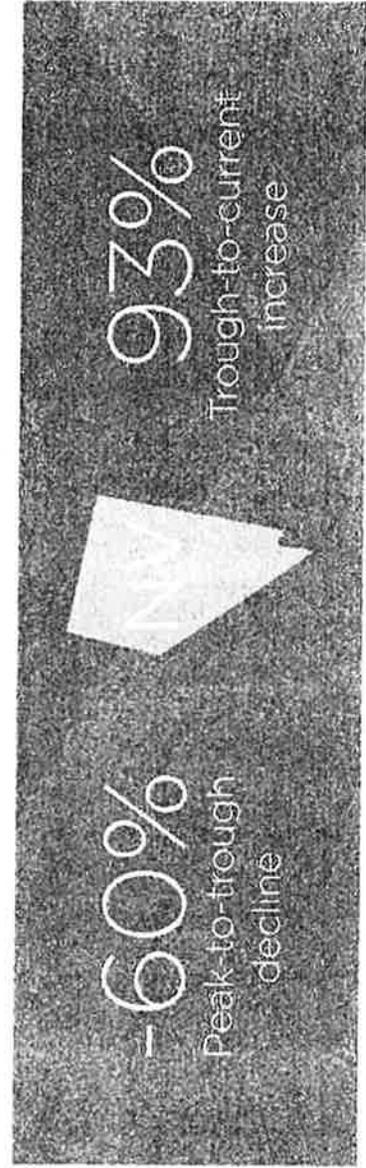
The national home price index (HPI) peaked in April 2006, reaching its maximum decline in March 2011 before returning to peak in October 2017. Of all 50 states, Nevada experienced the biggest drop during the recession, with a 60 percent decline in home prices. Even after a 93 percent increase from its trough-to-current home price level, Nevada's growth rate is still 23 percent below its pre-recession peak, and 9 percent of mortgaged properties are still underwater. This is one of the highest negative equity levels in the country, exceeded only by Louisiana which fell by just 9 percent during the crash.

During the recession, both Arizona and Florida prices dropped considerably to 51 percent and 50 percent below their respective peaks, and as of December 2017 they remained 16 percent below their peak price. Meanwhile, California experienced a 42 percent decline in home prices. Homes in this market have since recovered and now stand 2 percent higher than they did before the recession.

North Dakota had a shallow 2 percent peak-to-trough price decline during the recession, and with the energy boom, home prices have risen 48 percent above the prior peak in July 2008. While Nebraska and Iowa have experienced less significant growth rates, the numbers in these states tell a similar tale. Home prices in Nebraska dropped only 5 percent from the July 2006 peak, and have since experienced a healthy 27 percent increase from the lowest home price level. Iowa home prices also dropped by 5 percent from their peak and now stand 15 percent above the prior peak in 2006. However, the equity gain in these states is still below the national average of \$14,888, standing at \$7,720 for Iowa, \$8,344 for North Dakota and \$8,054 for Nebraska from the third quarter of 2016 to the third quarter of 2017.

**LARGEST PEAK-
TO-TROUGH DROP**

**SMALLEST PEAK-
TO-TROUGH DROP**



The Shrinking of the American Lawn

As houses have gotten bigger, yard sizes have receded. What gives?

Lucy Nicholson / Reuters

- **ANDREW MCGILL**
- **JUL 6, 2016**

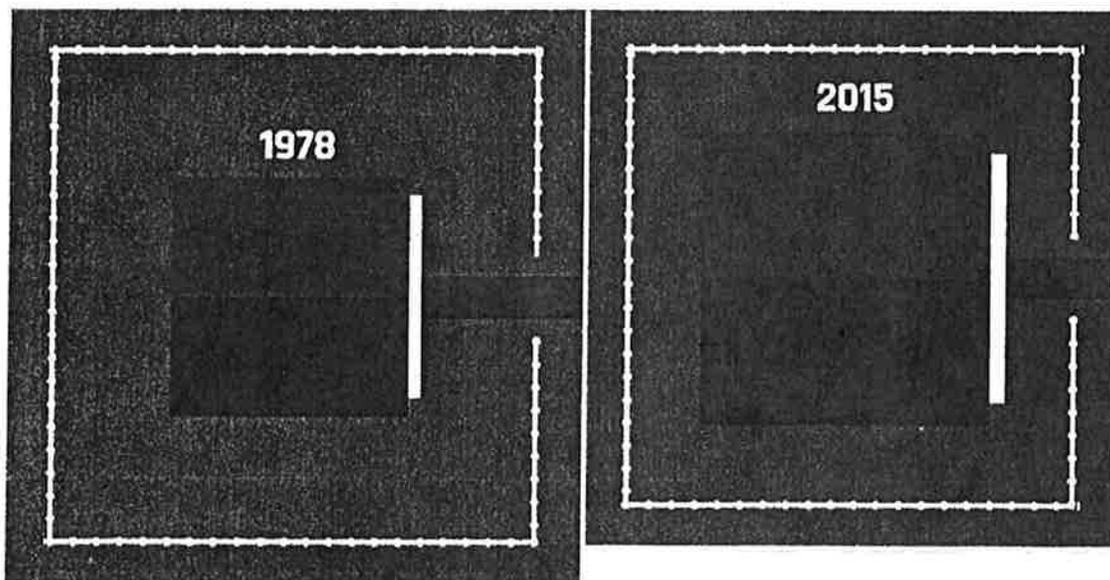
Introducing *Crazy/Genius*, a new podcast from *The Atlantic* with Derek Thompson. Eight bold questions—and eight smart answers—about how tech is changing the world. Listen and subscribe to the podcast.

The American house is growing. These days, the average new home encompasses 2,500 square feet, about 50 percent more area than the average house in the late 1970s, according to Census data. Compared to the typical house of 40 years ago, today's likely has another bathroom and an extra bedroom, making it about the same size as the *Brady Bunch* house, which famously fit two families.

This expansion has come at a cost: the American lawn.

The first diagram shows what the average house looked like in 1978, when it measured 1,650 square feet and sat on 0.22 acres. The second shows its counterpart from 2015.

Average American House and Yard Size, to Scale



As homes have grown larger, the lots they're built on have actually gotten smaller—average area is down 13 percent since 1978, to 0.19 acres. That might not seem like a lot, but after adjusting for houses' bigger footprints, it appears the median yard has shrunk by more than 26 percent, and now stands at just 0.14 acres. The actual value lies somewhere between those two numbers, since a house's square footage could include a second (or third) floor. Either way, it's a substantial reduction.

Average American Yard Size, to Scale

And this is data on *new* homes. No one is going door-to-door and lopping off front lawns (well, except for where they are). The truth is far more sinister: Americans are voluntarily buying houses with smaller yards. What does the United States stand for, if not the right to a fertile, springy carpet of turf thicker than the Bradys' wall-to-wall shag?

At first, I wondered if lawn shrinkage could be due to a growing interest in building "attached" homes—townhomes, duplexes, any residence that shares a wall with a neighbor. These residences, popular in cities and inner-ring suburbs, offer far less yard space than stand-alone houses, though plenty of square footage. Alas, Census data indicates that 90 percent of new homes sold in 2015 were "detached," indicating almost all growth came from more traditional structures. Theory dashed.

Could this be a regional thing? Perhaps cramped lots are the result of more construction in the crowded Northeast, where land is expensive. Nope: New-home construction fell sharply in the northern I-95 corridor during the recession and hasn't recovered since. It's the South that has seen the biggest building boom, and land there is still pretty cheap. And indeed, a 2015 Zillow report found that yards are shrinking across the southern states and the Great Plains, despite a surplus of room to expand.

That same report posits the shrinking lawn is actually an economic compromise. Americans want bigger houses, but since every additional square foot balloons the cost, homebuilders are keeping prices affordable by cutting off lawn acreage.

From Svenja Gudell, the chief economist at Zillow:

"We still want our big homes with ample bedrooms and bathrooms, but increasingly, we're having to make a tradeoff to keep those kinds of homes accessible—namely,

smaller lots. Americans want both space and convenience, but the land available relatively close to job centers is expensive. This trend of larger homes and smaller lots represents the compromise between what builders can profitably build and what consumers will actually buy.”

Forced to choose between having a bigger lawn and a bigger house, Americans who live near economic hubs are picking the house.

The cultural primacy of the lawn has other enemies, too. As my colleague Megan Garber noted last year in “The Life and Death of the American Lawn,” a mix of drought-conscious environmentalism and shift in social mores has made spending money and effort on perfectly tufted turfgrass seem a bit simpering, even selfish. “Maybe, as the billboards dotting California’s highways cheerily insist, ‘Brown Is the New Green,’” she wrote. Witness the rise in rock gardens and drought-resistant yards.

An inflection point approaches. For now, a lawn is still an end in itself, a place to play and garden and stick pink flamingos. But if the shrinkage continues, the lawn is in danger of becoming merely symbolic. That’s nothing new to city dwellers, who count themselves lucky to have a patch of grass and have made public parks their front yards for centuries. But it would signal a profound change in suburbia, and not an altogether attractive one, as McMansions squeeze ever tighter together, hulking and lonely.

<https://www.theatlantic.com/business/archive/2016/07/lawns-census-bigger-homes-smaller-lots/489590/>

NORTH MERRITT ISLAND DENSITY COMPARISON CHART

PLAT NAME/OWNER	PLAT BOOK/ PAGE	TOTAL ACREAGE	TOTAL LOTS	LOT SIZES	DENSITY (uppa)	ZONING	FLUM	YEAR
Chase Hammock Lakes	50/43	122.71	61	1 acre	0.50	AU	RES 1	
Citrus Isle	41/48	19.83	51	1/4 to 1/3 ac	2.57	EU-2	RES 4	
Citrus River Groves 1-4	25/133, 28/89,	69.81	94	1/2+/- ac	1.35	SR	RES 4	
Crisafulli Townhomes		12.85	48					
Harvey's Groves/ Cpp II, LLC		41.95	56		3.74	RA-2-4	CC, NC, RES 4	2017
The Groves	32/26	13.96	20	1/4 to 1/2 ac	1.43	EU-2	RES 2	2016
The Groves Phase 2	39/73	12.91	16	1/2 ac	1.24	RA-2-10 (4)	RES 2	
Indian Bay Phase 1	26/34	47.1	89	1/3 to 1/2 ac	1.89	SR	RES 2	
Indian Bay Phase 2/1	36/41	11.27	21	1/3 ac	1.86	EU-2	RES 4	
Indian Bay 2/2	36/81	30.78	37	1/3 ac	1.20	EU-2	RES 4	
Najjad, Inc.		26.11	40					
North Grove	36/82	20.65	41	1/3 ac	1.59	EU	RES 2	2017
Otter Trace	38/28	35.77	37	1/2 to 1-1/2 ac	1.99	EU-2	RES 4	
Savannahs PUD**	35/56	97	288	0.26-0.29 ac	1.03	SR	RES 1	
Sun Island Lakes	Mobile Home Pk	71.35	298+/-		2.97	PUD	RES 1	
Stone Lake Estates	43/33	31.45	20	0.50 -0.53 ac	4.18	TR-3	RES 2	
Sunset Lakes 1A	38/58	34.15	41	0.20 ac	.93	SR	RES 1	
Sunset Lakes 1B	39/21	21.76	61	0.20 ac	1.20	PUD	RES 4	
Sunset Lakes 2	41/14	14.07	45	0.20 ac	2.80	PUD	RES 4	
Sunset Lakes 4A	44/19	6.14	20	0.20-0.28 ac	3.20	PUD	RES 4	
Sunset Lakes 4B	44/22	5.04	16	0.20-0.25 ac	3.26	PUD	RES 4	
Sunset Lakes 5	44/93	7.37	26	0.20-0.31 ac	3.17	PUD	RES 4	
Sunset Lakes 6	45/41	8.98	32	0.14-0.17 ac	3.53	PUD	RES 4	
Sunset Lakes 7	46/1	28.21	39	0.13-0.15 ac	3.56	PUD	RES 4	
Sunset Lakes 8	46/43	12.28	31	0.14-0.29 ac	1.38	PUD	RES 4	
Sunset Lakes 9	47/26	29.33	44	0.17-0.30 ac	2.52	PUD	RES 4	
Sunset Lakes 11	50/27	4.37	5	0.17-0.19 ac	1.50	PUD	RES 4	
Egrets's Landing	Phase I & Phase 2	111.0	222	0.51-0.71 ac	1.14	PUD	RES 4	
**Excluding Public Golf Course Area								
				0.25 ac avg.	2.00	EU-2	RES 2	2014



Rodney M. Honeycutt, P.E.
Principle

Mr. Honeycutt has over 40 years experience in all phases of civil engineering including various administrative duties. He has managed major water and wastewater projects for city, county and state governments. He has also been project manager and principal-in-charge of five (5) indefinite delivery/quantity (open-end) civil engineering contracts with various departments of the Department of Defense (DOD). Other responsibilities have included the preparation of reports and studies involving alternative analyses, feasibility studies, plans and specifications and contract documents. Mr. Honeycutt also served as County Engineer for Cumberland County, North Carolina for three and one-half (3 ½) years. Mr. Honeycutt is experienced in a variety of PC programs.

EDUCATION

B.S./1972/Civil Engineering, University of North Carolina at Charlotte

REGISTRATION

P.E./1976/Civil Engineering, NC #7211 (inactive)
P.E./1981/Civil Engineering, MD #12545 (inactive)
P.E./1983/Civil Engineering, VA #14045 (inactive)
P.E./1993/Civil Engineering, FL #46917

PROJECT EXPERIENCE

- Brevard County Parks and Recreation, Solid Waste, Utility and Facilities Construction Departments, Brevard County, FL; Principal-in-Charge for engineering and surveying services on an as needed bases for the past three (3) years. Services were site design, cost estimates and state/local permitting for a 1,440 linear feet (LF) revetment at Spessard Holland Golf Course, Cuyler Park Expansion, landfill operation sites, horizontal/vertical control topography and locations for expansion, landfill mitigation sites, well locations, plat property survey, cross-sections for wetlands mitigation, topo/tree surveys, agency review/permitting, well site easements and access, set piezometers with elevations, H/V controls, re-establish property corners and a library expansion site.
- Oak Trail, 18th Street and U.S. Highway No. 1 Water Mains, Edgewater, FL; Principal-in-Charge of surveying, design, engineering, permitting and as-built certifications for new water service.
- Titusville High School Renovation and Addition, Titusville, FL; Principal-in-Charge for design including all site work for high school renovation including grading, storm drainage, stormwater management, water distribution and sewer collection system. Sewer system consisted of a new 700 GPM submersible duplex pumping station and 3,000 LF of eight-inch (8") sanitary sewer. There are 17 existing and new connections to the existing system that must be maintained during construction. State and local permitting required.
- Lemon, Coleman, Mantor Streets and Area II Stormwater Improvements, Titusville, FL; Principal-in-Charge for design and permitting for paving of three (3) existing dirt streets including drainage and stormwater management. Stormwater management for one (1) street consisted of road side swales for a curbed street to meet SJRWMD minimal stormwater management requirements. Stormwater management for the other two (2) streets consisted of existing and enlarging a drainage way (culverts) under U.S. Highway No. 1 in an area with a split median and designing a 1.8 Ac. water management basin. The management basin was also a retrofit basin in the City's Area



- II Watershed. An outfall to the Indian River was also included. Permitting included FDOT, SJRWMD and COT.
- North Fiske Stormwater Facility, Cocoa, FL; Project Manager/Engineer for a 27.1 Ac. retro fit stormwater management basin. Permitting included the City of Cocoa and SJRWMD.
 - Orange County Continuing Survey Contract, Orlando, FL; Principal-in-Charge for continuing survey services consisting of the following projects:
 - Topography, piezometer location and as-built survey for mitigation for the Curry Ford Road project. The mitigation area was located in Seminole County.
 - Topography and location survey for Rouse Road and Eastwood Road intersection for adding deceleration and turning lanes.
 - Route survey for West Orange Trail Phase IV including topography, tree locations, utility locations, base maps and easement maps for approximately nine (9) miles of trail.
 - Field topography for Rouse Lake Road drainage area problems including ditch to Rouse Lake .
 - Naval Surface Warfare Center, Dahlgren, VA; Principal-in-Charge of open-end contract for civil engineering design services at Dahlgren, VA; Wallop Island, VA; and White Oak, MD; (1) Traffic, parking and signage study at Dahlgren, VA. (2) Rehabilitation of roadway and design of paved parking area at White Oak, MD. (3) Repair and rehabilitation of two (2) 100,000 gallon elevated water storage tanks. (4) Location, boundary and topographic surveys to include title search, plat and description for tracking station. (5) Design of new well, well house, treatment and appurtenances for new water supply at Dahlgren, VA. (6) Geometric improvements to roadway as a result of traffic study including widening of road, re-striping of pavement and redesign of the post office entrance, traffic patterns and road signage.
 - Patuxent Naval Air Station, St. Mary's County, MD; Principal-in-Charge of an open-end contract for civil engineering design services. (1) Design of parking lot near Building 1406 to include stormwater management. (2) Site plans to accommodate two (2) pre-engineered metal buildings. Each plan included sidewalks, electrical site utilities, storm drainage, and stormwater management. (3) Exhaust stack repair at the Jet Engine Test Facility. (4) Design of two (2) potable water wells to include investigative studies for repairs. (5) An investigative study of conditions of the seawall for adequacy, reliability and subsequent design of repairs and recommendations for control of beach erosion at Point Lookout.
 - White Oak Naval Warfare Weapons Center, Silver Spring, Montgomery County, MD; principal-in-Charge of road repair and rehabilitation of 5,000 feet to two (2) lane roadway and 65,000 S.Y. of paved parking area.
 - Engineering Studies for Five (5) Roads, Howard County, MD; Project Manager for preliminary engineering design for the realignment of five (5) roads located in Howard County, MD. These roads were Annapolis Road, Gorman Road, All Saints Road, Leishear Road and Loop Road.
 - Marco-Ventor/Stately Connections, Ann Arundel County, MD; Project Manager for study of the realignment of .05 miles of interconnecting roadways in Eastern Anne Arundel County.
 - Murray Hill Road, Howard County, MD; Principal-in-Charge for design of 4,400 feet of road way including steep grades and tie-in coordination to new bridge over Middle Patuxent River.
 - Mountain Road Emergency Bypass Route, Anne Arundel County, MD; Principal-in-Charge for preparation of report, field surveys, metes and bounds right-of-way plats for 0.5 miles of interconnecting roadway to provide a means of emergency by-pass for a dead-end road on a peninsula.

From: [Commissioner, D2](#)
To: [Jones, Jennifer](#)
Subject: FW: Re-Zoning Grand Lakes Development, Chase Hammock Rd, N. Merritt Island
Date: Thursday, May 17, 2018 3:47:08 PM

Thank you,

Liz Alward

Please note:

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

From: Marty Sutherlin [mailto:Marty.Sutherlin@RaymondJames.com]
Sent: Thursday, May 17, 2018 3:20 PM
To: Commissioner, D2
Subject: Re-Zoning Grand Lakes Development, Chase Hammock Rd, N. Merritt Island

Dear Mr. Barfield,

Please vote **“NO”** for the upcoming re-Zoning of Grand Lakes Development on Chase Hammock Road.

If you are not aware, the Otter Trace Development just West of Grand Lakes is unique in that we must meet very specific rules/waterway management controls with St. Johns River Water Management. We “must” not allow any water retained within our Development to breach into any canals or other waterways on Merritt Island. However, Grand Lakes Development would, if overbuilt, breach into Otter Trace. The current development approval for Grand Lakes of 28 homes may in themselves cause concern for Otter Trace. However, allowing 40 Tract homes on that same area of land is sure to have a negative effect on Otter Trace. The current Grand Lakes development is only “land” with no homes and it’s ground is higher than Otter Trace.

It is your responsibility to protect the rights of all Brevard County “current” Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be “high” risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, much less simply flooding our properties and devaluating our homes.

PLEASE VOTE “NO”!

Marty Sutherlin
Financial Planner, RJFS

The Sutherlin Group
2395 North Courtenay Parkway, Suite 201
Merritt Island, Florida 32953
321.452.0061 • 877.953.PLAN
321.452.4403 Fax
www.TheSutherlinGroup.com
Marty.Sutherlin@RaymondJames.com



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From: [Commissioner, D2](#)
To: [Jones, Jennifer](#)
Subject: FW: OTTER TRACE HOA/ Grand Lakes Estates re-Zoning - VOTE NO
Date: Thursday, May 17, 2018 3:47:18 PM

Thank you,

Liz Alward

Please note:

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From: Paul Greenway [mailto:gpaulgreenway@aol.com]
Sent: Thursday, May 17, 2018 2:06 PM
To: Commissioner, D2
Subject: OTTER TRACE HOA/ Grand Lakes Estates re-Zoning - VOTE NO

Dear Mr. Barfield,

Please vote **"NO"** for the upcoming re-Zoning of Grand Lakes Development on Chase Hammock Road.

If you are not aware, the Otter Trace Development just West of Grand Lakes is unique in that we must meet very specific rules/waterway management controls with St. Johns River Water Management. We "must" not allow any water retained within our Development to breach into any canals or other waterways on Merritt Island. However, Grand Lakes Development would, if overbuilt, breach into Otter Trace. The current development approval for Grand Lakes of 28 homes may in themselves cause concern for Otter Trace. However, allowing 40 Tract homes on that same area of land is sure to have a negative effect on Otter Trace. The current Grand Lakes development is only "land" with no homes and it's ground is higher than Otter Trace.

It is your responsibility to protect the rights of all Brevard County "current" Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be "high" risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, much less simply flooding our properties and devaluating our homes.

PLEASE VOTE "NO"!

Thanks,

Paul Greenway
1377 Otter Lane
Merritt Island, FL 32953

7033073845
gpaulgreenway@aol.com

From: [Commissioner, D2](#)
To: [Jones, Jennifer](#)
Subject: FW: Please vote "NO"
Date: Friday, May 18, 2018 9:58:22 AM

Thank you,

Liz Alward

Please note:

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From: Jane Randall [mailto:jane.randall1@me.com]
Sent: Friday, May 18, 2018 8:32 AM
To: Commissioner, D2
Subject: Please vote "NO"

Dear Mr. Barfield,

Please vote **"NO"** for the upcoming re-Zoning of Grand Lakes Development on Chase Hammock Road.

If you are not aware, the Otter Trace Development just West of Grand Lakes is unique in that we must meet very specific rules/waterway management controls with St. Johns River Water Management. We "must" not allow any water retained within our Development to breach into any canals or other waterways on Merritt Island. However, Grand Lakes Development would, if overbuilt, breach into Otter Trace. The current development approval for Grand Lakes of 28 homes may in themselves cause concern for Otter Trace. However, allowing 40 Tract homes on that same area of land is sure to have a negative effect on Otter Trace. The current Grand Lakes development is only "land" with no homes and it's ground is higher than Otter Trace.

It is your responsibility to protect the rights of all Brevard County "current" Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be "high" risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, much less simply flooding our properties and devaluating our homes.

PLEASE VOTE "NO"!

Jim, Jane and Jared Randall
5203 Winding Way, MI

From: [Commissioner, D2](#)
To: [Jones, Jennifer](#)
Subject: FW: OTTER TRACE HOA / Grand Lakes Estates re-Zoning - VOTE NO
Date: Friday, May 18, 2018 9:58:36 AM

Thank you,

Liz Alward

Please note:

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From: Julie Greenway [mailto:julsgreenway@aol.com]
Sent: Friday, May 18, 2018 9:09 AM
To: Commissioner, D2
Subject: OTTER TRACE HOA / Grand Lakes Estates re-Zoning - VOTE NO

Dear Commissioner Barfield,

Please vote **"NO"** for the upcoming re-Zoning of Grand Lakes Development on Chase Hammock Road.

If you are not aware, the Otter Trace Development just West of Grand Lakes is unique in that we must meet very specific rules/waterway management controls with St. Johns River Water Management. We "must" not allow any water retained within our Development to breach into any canals or other waterways on Merritt Island. However, Grand Lakes Development would, if overbuilt, breach into Otter Trace. The current development approval for Grand Lakes of 28 homes may in themselves cause concern for Otter Trace. However, allowing 40 Tract homes on that same area of land is sure to have a negative effect on Otter Trace. The current Grand Lakes development is only "land" with no homes and it's ground is higher than Otter Trace.

It is your responsibility to protect the rights of all Brevard County "current" Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be "high" risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, much less simply flooding our properties and devaluating our homes.

PLEASE VOTE "NO"!

Julia R. Greenway
1377 Otter Lane
Merritt Island, FL 32953
Phone (321) 338-2417 / Mobile (703) 819-7301
julsgreenway@aol.com
Julia R. Greenway
1377 Otter Lane
Merritt Island, FL 32953

Phone (321) 338-2417 / Mobile (703) 819-7301
julsgreenway@aol.com

From: [Commissioner, D2](#)
To: [Jones, Jennifer](#)
Subject: FW: Re-zoning Grand Lakes Estates, East of Otter Trace ID# 18PZ000222 Courtesy Notice
Date: Monday, May 21, 2018 9:51:44 AM

Thank you,

Liz Alward

Please note:

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

From: Denise Salberg [mailto:escfbi@yahoo.com]
Sent: Sunday, May 20, 2018 12:51 PM
To: Commissioner, D2
Subject: Re-zoning Grand Lakes Estates, East of Otter Trace ID# 18PZ000222 Courtesy Notice

This email is to request the Commissioners to please uphold the existing legal binding agreement re the development of Grand Lakes Estates. The Otter Trace residents previously fought for and accomplished the legal binding agreement which states that only 28 homes would be developed on this property. (28 was a compromise). Water which is retained in the Otter Trace community must not overflow into any lakes or canals. This has been mandated by the St. Johns River Water Management. If Grand Lakes is allowed to over develop the property by increasing the number of homes, the water overflow would surely become an issue because as it stands right now Grand Lakes ground is significantly higher than Otter Trace.

If allowed the increased number of homes, where are they going to park their cars? Nowadays, there are usually two cars per house. Is the developer going to build an obnoxious parking garage?

We moved to this area for the "rural charm & ambience of the area"! The GREEDY DEVELOPERS are taking this away from us. Right now off Hall Road 150 homes are currently under construction (with zero lot lines), homes practically on top of each other. Please don't let our home property values become jeopardized by Grand Lakes.

Please vote NO to the re-zoning request.

D & L Salberg

From: [Commissioner, D2](#)
To: [Jones, Jennifer](#)
Subject: FW: Grand Lakes Request Change of Zoning from RR-1 to SR (18PZ00022)
Date: Monday, May 21, 2018 10:51:00 AM

Thank you,

Liz Alward

Please note:

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

From: Darlene Heumann [mailto:athomewithdarlene@yahoo.com]
Sent: Monday, May 21, 2018 10:35 AM
To: Commissioner, D2
Subject: Grand Lakes Request Change of Zoning from RR-1 to SR (18PZ00022)

Commissioner Jim Barfield,

As a concerned homeowner of Otter Trace, I am asking that you vote NO on the Grand Lakes Request to change the current zoning from RR-1 to SR on Chase Hammock Road in North Merritt Island.

The Otter Trace Development just West of Grand Lakes is unique in that we must meet very specific rules/waterway management controls with St. Johns River Water Management. We must not allow any water retained within our Development to breach into any canals or other waterways on Merritt Island. However, Grand Lakes Development would, if overbuilt, breach into Otter Trace. The current development approval for Grand Lakes of 28 homes may in themselves cause concern for Otter Trace. However, allowing 40 Tract homes on that same area of land is sure to have a negative effect on Otter Trace. The current Grand Lakes development is only land with no homes and it's ground is already higher than Otter Trace.

It is your responsibility to protect the rights of all current Brevard County Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be "high" risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, much less simply flooding the properties and devaluing the homes.

The last two hurricanes in the last two years were evidence of the extreme water issues of North Merritt Island. Many of our properties were under water for about eight weeks. Lawns, trees, vegetation were lost as a result of this standing water.

Thank you for support on this matter.

Darlene Heumann

Otter Trace Resident

5163 Winding Way

Merritt Island, FL 32953

Newell, Marcia

From: Corrin Casas <corrin3000@hotmail.com>
Sent: Thursday, May 17, 2018 1:52 PM
To: Commissioner, D1
Subject: Attn> Rita Pritchett ID # 18PZ00022

Importance: High

Dear Ms. Pritchett

In regard to the rezoning request from Grand Lakes LLC item ID #18PZ00022 on the May 24 meeting agenda, we ask that this additional request for high density housing in an area that already has multiple flooding issues be denied. On behalf of the Otter Trace Homeowners, Our subdivision and homes are already in peril from over development. North Merritt Island has faced flooding issues for years that are not resolved, and are getting worse year after year. We have standing water year round on the east side that shares a boundary with Grand Lakes. In essence we are losing our homes as property values fall when there is standing water and lakes in ones back yard. As taxpayers we look to you to protect our home values and preserve the fragile beauty of this unique island. As president of the HOA I speak on behalf of the 37 homeowners in the community. Grand Lakes LCC already has a so called binding development plan for 28 homes, which will already negativity impact and exacerbate the flooding problems. Its absurd to now ask for 40 homes to be built on a 40 acre plat that a large portion is lakes. Adding 40 house pads, septic systems, pools, driveways etc... will have disastrous results. Not to mention the traffic conditions on state Rd. 3 during the morning and afternoon rush hour traffic to and from Kennedy Space Center. We risk life or limb when venturing out from Chase Hammock Rd. during those hours. Again we ask you deny this re-zoning request for the benefit and safety of all on NMI. Thank you.

Respectfully,
Darcy Casas
Otter Trace HOA President/director
5303 Winding Way Merritt Island

OBJECTION
18PZ00022
Grand Lake Estates

Otter Trace Homeowners Association
5303 Winding Way
Merritt Island, Fl 32953

Brevard County Board of County Commissioners
Planning & Development Department
2725 Judge Fran Jamieson Way, building A
Viera Fl. 32940
ID # 18 PZ00022

To whom it may concern,

Please vote **"NO"** for the upcoming re-Zoning of Grand Lakes Development on Chase Hammock Road.

Otter Trace the Development just West of Grand Lakes is unique in that we must meet very specific waterway management controls with St. Johns River Water Management. We contain all water and do not release any storm water from our Development into any canals or other waterways on Merritt Island. However, Grand Lakes Development does breach into Otter Trace. As they stand now with no homes, the water that flows from the retention ponds into the canals along Chase Hammock Rd. overflow and back up into Otter Trace. And not just with a big storm events. Those canals are almost at capacity year round. Not only Grand Lakes but Chase Hammock Lakes as well flow into the same canals. The current development approval for Grand Lakes of 28 homes is already adding to the existing concerns for Otter Trace. However, allowing **40 Tract homes on that same area of land is sure to have a disastrous affect on Otter Trace** Grand Lakes development is only "land" at this time and has already causes Otter Trace to hold more water in recent years.

It is your responsibility to protect the rights of all Brevard County "current" Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be "high" risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, as well as causing **more flooding our properties and devaluating our homes.**
PLEASE VOTE "NO"!

Respectfully,

Otter Trace HOA Board of Directors

Terrance Farrow
Wayne Nicholson
Darcy Casas

IV.K

OBJECTION
18PZ00022
Grand Lake Estates

Jones, Jennifer

From: Commissioner, D2
Sent: Tuesday, May 22, 2018 3:24 PM
To: Jones, Jennifer
Subject: FW: Grand Lakes Re-Zoning Vote

For Thursday Commission meeting. Thank you!

Thank you,
Liz Alward



Liz Alward
Sr. Legislative Aide to Commissioner Barfield
Brevard County, District 2
p: 321.454.6601 | m: 321.794.6206 | Liz.Alward@brevardfl.gov
2575 N. Courtenay Parkway, Suite 200 Merritt Island, FL 32953

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: Dawn Doyle [<mailto:ddoyle314@gmail.com>]
Sent: Tuesday, May 22, 2018 1:29 PM
To: Commissioner, D2
Subject: Grand Lakes Re-Zoning Vote

Dear Commissioner Barfield,
Please vote **“NO”** for the upcoming re-Zoning of Grand Lakes Development on Chase Hammock Road.

The following sentiments expressed by a fellow resident clearly communicates why your **NO VOTE IS NEEDED ON THE 24TH!!!**

“If you are not aware, the Otter Trace Development just West of Grand Lakes is unique in that we must meet very specific rules/waterway management controls with St. Johns River Water Management. We “must” not allow any water retained within our Development to breach into any canals or other waterways on Merritt Island. However, Grand Lakes Development would, if overbuilt, breach into Otter Trace. The current development approval for Grand Lakes of 28 homes may in themselves cause concern for Otter Trace. However, allowing 40 Tract homes on that same area of land is sure to have a negative effect on Otter Trace. The current Grand Lakes development is only “land” with no homes and it’s ground is higher than Otter Trace.

It is your responsibility to protect the rights of all Brevard County “current” Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be “high” risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, much less simply flooding our properties and devaluating our homes.”

PLEASE VOTE “NO”!

Sincerely,
Dawn A. Doyle

Sent from Mail for Windows 10

Newell, Marcia

From: jheumann <jheumann@cfl.rr.com>
Sent: Monday, May 21, 2018 1:49 PM
To: Commissioner, D1; Hula Girl Cafe
Subject: Grand Lakes Proposed Zone change RR-1 to SR (18PZ00022)
Attachments: Grand Lakes proposed zone change.pdf

Categories: EMAIL CAMPAIGNS

Grand Lakes Proposed Zone change RR-1 to SR (18PZ00022)

Commissioner Rita Pritchett,

As a concerned homeowner of Otter Trace, I am asking that you vote NO on the Grand Lakes Request to change the current zoning from RR-1 to SR on Chase Hammock Road in North Merritt Island.

The Grand Lakes re-zoning to increase the number of homes built from 28 to 40 will impact the following:

- 43% additional septic systems
- Increased pesticide runoff in canals
- Increased pet waste runoff in canals
- Increased area of concrete coverage
- Increased noise generation
- Increased local road traffic

This subject location was originally zoned RR-1 and should remain low density residential, unless there is proof of benefit to the environment. The local land owner fought for this zone status and it was granted; please do not let the developers take our RR-1 zone away from us.

Stand strong with us,

Jeff Heumann

Otter Trace Resident

5163 Winding Way

Merritt Island, FL 32953

Jones, Jennifer

From: Commissioner, D2
Sent: Wednesday, May 23, 2018 1:22 PM
To: Jones, Jennifer
Subject: FW: OTTER TRACE HOA/ Grand Lakes estates re-Zoning - Vote NO

Thank you,

Liz Alward

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From: C Gardling [<mailto:gardling@gmail.com>]
Sent: Wednesday, May 23, 2018 12:23 PM
To: Commissioner, D2
Subject: OTTER TRACE HOA/ Grand Lakes estates re-Zoning - Vote NO

Dear Jim Barfield

Please vote **"NO"** for the upcoming re-Zoning of Grand Lakes Development on Chase Hammock Road.

If you are not aware, the Otter Trace Development just West of Grand Lakes is unique in that we must meet very specific rules/waterway management controls with St. Johns River Water Management. We "must" not allow any water retained within our Development to breach into any canals or other waterways on Merritt Island. However, Grand Lakes Development would, if overbuilt, breach into Otter Trace. The current development approval for Grand Lakes of 28 homes may in themselves cause concern for Otter Trace. However, allowing 40 Tract homes on that same area of land is sure to have a negative effect on Otter Trace. The current Grand Lakes development is only "land" with no homes and it's ground is higher than Otter Trace.

It is your responsibility to protect the rights of all Brevard County "current" Residents. All of the homes on Chase Hammock Road, but especially Grand Lakes and Otter Trace, are in an area of special flood concern. FEMA has determined it to be "high" risk with the designation of AE, requiring Flood Insurance due to the high risk. As a board member you are responsible for knowingly increasing the risk to residents. Allowing the re-zoning of Grand Lakes would be putting all Otter Trace Residents at risk of breaching its required agreements with SJRWM, much less simply flooding our properties and devaluing our homes.

PLEASE VOTE "NO"!

Claes Gardling

5382 Winding Way, Merritt Island, 32953