

RANGEWATER



PROJECT DATA:

ZONE 1: Neighborhood Commercial
 3.659 acres
 109 units max

AMENITY: 6,500 S.F.

BUILDINGS 1-2:
 Building Type 1
 24 Units/EA

PARKING:

Surface: 368 Spaces
 Parallel: 21 Spaces

BUILDING 3:
 Building Type 3
 30 Units/EA

TOTAL: 389 Spaces
 (1.75 Spaces/Unit)

BUILDING 4:
 Building Type 4
 31 Units

ZONE 2: Residential
 7.581 acres
 113 units max

BUILDING 5:
 Building Type 2
 29 Units

BUILDING 6:
 Building Type 4
 30 Units/EA

BUILDING 7:
 Building Type 2
 30 Units/EA

BUILDING 8:
 Building Type 1
 24 Units/EA

TOTAL: 222 Units
 (930 S.F. Average)

 **PRESERVED FOR GREENSPACE & SWM**

 **TOP FLOOR VIEWING PLATFORM**



Merritt Island

1 Density Study - Option 1
 Scale: 1"=100'-0"

Plan

RANGEWATER N COURTENAY PARKWAY MERRITT ISLAND
ROADWAY CAPACITY ANALYSIS - WEEKDAY

Roadway ⁽¹⁾	From ⁽¹⁾	To ⁽¹⁾	ID # ⁽¹⁾	2024 Existing Volume ⁽¹⁾	MAV ⁽¹⁾	V/C Ratio ⁽¹⁾	Reg.	Growth Rate ⁽²⁾	2027 No Build Volumes	Remaining Capacity	No Build V/C Ratio	Daily Project Traffic		% Of Available Capacity	2027 Build Volumes	V/C Ratio
												Trip Dist % ⁽³⁾	Site Trips ⁽⁴⁾			
N. Courtenay Pkwy. (SR 3)	Pioneer Rd.	S Ramps SR 528	152	33,650	38,430	0.88	Linear	1.34%	35,003	3,427	0.91	62%	855	24.95%	35,858	0.93

(1) Information from Space Coast TPO Context Classification Spreadsheet downloaded on 11/17/2025

(2) Per approved Traffic Impact Study Scope - Growth Rates

(3) Extracted from approved Traffic Impact Study Scope - Trip Distribution

A.11

