

**From:** [Kim Rezanka](#)  
**To:** [Liesenfelt, Jim](#); [Calkins, Tad](#); [Prasad, Billy](#)  
**Cc:** [Esseesse, Alexander](#); [Bernath, Marc](#); [Randall, Alice](#); [Gilliam, Trina](#); [Richardson, Morris](#)  
**Subject:** RE: 4.2.26 Brevard County Commission Meeting. H.3 (Merritt Bidco SPV, LLC)  
**Date:** Tuesday, March 31, 2026 3:27:25 PM

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Mr. Liesenfelt, Mr. Calkins, and Mr. Prasad,

Applicant, Merritt Bidco SPV, LLC, will be seeking a postponement or continuance of the hearing before County Commission on April 2, 2026. My Client is investigating the possibility of acquiring additional property adjacent to the current proposed apartment site, is reviewing the potential of modifying the proposed number of units, and considering further modifications to access to the site and for offsite improvements.

This will be the first continuance request of the Applicant. We will be asking that this be postponed until the May 7, 2026 County Commission Meeting.

I will be present to request the postponement.

Please do not hesitate to contact me with any questions, comments or concerns.

Chairman Altman and all the Commissioners have been blind-copied on this email.

Sincerely,  
**Kim Rezanka**

**LACEY REZANKA**  
6013 Farcenda Place, Suite 101  
Melbourne, FL 32940  
[krezanka@lrr.law](mailto:krezanka@lrr.law)  
Office 321.608.0892

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**From:** Kim Rezanka  
**Sent:** Tuesday, February 3, 2026 4:07 PM  
**To:** 'alice.randall@brevardfl.gov' <alice.randall@brevardfl.gov>; 'Gilliam, Trina'

<trina.gilliam@brevardfl.gov>; 'billy.prasad@brevardfl.gov' <billy.prasad@brevardfl.gov>;  
Richardson, Morris <Morris.Richardson@brevardfl.gov>  
**Cc:** 'Esseesse, Alexander' <alexander.esseesse@brevardfl.gov>; Marc.Bernath@brevardfl.gov  
**Subject:** RE: 2.5.26 Brevard County Commission Meeting. H.11 (Merritt Bidco SPV, LLC)

Mr. Prasad,

Based upon the submission of new evidence in support of this rezoning item, including the BDP, we agree that this item should be continued to the March 5<sup>th</sup> County Commission Hearing. I will be present at County Commission to agree to that recommendation.

I have blind copied all the Commissioners with this email.

Thank you.

Sincerely,

**Kim Rezanka**

**LACEY REZANKA**

6013 Farcenda Place, Suite 101

Melbourne, FL 32940

[\*krezanka@lrl.law\*](mailto:krezanka@lrl.law)

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**From:** Kim Rezanka

**Sent:** Monday, February 2, 2026 5:25 PM

**To:** [alice.randall@brevardfl.gov](mailto:alice.randall@brevardfl.gov); Gilliam, Trina <[trina.gilliam@brevardfl.gov](mailto:trina.gilliam@brevardfl.gov)>;  
[billy.prasad@brevardfl.gov](mailto:billy.prasad@brevardfl.gov); Richardson, Morris <[Morris.Richardson@brevardfl.gov](mailto:Morris.Richardson@brevardfl.gov)>

**Cc:** Esseesse, Alexander <[alexander.esseesse@brevardfl.gov](mailto:alexander.esseesse@brevardfl.gov)>; [Marc.Bernath@brevardfl.gov](mailto:Marc.Bernath@brevardfl.gov)

**Subject:** RE: 2.5.26 Brevard County Commission Meeting. H.11 (Merritt Bidco SPV, LLC)

Attached is the TIS prepared by Bowman, with recent traffic counts. This has also been blind copied to all the Commissioners.

Sincerely,

**Kim Rezanka**

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the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

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**From:** Kim Rezanka

**Sent:** Monday, February 2, 2026 4:30 PM

**To:** [alice.randall@brevardfl.gov](mailto:alice.randall@brevardfl.gov); Gilliam, Trina <[trina.gilliam@brevardfl.gov](mailto:trina.gilliam@brevardfl.gov)>; [billy.prasad@brevardfl.gov](mailto:billy.prasad@brevardfl.gov); Richardson, Morris <[Morris.Richardson@brevardfl.gov](mailto:Morris.Richardson@brevardfl.gov)>

**Cc:** Esseesse, Alexander <[alexander.esseesse@brevardfl.gov](mailto:alexander.esseesse@brevardfl.gov)>

**Subject:** 2.5.26 Brevard County Commission Meeting. H.11 (Merritt Bidco SPV, LLC)

Attached is a draft BDP for the Commissioners Consideration on Thursday, for further review by County Attorney staff if the rezoning should be approved. The BDP includes the conditions discussed at the P & Z Hearing, which led to a 7-7 split vote regarding the rezoning request.

Also attached is a Rezoning Traffic Analysis prepared by Bowman Engineering, regarding the CUP allowed use as a hospital instead of as a 222 unit apartment complex. A full TIA has been prepared, with traffic counts obtained last week, which will be submitted today or tomorrow.

Finally, attached are photographs of the two projects that Rangewater has developed and manages in Brevard County. Marisol was one of the first multifamily developments in Viera. It sits right across from Avenue Viera. Olea at Viera is directly behind Health First Viera.

All of the Commissioners have been blind copied on this email.

Please let me know if you have any additional questions.

Sincerely,

**Kim Rezanka**

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