



BOARD OF COUNTY COMMISSIONERS

**Planning and Development Department**

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March 24, 2026

**Addendum Number 2 - 25Z00054 Merritt Bidco SPV, LLC**

Since the Board last saw this item on February 5, 2026. The applicant has submitted a revised Traffic Impact Study which was also reviewed by the Planning and Zoning Board. Applicant traffic analysis, provided by Bowman Engineering, in the March 5, 2026 Traffic Impact study states: The results of the analysis presented in this report, with the inclusion of the proposed improvements, the development of the proposed residential project is not anticipated to adversely impact the surrounding roadway network. Alternative 2 is identified as the preferred access configuration based on safety, queuing, and operational considerations. Alternative 2 - Left-in/ Right-in/right-out along N Courtenay Pkwy & shared full access along Pioneer Rd.

Brevard County Traffic Operations has provided the following analysis based on the traffic study provided by Bowman Engineering on March 5, 2026. Brevard County Traffic Operations staff has completed its review of the Rangewater TIA and confirmed that there are no outstanding comments. Our previous concern regarding the driveway configuration still stands, and there are two roadway segments for which the project will use greater than 25% of the remaining capacity. The segments are both on N. Courtenay Parkway, and the segment IDs are 152 and 155.

Based on the Brevard County Traffic Operations staff comments, the board should consider whether the criteria under Administrative Policy 5, regarding transportation facilities, would be substantially and adversely impacted creating a further deficiency in the Level of Service (LOS) in the surrounding area or on site if the rezoning were to be approved.