

AERIAL MAP
CASABELLA DEVELOPMENT LLC
24Z00064



1:2,400 or 1 inch = 200 feet

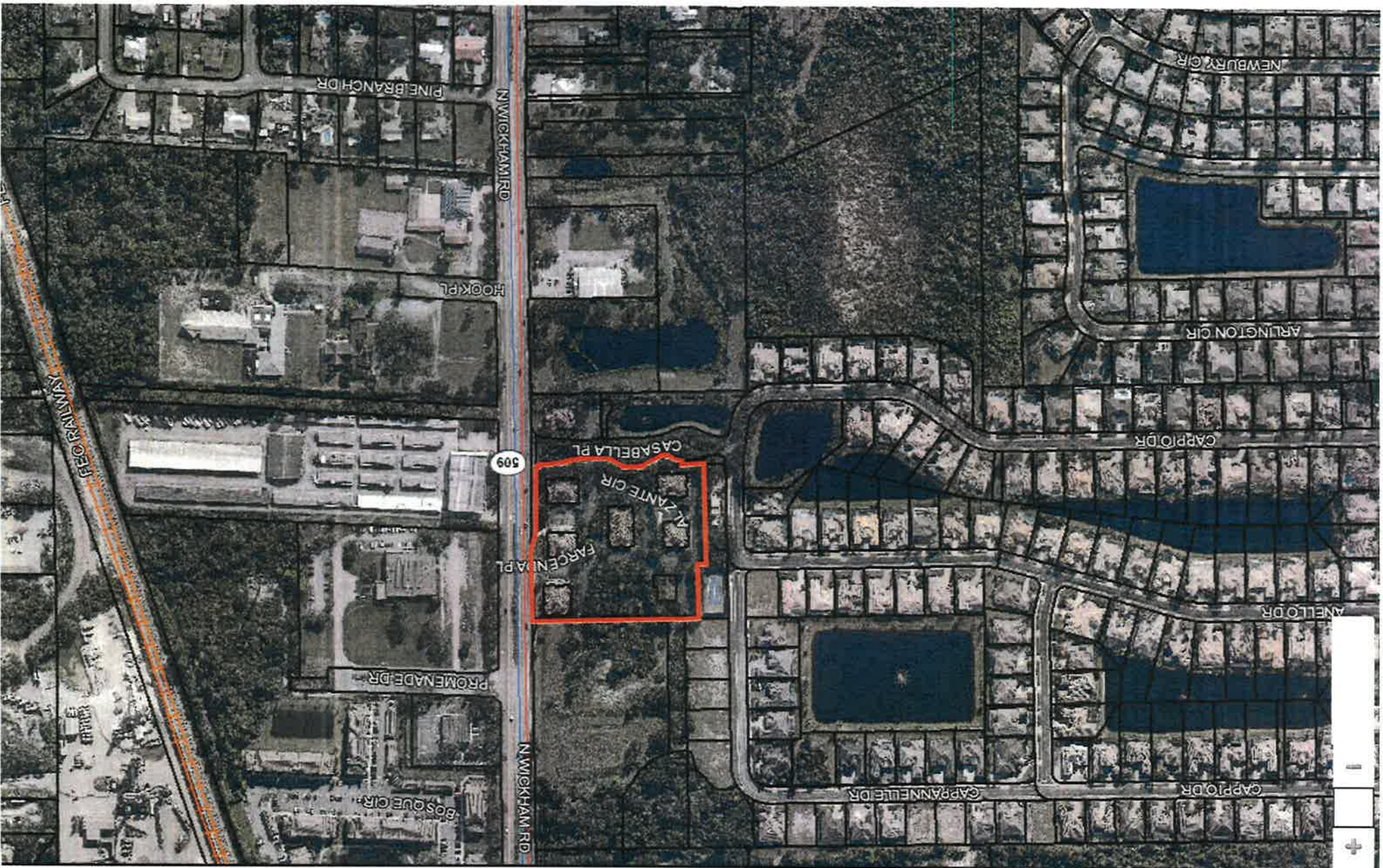
PHOTO YEAR: 2024

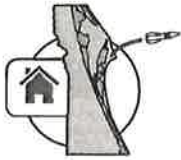
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 2/11/2025

 **Subject Property**

 **Parcels**





REAL PROPERTY DETAILS
Account 2631507 - Roll Year 2024

Owners	CASABELLA COMMERCIAL LLC
Mailing Address	855 SANDERLING DR INDIALANTIC FL 32903
Site Address	3150 ALZANTE CIR MELBOURNE FL 32940
Parcel ID	26-36-24-00-6.G
Taxing District	4200 - UNINCORP DISTRICT 4
Exemptions	NONE
Property Use	0040 - CONDOMINIUM UNIT - VACANT LAND
Total Acres	0.72
Site Code	—
Plat Book/Page	0000/0000
Subdivision	—
Land Description	CASABELLA OFFICE PARK CONDO UNIT 2D CASABELLA OFFICE PARK CONDO AS DESC IN ORB 5917 PG 5031 AND ALL AMENDMENTS THERETO



CONDO COMMON AREA INFORMATION

Name	CASABELLA OFFICE PARK CONDO	Pools	0
Number	1413	Elevators	0
Account	2631508	Tennis Courts	0
Parcel ID	26 3624-00-6.X-A	Spas	0
Units	7	Docks	0
Buildings	4	Gate Entry	0
Floors	1	Waste Chute	No
Rec Hall	0	Laundry	No

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$90,720	\$86,400	\$86,400
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$90,720	\$86,400	\$86,400
Assessed Value School	\$90,720	\$86,400	\$86,400
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$90,720	\$86,400	\$86,400
Taxable Value School	\$90,720	\$86,400	\$86,400

SALES / TRANSFERS

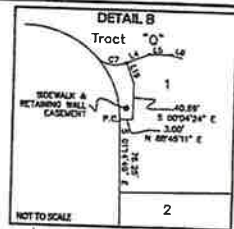
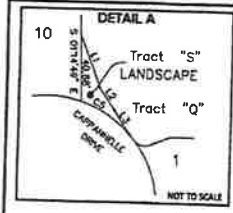
Date	Price	Type	Instrument
No Data Found			

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0040 - CONDOMINIUM UNIT - VACANT LAND

Materials		Details	
No Data Found	No Data Found	Year Built	0
		Story Height	—
		Floors	—
		Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Non 9K Condo	0	No Data Found	
Total Base Area	0		
Total Sub Area	0		



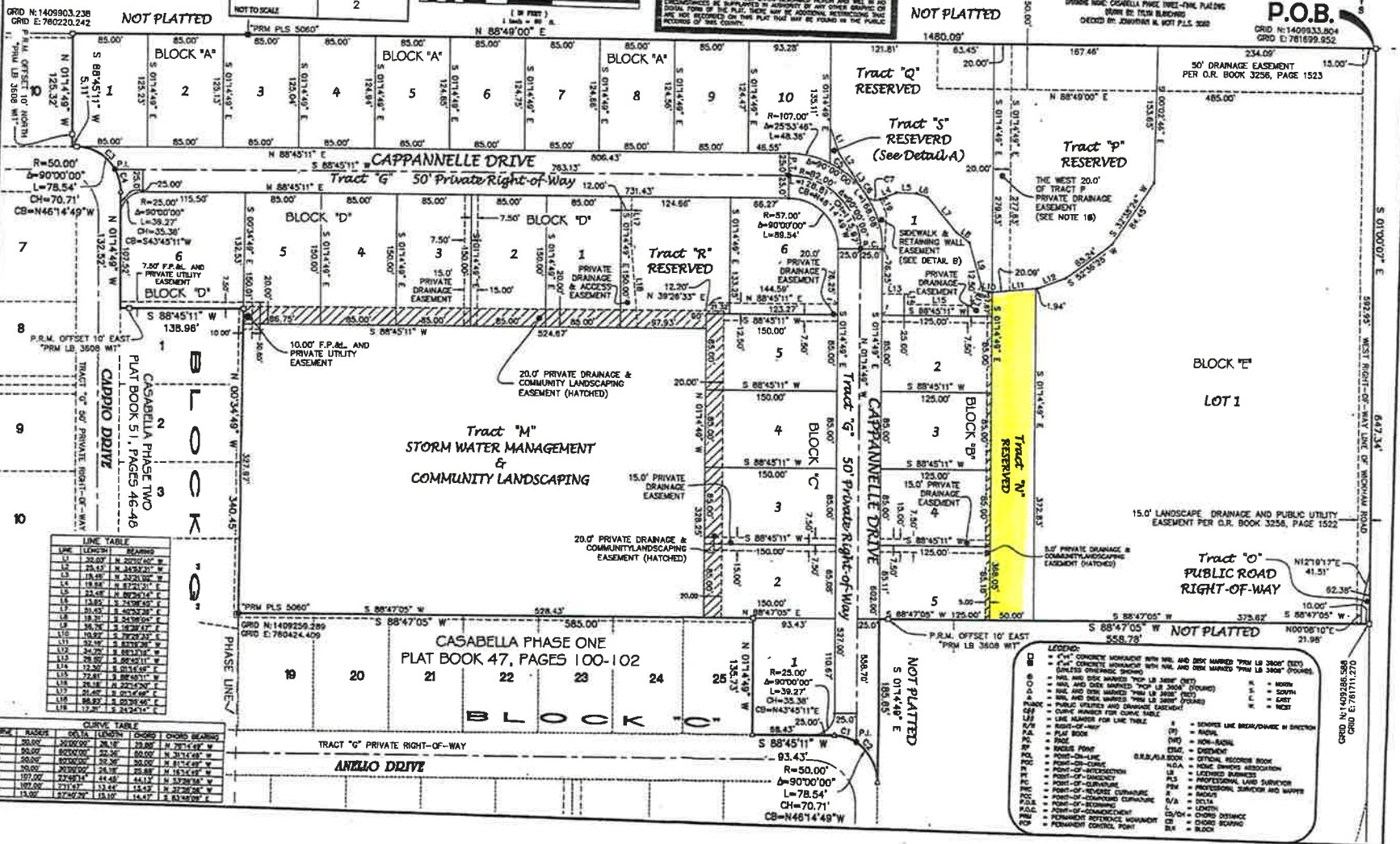
CASABELLA PHASE THREE

A SUBDIVISION LYING IN SECTION 24, TOWNSHIP 26 SOUTH, RANGE 36 EAST,
COUNTY OF BREVARD, FLORIDA
BEING A REPLAT OF A PORTION OF, CASABELLA PHASE ONE, PLAT BOOK 47, PAGES 100-102,
AND A REPLAT OF A PORTION OF, CASABELLA PHASE TWO, PLAT BOOK 51, PAGES 46-47,
INCLUSIVE OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

PLAT BOOK 48 PAGE 35
SHEET 3 OF 3
SECTION 24 TWP. 26 S., RANGE 36 E.

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.
3150 ALABAMA CIRCLE, SUITE 101
NEURDORF, FLORIDA 32940
PHONE (321) 751-1444 FAX (321) 751-4445
PROJECT NUMBER: 210203
DRAWING NAME: CASABELLA PHASE THREE-TWO, PLAT BOOK 51, PAGES 46-47
DATE: 07/25/2003
CHECKED BY: J. J. JAMES & M. J. JAMES

P.O.B.
GRID N: 1409933.804
GRID E: 781699.952



LINE TABLE

LINE	LENGTH	BEARING
L1	32.65	N 88°45'11" W
L2	13.15	N 88°45'11" W
L3	18.48	N 88°45'11" W
L4	18.48	N 88°45'11" W
L5	13.15	N 88°45'11" W
L6	13.15	N 88°45'11" W
L7	13.15	N 88°45'11" W
L8	13.15	N 88°45'11" W
L9	13.15	N 88°45'11" W
L10	13.15	N 88°45'11" W
L11	13.15	N 88°45'11" W
L12	13.15	N 88°45'11" W
L13	13.15	N 88°45'11" W
L14	13.15	N 88°45'11" W
L15	13.15	N 88°45'11" W
L16	13.15	N 88°45'11" W
L17	13.15	N 88°45'11" W
L18	13.15	N 88°45'11" W
L19	13.15	N 88°45'11" W
L20	13.15	N 88°45'11" W
L21	13.15	N 88°45'11" W
L22	13.15	N 88°45'11" W
L23	13.15	N 88°45'11" W
L24	13.15	N 88°45'11" W
L25	13.15	N 88°45'11" W
L26	13.15	N 88°45'11" W
L27	13.15	N 88°45'11" W
L28	13.15	N 88°45'11" W
L29	13.15	N 88°45'11" W
L30	13.15	N 88°45'11" W

CURVE TABLE

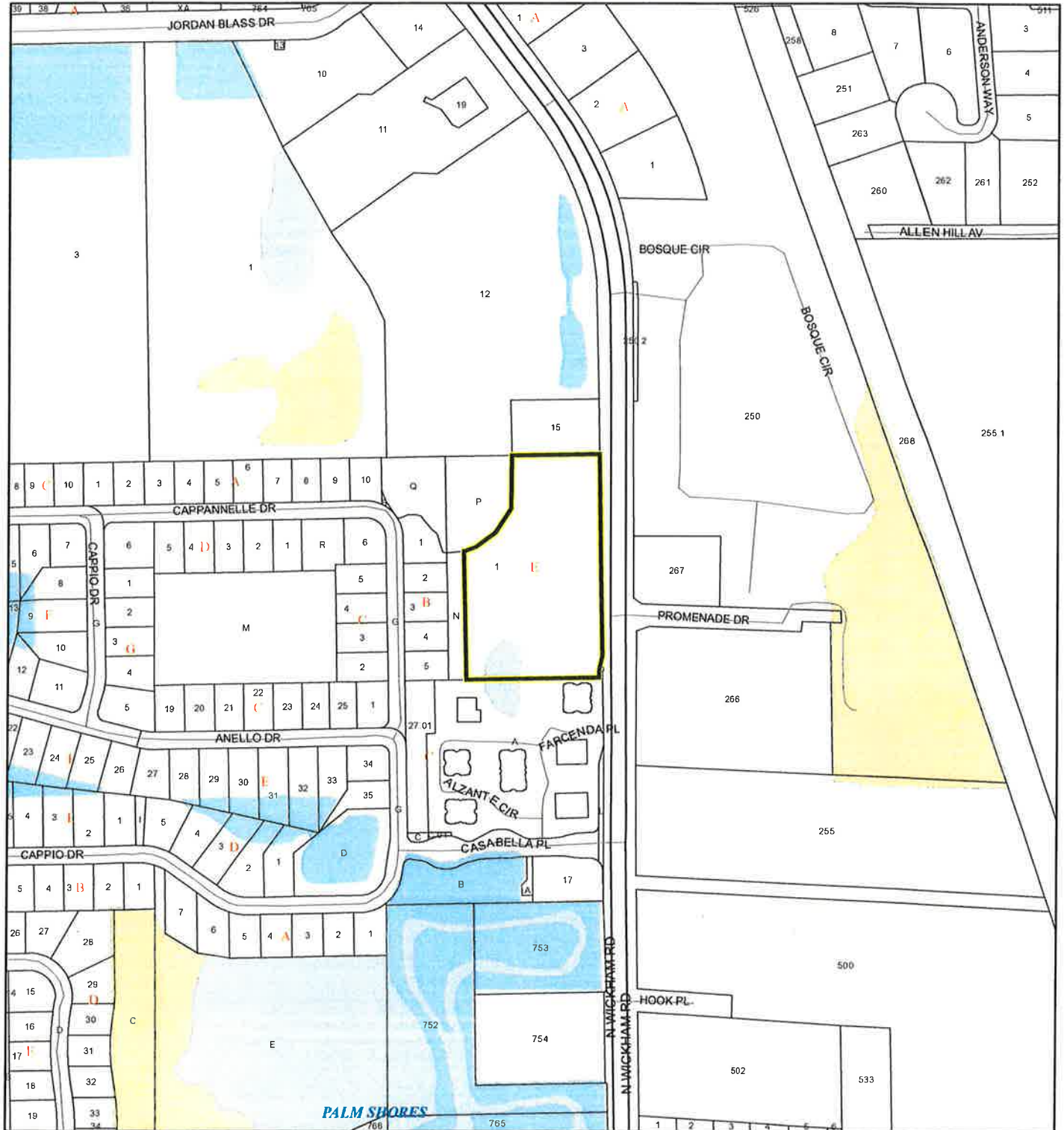
CURVE	RADIUS	CHORD	CHORD BEARING
C1	50.00	32.65	N 88°45'11" W
C2	50.00	32.65	N 88°45'11" W
C3	50.00	32.65	N 88°45'11" W
C4	50.00	32.65	N 88°45'11" W
C5	50.00	32.65	N 88°45'11" W
C6	50.00	32.65	N 88°45'11" W
C7	50.00	32.65	N 88°45'11" W
C8	50.00	32.65	N 88°45'11" W
C9	50.00	32.65	N 88°45'11" W
C10	50.00	32.65	N 88°45'11" W
C11	50.00	32.65	N 88°45'11" W
C12	50.00	32.65	N 88°45'11" W
C13	50.00	32.65	N 88°45'11" W
C14	50.00	32.65	N 88°45'11" W
C15	50.00	32.65	N 88°45'11" W
C16	50.00	32.65	N 88°45'11" W
C17	50.00	32.65	N 88°45'11" W
C18	50.00	32.65	N 88°45'11" W
C19	50.00	32.65	N 88°45'11" W
C20	50.00	32.65	N 88°45'11" W

- LEGEND:
- 1" = 1" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 2" = 2" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 3" = 3" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 4" = 4" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 5" = 5" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 6" = 6" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 7" = 7" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 8" = 8" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 9" = 9" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 10" = 10" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 11" = 11" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 12" = 12" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 13" = 13" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 14" = 14" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 15" = 15" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 16" = 16" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 17" = 17" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 18" = 18" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 19" = 19" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 20" = 20" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 21" = 21" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
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 - 25" = 25" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 26" = 26" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 27" = 27" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 28" = 28" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 29" = 29" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)
 - 30" = 30" CONCRETE MONUMENT WITH NAIL AND BEAR MARKED "TRM LB 3608" (NOT)

NWI WETLANDS MAP

CASABELLA DEVELOPMENT LLC

24Z00064



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 2/11/2025

National Wetlands Inventory (NWI)

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





TRIP GENERATION ANALYSIS Zoning Change CASABELLA BLOCK E LOT 1

It is proposed that the zoning of a 5-acre parcel on Wickham Road in Brevard County be changed from Neighborhood Commercial (NC) to multifamily residential to allow the development of up to 30 townhomes units. **Figure 1** depicts the site location and **Figure 2** depicts the conceptual plan of the townhomes. Under the existing zoning designation, the parcel has a FAR (Floor Area Ratio) of 0.75. The most intense allowable use would then be a retail commercial project with a total of 163,350 square feet (5 acres x 43,560 square feet x 0.75).

Trip Generation Comparison

The following table is a comparison of the trip generation for the most intense allowable uses for the existing and proposed zoning. The trip generation of the existing and proposed uses of the parcel was calculated with the use of data from the 11th Edition of the ITE Trip Generation Manual. As can be seen, the proposed zoning change will result in 6,911 less daily trips, 135 less A.M. peak hour trips and 554 less P.M. peak hour trips to be added to the area roadways. As per Brevard County Guidelines, a Traffic Impact Analysis (TIA) will be required if a development generates more than 1,000 daily trips or 100 P.M. peak hour trips. The proposed zoning change will not add any new trips to the area roadways and, therefore, a TIA is not required for the rezoning.

Trip Generation Analysis

ITE Code	Land Use	Size*	Daily		A.M. Peak Hour **		P.M. Peak Hour**	
			Rate	Trips	Rate	Total	Rate	Total
Existing Zoning/Neighborhood Commercial with 0.75 FAR								
820	Shopping Center (>150 KSF)	163.350 KSF	61.89	10.109	1.41	230	3.70	804
Total Trips				10,109	--	230	--	804
Pass-by Trips (29% AM)				2,932	---	81	---	233
New Net Trips				7,127	---	149	---	571
Proposed Zoning Multifamily Residential								
215	Single Family Detached (Townhomes)	30 DU	7.20	216	0.47	14	0.57	17
New Net Trip decrease (-) Due to Zoning Change				(-)6,911	--	(-)135	--	(-)554

* KSF = 1,000 Sq Ft, DU= Dwelling Unit

** Based Upon ITE Equations: (Trip Generation, sheets attached)

TPD #6074
04/09/2025

Traffic Planning and Design, Inc.

535 Versailles Drive, Maitland, Florida 32751 ■ Phone (407) 628-9955 ■ Fax (407) 628-8850 ■ www.tpdtraffic.com

Evaluation of Adjacent Roadway

The adjacent roadway segment of Wickham Road is an urban principal arterial. It is a multilane highway with a daily traffic volume of 27,500 vehicles and a speed limit of 45 mph. Wickham Road has a Maximum Acceptable Volume (MAV) of 39,800 based upon its adopted LOS standard. A capacity analysis of Wickham Road based upon daily traffic conditions revealed satisfactory traffic operating conditions with excess traffic capacity available.

**Daily
Existing Capacity Analysis**

Roadway Segment	#of Lns	LOS	MAV*	Daily Volume	Excess Capacity Available	V/C
<i>Wickham Road</i>						
Pineda Causeway to Jodan Blass Drive	4LD	D	39,800	27,500	12,300	0.69

Capacity at Adopted LOS

Conclusions

The proposed zoning change of Casabella Block E Lot 1 from neighborhood commercial to multifamily residential will result in less traffic added to the area roadways resulting in favorable traffic conditions. Furthermore, the proposed zoning will not require the conduct of a traffic study as per Brevard County Guidelines.

