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



Dana Blickley, CFA, Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700 www.BCPAO.us Disclaimer



REAL PROPERTY DETAILS

Account 2631507 - Roll Year 2024

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



ATION

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		The second secon	

BUILDINGS

PROPERTY DATA CARD #1

Materi	als	Details	
No Data Found	No Data Found	Year Built	
		Story Height	
		Floors	*
		Residential Units	
		Commercial Units	The second second live second
Sub-Ar	eas	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

PREPARED HY: WILLIAM MOTT LAND SURVEYING INC.

3159 ALZANTE CIRCLE, SUITE 103 MELBOURNE, FLORIDA 32940 PHONE (321) 751-4444 FAX (321) 751-4445
PROJECT NUMBER: 2170231
DRAWING NAME: CASABELLA PHASE THREE FINAL PLAT.DWG DRAWN BY: TYLYN BLANCHARD CHECKED BY: JONANTHAN M. MOTT P.L.S. 5060

along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 24, a distance of 50,00 Feet to a point on the West Right-of-Way line of Wickham Road (a public Right-of-Way per Deed Book 435, Page 531, of said public records) also being the

thence South 88'47'05" West along the North line of Casabella Office Park and its Westerly extension, a distance of 558,78 Feet;

thence leaving said line run South 01°14'49" East along the West line of lands described in Official Records Book 5421, Page 2727

Right-of-Way) per said Casabella Phase One to the point of cusp of a circular curve concave to the Southwest, having a radius of

50,00 Feet, and a central angle of 90°00'00"; thence from a tangent bearing of North 01"14'49" West, run Northwesterly along said Right-of-Way line and along the arc of said curve an arc distance of 78,54 Feet; thence continue along said Right-of-Way line

South B8*45'11" West, a distance of 93.43 Feet to the East line of lands described in Official Records Book 5885, Page 8913 recorded in said Public Records; thence North 01"14'49" West along said East line, a distance of 135,73 Feet to a point on the

North line of said Casabella Phase One; thence South B8*47'05" West along said North line, a distance of 585.00 Feet to a point on the East line of said Casabella Phase Two; thence North 00"34'49" West along said East line, a distance of 340.45 Feet; thence

leaving said East line run South 88*45'11" West, a distance of 138.96 Feet to the Easterly Right-of-Way line of Capplo Drive (a

50.C." wide Private Road Right-of-way) per said Casabella Phase Two; thence North 01"14'49" West along said Right-of-Way line,

a distance of 132.52 Feet to the point of curvature of a circular curve concave to the Southwest, having a radius of 50.00 Feet

a distance of 125.32 Feet to the Northeast comer of said Lot 10; said comer also being a point on the South line of the

: to the Northeast corner of said Casabella Phase Two, said point also being the Southeast corner of the Northwest 1/4 of the "Tortheast 1/4 of said Section ?4; thence North 88°49'00" East along the South line of the Northeast 1/4 of the Northeast 1/4 of

> MAINTENANCE RESPONSIBILITY

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DEVELOPER

and a central angle of 90°00'00"; thence Northwesterly along sald Right-of-Way line and along the arc of sild curve an arc distance of 78.54 Feet; thence continue along said Right-Way line South 88'45'11" West, a distance of 5.11 reet to 'he Southeast corner of Lot 10, Block C, of said Casabella (hase Two; thence North 01'14'49" West along the East line 'said Lot 10,

SECTION 24 TWP, 26 S., RANGE 36 E. DEDICATION

KNOW ALL MEN BY THISE PRESCRIPT, THAT CASABELIA DEVELOPMENT, LLC., AND NORMAL PROPERTIES OF BREVAILD. LLC., BEING THE OWNERS IN FEE SHIPLE OF THE LANDS OBSCRIBED IN

SHEET __1__ OF __3__

CASABELLA PHASE THREE

HERENY OFDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EUPRESSED AND LEDICATES ALL PUBLIC UTLITY ESSEMENTS, TRACT TO FROM PROFILE AND ARROYMENT AND ARROYMENT AS FURTHER DESCRIPTION THE NOTES OF THE SHOWN HEREON.

THE DEVELOPER HORSEY DEDICATES TO THE PUBLIC AND DREWING COUNTY ALL PUBLIC UTLIETY EXCENDED AND AN INCRESS/EDRESS

Normal Properties of Brevard, LL.C. 855 Sanderling Drive Indialontic, FL 32903

RONALD D. LEW. MANAGRIE MEMBER

SIGNED AND SEALED

THIS IS TO CERTIFY, THAT ON __AUGUST 24. 2018

BEFORE ML. AN OFFICIR BULY AUTHORISED TO TAKE.

ADMORADDMENTS IN THE STATE AND COUNTY ACCUSED,

PERSONALT MAPPENED RANDED OL LEVY, REPORTING.)

PRESIDENT AND MARKARIO MEMBER OF THE ABOVE KANTY

PRESIDENT AND MARKARIO MEMBER OF THE ABOVE KANTY

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CERTIFICATE OF SURVEYOR

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CERTIFICATE OF ADDROGUAL BY

BOARD OF COUNTY COME

CERTIFICATE OF COUNTY SURVEYOR

MICHA'L J. SWEENEY, PSW No. 4870 COUNTY SURVEYOR IN AND FOR BREY

NOTES:

- THE BEARING STRUCTURE AS SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SHETCH FOR PLORIDA'S EAST ZONE MORTH AMERICAN CATUM OF 1983 (NAD 83) AND READJUSTED IN 2012, MORE PARTICULARLE THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 24, TOMHSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING'S \$1500007 F.
- - A PUBLIC UTILITY EASINERY ID FET IN WIDTH ALONG THE PRONT OF ALL LOTS. AND TRACTS CONTINGIOUS WITH AND ADJUCTIVE TO THE PRIVATE ROADWAYS AS SHOWN HEREOM FOR THE INSTALLATION OF PLORIDA All of fands described in Official Records Book \$578, Page 3086, a portion of lands described in Official Records Book \$7143, Page POWER AND LOT IN THE PRIVATE ROADWAYS AS SHOWN HEREOM FOR THE INSTALLATION OF PLORIDA All of fands described in Official Records Book \$578, Page 3086, a portion of lot 27, inclusive Block C., Casabella Phase One, Plat Book 47, Pages ADDITION OF ADDITION OF PLATE ADDITION OF PLORIDA ALL OTTO ADDITION OF PLORI b. ALL PRIVATE DRAININGS EASEMENTS ARE TO BE MAINTAINED BY THE CASABELIA HOMEOWNERS ASSOCIATION, BREVARD COUNTY IS HEREBY GRANTED THE RIGHT TO ACCESS ALL PRIVATE DRAININGS EASEMENTS AND ALL Said lands lying in Section 24, Township 26 South, Range 36 East, Brevard County, Florida and being more particularly described
 - AN INCRES AND EGRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAININGE EASEMENTS, PRIVATE STORNWATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, PREFERENCY ACCESS AND EMBREGRY PARTITIENANCE. Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of sald Section 24; thence South 88*49'00" West
- 1 ALL LOT DRAINAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN
- ALL PRIVATE UTILITY EASEMENTES ARE HEREBY DEDICATED TO THE CASABELLA HOMEOWNERS ASSOCIATION.
- MACH LOT OWNER PURDUADING A LOT SHOWN ON THIS PLAT CONSENTS TO THE PROSETTION OF MUNICIPAL SERVICE BENEFIT UNIT BY BEREAD COUNTY OR GIVER COMMENTAL BUTTLY FOR MAINTENANCE OF CONHON AREAS IN POINT-OF-BEGINNING; thence leaving said line run South 01'00'07' East along said West Right-of-Way line, a distance of 647.34
 THE SWAT OF THE FALLES OF THE HANDOWNERS' ASSOCIATION TO MAINTEN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE AMELICANE REQUISITIONS. AN EXCEPTION TO Feet to the Northeast corner of Casabella, Office and Conformal Property of Cas THE FAILURE OF THE HOPEOW IERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMM AREA MUST BE GRANTED TO BREVARD COUNTY PAIOR TO ESTABLISHMENT OF AN MSBU Feet to the Northeast corner of Casabella Office Park, A Condominium, as recorded in Official Records Book 5917, Page 5031;
- ALL PLATTED UTILITY EASEMENTS SHALL MENTED THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, HISTALIATION, MAINTINANCE, AND OPERATION OF CAME TILEVISION SERVICES; PROVIDED RECOVERY NO SERVICE OF THE PROVIDED RECOVERY NO SERVICES OF AN ELECTRIC, TRESHORM, CAS, OR OTHER NEW LITETAT, IT HAS BEEN SERVICES WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TRESHORM, CAS, OR OTHER PLANT. IT HAS BEEN SERVICES WITH THE FACILITIES AND SERVICES OF AN EXPLOSIVE SERVICES. AND EXPLOSIVE SERVICES OF AN EXPLOSIVE SERVICES OF AN EXPLOSIVE SERVICES OF AN EXPLOSIVE SERVICE TED to on of sald Public Records, a distance of 185,65 Feet to the Northerly Right-of-Way line of Anello Drive (a 50.00' wide Private Road
- IN THE EVENT THAT BREVARD COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO HAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC INFINITENENT LOCATED THEREIM, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
- TRACT "O" IS HEREEY DEDICATED TO, AND TO BE OPERATED AND MAINTAINED BY, THE CASABRILA HOM., TWINERS ASSOCIATION AS A PRIVATE ROND, SAID THACT "O", AS SHOWN HEREON IS ALSO RESERVED FOR THE AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE FACILITIES AND F.P. & L. FACILITIES FOR THE SURDIVISION,
- TRACT "M" IS HEREBY DEDICATED TO THE CASABELLA HOMEOWNERS ASSOCIATION, FOR STORMWATER MANAGEMENT AND COMMUNITY LANDSCAPING, ALONG WITH OPERATION AND MAINTEN
- 10. LOT 1, BLOCK E, TRACTS "N", "P", "Q", "R" AND "S" ARE HEREBY RESERVED BY AND ARE TO BE MAINTAINED BY THE DEVELOPER
- 11. TRACT "O" IS HEY FULL DECYCATED TO THE PUBLIC AND BREVARD COUNTY FOR PUBLIC ROAD RIGHT-OF-WAY.
- THACTS "P" AND "Q" CONTAIN WETLANDS AND A PERIMETER UPLAND VEGETATIVE BUFFER, THE OUTSIDE PRIMETER OF THE TRACTS ADJACENT TO THE PRINTED LOTS SHALL BE IDENTIFIED WITH FENCING AND SIGNAGE ACCORDING TO THE PRINTED LOTS SHALL BE IDENTIFIED WITH FENCING AND SIGNAGE ACCORDING TO THE PRINTED. FOR THE PRINCED.
- "COMPRISTY LINGSCAPRIG" REFERS "7, AND REARS PRESERVATION AND MAINTENANCE OF EXISTING AND PLANTED TREES AND LINGSCAPRIG VEGETATION, WHICH IS CONSIDERED REQUIRED SUBDIVISION TO THE APPRICAD LINGSCAPRING THE 5 OF RECORD WITH THE SUBDIVISION CONSTRUCTION RAIL PRINTING TO THE APPRICAD LINGSCAPE LINGSCAPE OF THE CASCARDLE HOMOCHIER'S RESOCIATION SHALL NATURES OF COST OF THE CASCARDLE APPRICADED AND COSTANT OF THE CASCARDLE HOMOCHIER'S RESOCIATION SHALL NATURES OF THE COSTAND TO THE CASCARDLE HOMOCHIER'S RESOCIATION SHALL NATURES.

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- EACH BUILDARY LOT SHALL SATERY THE FOLLOWING REQUIREMENTS MASED ON ONE OF THE FOLLOWING REQUIREMENTS ASSOCIATION SHALL BE RESPONSIBLE TO EMPORE THE DISTALLATION AND MORTHWEST 1/4 of Taird Section 24; thence North 88 days and South line, a distance of 197.65

 MADIFIANCE OF THE MORTHWEST 1/4 of Taird Section 24; thence North 88 days and South line, a distance of 197.65

 EXPLICATION AND MORTHWEST 1/4 of The Northeast Corner of Said Casability Lines Northeast Corner of Said Casability Lines
 - PROTOTYPE "A"- LL" #6 BLOCK C (1 TOTAL LOT) DIALL PROVIDE TWO (2) HADRICLA TO BLANCHARDS 12" HT | X 5" SPD | X 2.5" CAL. AND THREE (3) LIVE OAKS 12" HT | A 5" SPD | X 1.5" CAL. TWO (2) TOO BLANCHARDS AND TIPLEE (3) LIVE OAKS 10" A 10" OF THE CALL TWO (2) TOO BLANCHARDS AND TIPLEE (3) LIVE OAKS 10" A 10" OF THE CALL TWO (2)
 - PROTOTYPES 15 LOTS #3-10 BLOCK A AND LOTS #1-5 BLOCK 8 (13 TOTAL LOTS) EACH SHALL PROVIDE TWO (2) MAGNOLIA DO BLANCHARDS 12' HT. X 5' SPD. X 2 _ CAL. 13 LOTS & ONE (1) LINE 1A C 2'HT. X 5' SPD. X 2 _ CAL. 13 LOTS & ONE (1) LINE 1
 - PROTOTYPES "C" LOTS #2-5 BLOCK C AND LOTS #1-5 BLOCK D (# TOTAL HYD) EACH SHALL PROVIDE OF (1) MAGNOLIA "DO BLUNCHARDS" 12" HT X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (2) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (3) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (3) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (3) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (3) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (3) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (3) LIVE DAKS 12" HT. X 5" SPO, X 2.5" CAL. AND TWO (4) LIVE DAKS 12"
- 16. IN THE EMBEL OF ATTIMES RESPLATITORY CORPOR THE COLLEGE, THE RESPLACES HAVE SEEN PRIVATIVE TO CHEFT, BODITTOWN, ET PRIVATE SERVING ON THACTS 'Q' 'RE' MOD'S" HAVING ROADWAY ACCESS MOD ONTO THE REMAINS ROADWAY THACTORY OF, COMPATITION THAT THE SHAREST TO RESPLACE CONTROL SHAREST ADMINISTRATION OF THE PRIVATE SHAREST ADMINISTRATION OF THE SHAREST TO RESPLACE CONTROL SHAREST ADMINISTRATION OF THE PRIVATE SHAREST ADMINISTRATION OF THE PRIVATE OF THE SHAREST ADMINISTRATION OF THE PRIVATE OF THE SHAREST ADMINISTRATION OF THE PRIVATE OF THE SHAREST TO SHAREST ADMINISTRATION OF THE PRIVATE OF THE SHAREST OF THE SHAREST ADMINISTRATION OF THE PRIVATE OF THE SHAREST OF THE SHAREST ADMINISTRATION OF THE SHAREST ADMINISTRATION
- TRACTS "W. """, "", "S" AND ANY EAST-METERS SHOWN HEREON LIBELED AS "PRIVATE" WHICH ARE CONTAINED WITHIN OR CROSS THROUGH THACTS OR LOT! I BLOCK "IT RESERVED BY THE EXPRESIONES, MAY COMMAIN REQULATED INACTIONS REQUIRED FOR THE SHOWLDER RESERVES THE RES
- THE DESIGNED SHALL BE RESONABLE FOR OPERATION ALL MAINTENANCE OF SUDDIFICION IMPRISTANCING PROVIDENCES COLLEGE WITHOUT TRACTS "Y", "Q" "A"NO "S", WHILE SLICK THE AS CONCREDING COLLEGE ASSOCIATION.

 "THE PRINT CONTROL OF THE PRINT CONTROL WAS TOWN THE THE THE THE THE STOWNWARD CONTROL AS CONTROL WAS ASSOCIATED ASSOCIAT
- RESTRICTIONS, COVENANTS, CONCIDENT AND RESEMBNITS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OF ACCESSIONER, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONCIDENCE AND RESTRICTIONS FOR CASABLEA, RECORDED IN OFFICIAL RECORDED BOOK STOR, PACE 1919, AMERICAN FOR THE RECORDED BOOK STOR, PACE 1919, AMERICAN FOR COMMENTATION OF COMMENTATION, CONCIDENTATION, CONCID

- 22. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORICA STATUTES CHAPTERS 177.091(8) 6 177.091(9).

MATTERS OF THE PUBLIC RECORDS NOT PLOTTABLE ON THE PLAT-

- BINDING DEVELOPMENT PLAN RECORDED MARCH 3, 1998 IN OFFICIAL RECORDS BOOK 3807, AT PAGES 1958 THROUGH 1962 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- 2. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JULY 20, 2017 IN OFFICAL RECORDS BOOK 7941, PAGE 2508, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

State Plane Coordinate Notes:

The coordinates shown hereon are based on the State Plane Coordinate System for Florida's East Zone North American Datum of 1983 and readjusted in 2011

Station Name	PID	Northing	Easting	Latitude	Longitude	Combined Scale Factor	Convergence
Brevard County GPS 5015	DG8721	1408570,290	772785.330	28°12'29,50064"N	80°38'16.46728"W	0,98995990	00°10'16.2"
Brevard County GPS 1026	AK7491	1424240 27	758361,81	28°15'05.05920"N	80°40'57.22840"W	0.99995722	00°09'00.9"

The coordinate values shown on the plet boundary and the surrounding section comers were computed utilizing AutoCAD Land Development Desktop, A project scale factor of 0.89995678459 was used to convert ground distance to grid distance. The distances shown on the plat are ground distance. The project scale factor can be applied to convert the ground distance to grid distance. All of the values shown are expressed in U.S. Survey Feet.

KEY MAP NOT PLAYTED Tract 5 * XXXX NOT PLATTED SEE SHEET 3 OF 3

said Section 24, a distance of 1282.44 feet to the PONT-OF-BEGINNING.

PHRPOSE

PRIVATE ROAD

STORMWATER MANAGEMEN

RIGHT-OF-WAY DEDICATION

WETLAND AND LISE AND

PRESERVATION SUBJECT TO CONDITIONS PER PLAT NOTE 16

WETLAND AND UPLAND

PRESERVATION SURJECT TO DNOTTONS PER PLAT NOTE 16

WETLAND AND UPLAND

PRESERVATION SUBJECT TO ONDITIONS PER PLAT NOTE 16

RESERVED BY DEVELOPER

FOR FUTURE DEVELOPMENT

Containing 20.72 Acres of land more or less

TRACT

LEGAL DESCRIPTION: CASABELLA PHASE THREE

CERTIFICATE OF ACCEPTANCE OF DEDICATION

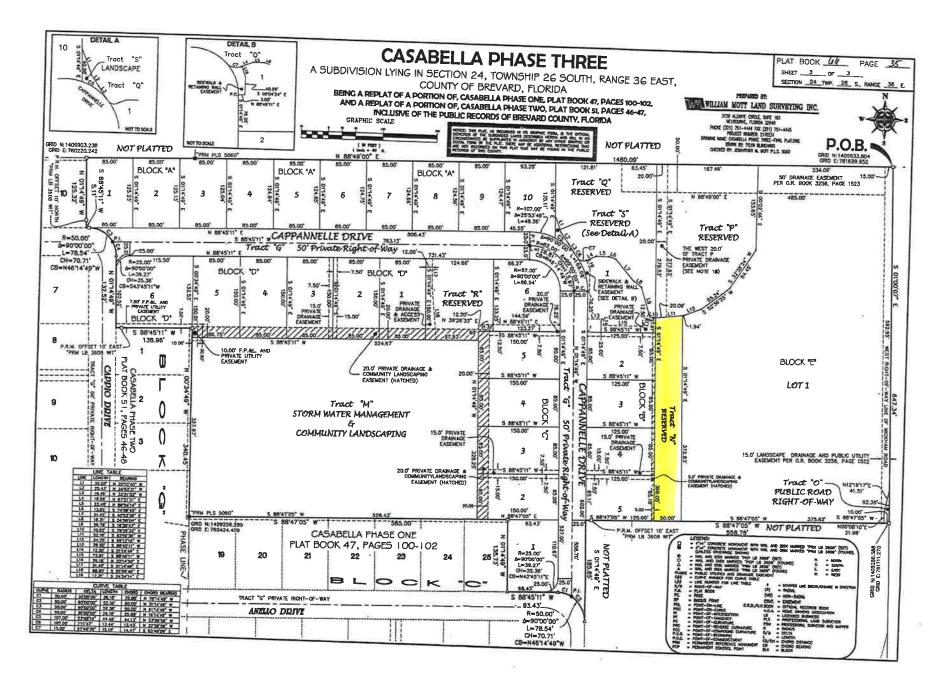
AREA(ACRES)

3.91

0.01

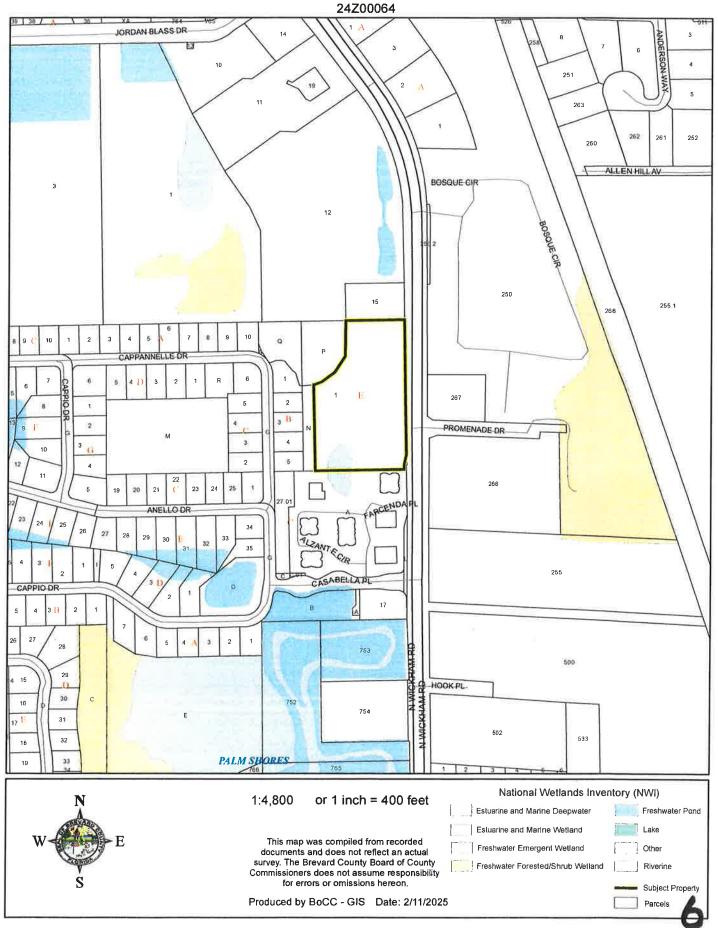
0.47

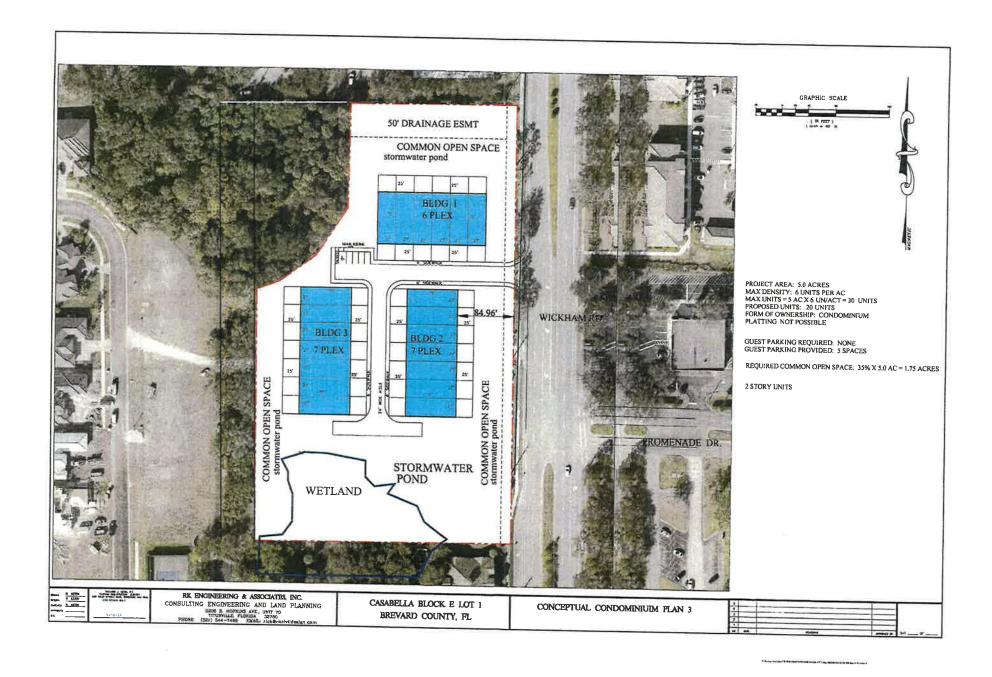
6.75



NWI WETLANDS MAP

CASABELLA DEVELOPMENT LLC







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	Land Use	Size*	D	Daily		A.M. Peak Hour **		P.M. Peak Hour**	
Code	Land USE	Size	Rate	Trips	Rate	Total	Rate	Total	
Existin	g Zoning/Neighborho	od Commer	cial with	0.75 FAR					
820	Shopping Center (>150 KSF)	163.350 KSF	61.89	10.109	1.41	230	3.70	804	
		Тс	tal Trips	10,109		230		804	
	Pas	s-by Trips (2	29% AM)	2,932		81		233	
		New I	Vet Trips	7,127		149		571	
Propos	ed Zoning Multifamily	Residentia	ıl						
215	Single Family Detached (Townhomes)	30 DU	7.20	216	0.47	14	0.57	17	
New Ne	et Trip decrease (-) Due	to Zoning C	hange	(-)6,911		(-)135		(-)554	

^{*} KSF = 1,000 Sq Ft, DU= Dwelling Unit

TPD #6074 04/09/2025

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

Trip Generation Analysis – Casabella Townhomes TPD № 6074 April 9, 2025 Page 4

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
Wickham Road						
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.

