

JOINT RESOLUTION No. 2026-__

A JOINT RESOLUTION OF THE CITY OF PALM BAY FL. AND BREVARD COUNTY, FL. FOR CONTINUATION OF THE ST. JOHNS HERITAGE PARKWAY EXPRESSING JOINT APPROVAL AND CO-OPERATION FOR THE ACQUISITION OF A 3,500 FOOT M.O.L. RIGHT OF WAY NECESSARY FOR THE EXTENSION OF THE ST. JOHNS HERITAGE PARKWAY TO SARTORI AVE.

RECITALS

WHEREAS, Brevard County (County) has completed St. Johns Heritage Parkway (SJHP) Alternative Corridor Evaluation (ACE) study commissioned by the County wherein it states:

“Brevard County has conducted a transportation planning study known as an Alternative Corridor Evaluation (ACE). The study was being conducted to evaluate new roadway corridors that could connect the existing segments of the St. Johns Heritage Parkway. The limits of the study are from Babcock Street to Malabar Road in Brevard County and the City of Palm Bay, a distance of approximately 14 miles;” and

WHEREAS, the completed ACE Study involved a range of technical evaluations including collecting data, analyzing existing conditions, a range of engineering evaluations, public engagement, and considered the routes’ safety, costs, alternatives, long range planning concerns and environmental impacts.; and

WHEREAS, upon completion of the ACE study, two alternatives, Alternative A and Alternative C corridors, were recommended; and

WHEREAS, the County published a newsletter providing notice of a public hearing to review the impact of the SJHP alignments which was held on December 8th, 2022 (see Exhibit 1) after which both the City of Palm Bay (City) and County adopted the ACE study alignments, Alternative A and Alternative C; and

WHEREAS, The Alternative A and Alternative C corridors are identical from Rolling Meadow Ranch Inc.’s western property line to Babcock St., as shown in Exhibit 1 and Exhibit 2 (the Identical Alignment); This Identical Alignment is the same proposed alignment in Rolling Meadow Ranch Inc.’s Planned Unit Development that was adopted and approved by the City in 2014, vested by Ch. 2019-176 laws of Florida and unanimously approved by Brevard County Resolution; and

WHEREAS, since the adoption and approval of the ACE study, the City has evidenced its approval of the Identical Alignment of the SJHP, described above, by approving developments that have constructed additional segments of the SJHP from Babcock St. to the western terminus of Journey Drive, all of which are consistent with the

Identical Alignment and these segments have been dedicated to, and accepted by the City as a two-lane divided city road lying within a right of way for the SJHP; and

WHEREAS, the City of Palm Bay has approved an annexation application Case#A25-00001, and land use change in Case #CP25-00001; and a rezoning requested in Case Number CPZ25-00001-Willowbrook Subdivision for property owned by Guy E. & Doris M. Boroff Revocable Trust property (hereafter referred to as the Boroff property), the rezoning for which was approved conditioned upon the developer, Forestar (USA) Development group, Inc.'s execution of a transportation impact fee agreement (Oct. 16, 2025 public hearing video @ 1:45.08); and

WHEREAS, the segment of right of way abutting the entire northern boundary of Boroff property (1792 ft. +/-) has either (1) been dedicated to the City by Forestar (USA) Development Group Inc. (Forestar) as the owner of that parcel, and Forestar's dedication has been accepted by the City of Palm Bay as right-of-way for the SJHP, or (2) that Forestar parcel has been acquired by the City of Palm Bay for construction of the western extension of the SJHP from Journey Drive to the westernmost boundary of the Boroff property; and

WHEREAS, the adoption and approval of the ACE study by the City and County, together with the vested rights of Rolling Meadow Ranch Inc., and the City's approvals of SJHP segments that are constructed or are going to be constructed, all of which are consistent in showing that the Identical Alignment is the SJHP adopted alignment up to Rolling Meadow Ranch Inc.'s western property line abutting Sartori Ave.; and

WHEREAS, to complete the SJHP to Rolling Meadow Ranch Inc.'s western property line abutting Sartori Ave., the City must (1) require dedication to the City or County a 3500 ft +/- x 150 ft. wide parcel owned by Forestar, or (2) require the City or County to acquire that Forestar-owned 3500 ft. +/- x 150 ft. wide strip of land abutting the 1792 ft. +/- x 150 ft. wide property located directly north of the Boroff property, see Exhibit 2; and

WHEREAS, provided that the City has agreed to approve the full SJHP extension from its western terminus at Journey Ave. to Rolling Meadow Ranch Inc.'s western property line, shown in Exhibit 2, Rolling Meadow Ranch, Inc. has agreed to pay fair market value or other reasonable value negotiated by Forestar and the City or Rolling Meadow Ranch, Inc. for the purchase of the 3500 ft. +/- long x 150 ft. wide right-of-way needed to extend the SJHP directly west to Rolling Meadow Ranch Inc. property from the westernmost terminus of SJHP right-of-way; and

WHEREAS, should Forestar refuse to sell or dedicate the 3500 ft +/- x 150 ft. wide right of way to the City or Rolling Meadow Ranch Inc., the City shall retain or, if necessary for standing purposes, the City and County jointly shall retain a law firm with expertise in eminent domain proceedings selected and paid for by Rolling Meadow Ranch Inc. to pursue, on behalf of the City, the acquisition of the Forestar 3500 ft. +/- long x 150 ft. wide right of

way in a quick-take eminent domain proceeding in accordance with terms, conditions and procedures set forth in applicable Florida Statutes; and

WHEREAS, if eminent domain proceedings are necessary to acquire the 3500 ft. +/- long x 150 ft. wide Forestar parcel, Rolling Meadow Ranch, Inc. will pay all costs for the eminent domain proceedings including fees for surveying, engineering, appraisals, expert witness and attorneys' fees for the condemnation, with the understanding of the parties that Rolling Meadow Ranch Inc. shall also have the right to select the surveyors, engineers, experts, attorneys and appraisers hired to assist the City (and/or County) in the eminent domain suit; and

WHEREAS, Rolling Meadow Ranch Inc. has agreed to deposit a good faith appraisal-based deposit and, if the case goes to trial and there is a difference between the good faith deposit and the award determined by a jury, Rolling Meadow Ranch, Inc. will pay the difference; and

WHEREAS, provided the 3500 ft. +/- of right-of-way referenced above is dedicated to or acquired by the City by either dedication, purchase or eminent domain, and the City has obtained the rights to allow Rolling Meadow Ranch, Inc. or any successor to construct that entire two lane segment from the traffic circle at Journey Ave. and Mara Loma Blvd to Rolling Meadow Ranch Inc.'s western boundary, Rolling Meadow Ranch Inc. has agreed to dedicate to the City of Palm Bay the 150 ft. wide right-of-way over the portions of its property for the vested SJHP alignment, as shown in Exhibit 2; and

WHEREAS, Rolling Meadow Ranch Inc. has agreed to construct or contractually require any developer purchasing its property to (1) construct two contiguous lanes of the future four lane SJHP segments from the westernmost terminus of the existing SJHP at the time of construction to Rolling Meadow Ranch Inc.'s eastern property boundary, as represented in Exhibit 3; and (2) construct two contiguous lanes of the future four lane SJHP from Rolling Meadow Ranch Inc.'s eastern property boundary to its western property boundary, as shown in Exhibit 2 and Exhibit 4; and

WHEREAS, this will provide future developments in unincorporated Brevard County direct access to I-95, greatly reducing traffic on Babcock St.; and

WHEREAS, upon completion of construction of the two lane SJHP extension to Rolling Meadow Ranch Inc.'s western property line abutting Sartori Ave., both Rolling Meadow Ranch Inc and Jaric Holdings, LLC (as successor to Willowbrook Farms Inc.) have agreed to grant to the City 1.43 miles +/- of nonexclusive easement access solely over the width of the roadbed of the existing Sartori Ave and have agreed to provide easements over land immediately abutting Sartori Ave. for City sewer and water utilities only. These easements coupled with SJHP would allow City of Palm Bay Utilities to potentially loop the water lines and provide sewer and water service to the southeast and southwest and could also provide potential transportation access by connecting the City of Palm Bay directly to I-

95, see Exhibit 5 and Exhibit 6; These easements will not go into effect until the two-lane construction of SJHP to the western boundary of Rolling Meadow Ranch Inc.'s property is completed; and

WHEREAS, when the SJHP is completed in its entirety continuing from its terminus at the southwest corner of Rolling Meadow Ranch Inc's property, the SJHP will provide improved general cross town mobility for Palm Bay residents, and access to I-95 from U.S. Highway 1 for City residents, and for County residents in the western part of Brevard County, as well as a new hurricane evacuation route to Interstate I-95 which does not currently exist; and

NOW THEREFORE BE IT RESOVLED by the City of Palm Bay and Brevard County as follows:

1. The recitals set forth are correct and adopted by the City Council and Brevard County as the terms of an agreement between the City, County, Rolling Meadow Ranch, Inc. and Jaric Holdings, LLC.
2. The City Council and County hereby declare that the terms of this agreement are necessary and in the best public interest as providing the continued extension of the SJHP for the use and benefit of both City and County residents as a transportation corridor and emergency evacuation route.
3. The City and County hereby find and declare that the completion of the SJHP segment between its current westernmost terminus and the westernmost terminus on the property owned by Rolling Meadow Ranch Inc. will substantially reduce traffic on Babcock St. at no cost to the taxpayers in the City and County.
4. The City and County also find that, absent the necessary expeditious construction of the SJHP extension provided for in this Resolution, completion of the SJHP could well not be possible.
5. Upon approval and execution of this resolution by the City Council and County Commission, and the execution of the agreements attached hereto as Exhibits 7 and 8 by an authorized officer of Rolling Meadow Ranch Inc. and the manager of Jaric Holdings, LLC., the agreement set forth in the recitals will go into effect as contractual obligations of the City, County, Rolling Meadow Ranch, Inc. and Jaric Holding LLC.

DONE, RESOLVED and EXECUTED by the Palm Bay City Council on this ____ day of January, 2026.

CITY OF PALM BAY by: _____

It's Mayor or other authorized representative

DONE, RESOLVED and EXECUTED by Brevard County on this ____ day of
January, 2026

BREVARD COUNTY by:_____

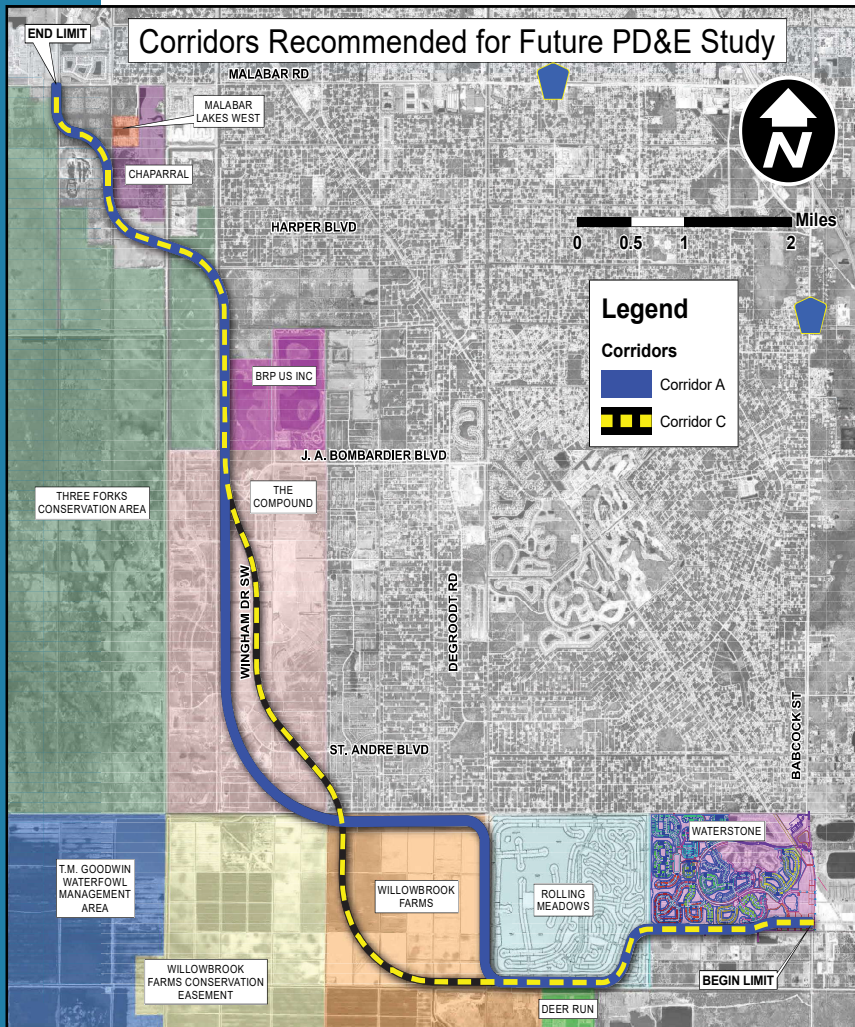
It's Chairperson or other authorized representative

ST. JOHNS HERITAGE PARKWAY

Alternative Corridor Evaluation (ACE) Study

From Babcock Street to Malabar Road

Financial Project Identification Number 441412-1



INTRODUCTION

Brevard County has rescheduled a Virtual Public Meeting (VPM) for the St. Johns Heritage Parkway Alternative Corridor Evaluation (ACE) Study. **The meeting will now take place on Thursday, December 8, 2022 at 5:30 p.m.** The VPM is being held so that project staff may present the results of the Alternative Corridor Evaluation (ACE) Study and obtain public and stakeholder input.

The meeting is being conducted as a VPM, which is a free, live webinar that is hosted online. If you wish to participate in the VPM online, registration is required prior to joining the VPM. Interested participants will need to register at:

<https://tinyurl.com/StJohnsHeritagePkwVPM>.

Once registered, participants will receive a confirmation email. The email will provide instructions on how to join the VPM using a computer, tablet, or cell phone. Please note that Internet Explorer cannot be used to register or attend this VPM. For attendees who wish to view the online presentation, but do not have internet access, computers will be reserved at the Franklin T. DeGroot Public Library at 6475 Minton Road, Palm Bay, FL 32908 from 5:30 p.m. to 7 p.m. Attendees will need to provide their own headphones. A recording of the presentation will be posted to the project webpage for viewing following the public meeting.

A call-in number is also provided for those who do not wish to access the webinar online. The call-in number is: (631) 992-3221 and the access code is 694-659-407.

The VPM opens at 5:30 p.m. A PowerPoint presentation will begin promptly at 5:35 p.m. Please provide adequate log-in time to view the presentation in its entirety. All questions and comments will be responded to in writing at a later date.

Please note, the question box will only be available to those participants who register and use GoToWebinar to participate in the VPM. Attendees who choose to use the call-in number will not be able to provide comments during the VPM and are asked to provide written or verbal comments to the project team by contacting Consultant Project Manager, David Dangel or Brevard County's Project Administrator, Jeanette Scott. Comments may be provided in writing, by email, or over the phone. While comments can be submitted at any time, those submitted up to 10 days after the meeting (Sunday, December 18, 2022) will be included as part of the public meeting record.

PROJECT CONTACTS

Jeanette Scott

Project Administrator
Brevard County

E-mail: Jeanette.Scott@brevardfl.gov

Telephone: (321) 617-7202 ext. 58316

David Dangel

Consultant Project Manager
Inwood Consulting Engineers

E-mail: ddangel@inwoodinc.com

Telephone: (407) 971-8850

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SCHEDULE

The study began in January 2020 and the first VPM was held in May 2021. The Study evaluated five alternative corridors, as well as the no-build option. The proposed alternatives were studied for impacts on the social, cultural, natural, and physical environments. Consideration was also given to engineering criteria and project cost. Based on the analysis conducted, two alternatives, A and C, shown on the map, are recommended for further study to move forward into a future Project Development and Environment (PD&E) study. At this time, the PD&E study, Design, Right-of-Way, and Construction phases are not funded.

PUBLIC OUTREACH

Persons with disabilities who require accommodations under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact the County's American with Disabilities Officer, Brian Breslin, by phone at 321-637-5347 or by email at TitleVI.ADA@brevardfl.gov, at least five (5) days prior to the VPM. If you are hearing or speech impaired, please contact us by using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice).

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status. Persons wishing to express their concerns relative to compliance with Title VI may do so by contacting the Brevard County Title VI/Nondiscrimination Coordinator at TitleVI.NondiscriminationCoordinator@brevardfl.gov.

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022 and executed by FHWA and FDOT. Additionally, the study is being conducted in accordance with Title 23 USC § 168 - Integration of Planning and Environmental Review.



Brevard County Public Works

Attn: Jeanette Scott

2725 Judge Fran Jamieson Way, Bldg. A, Room 201

Viera, FL 32940

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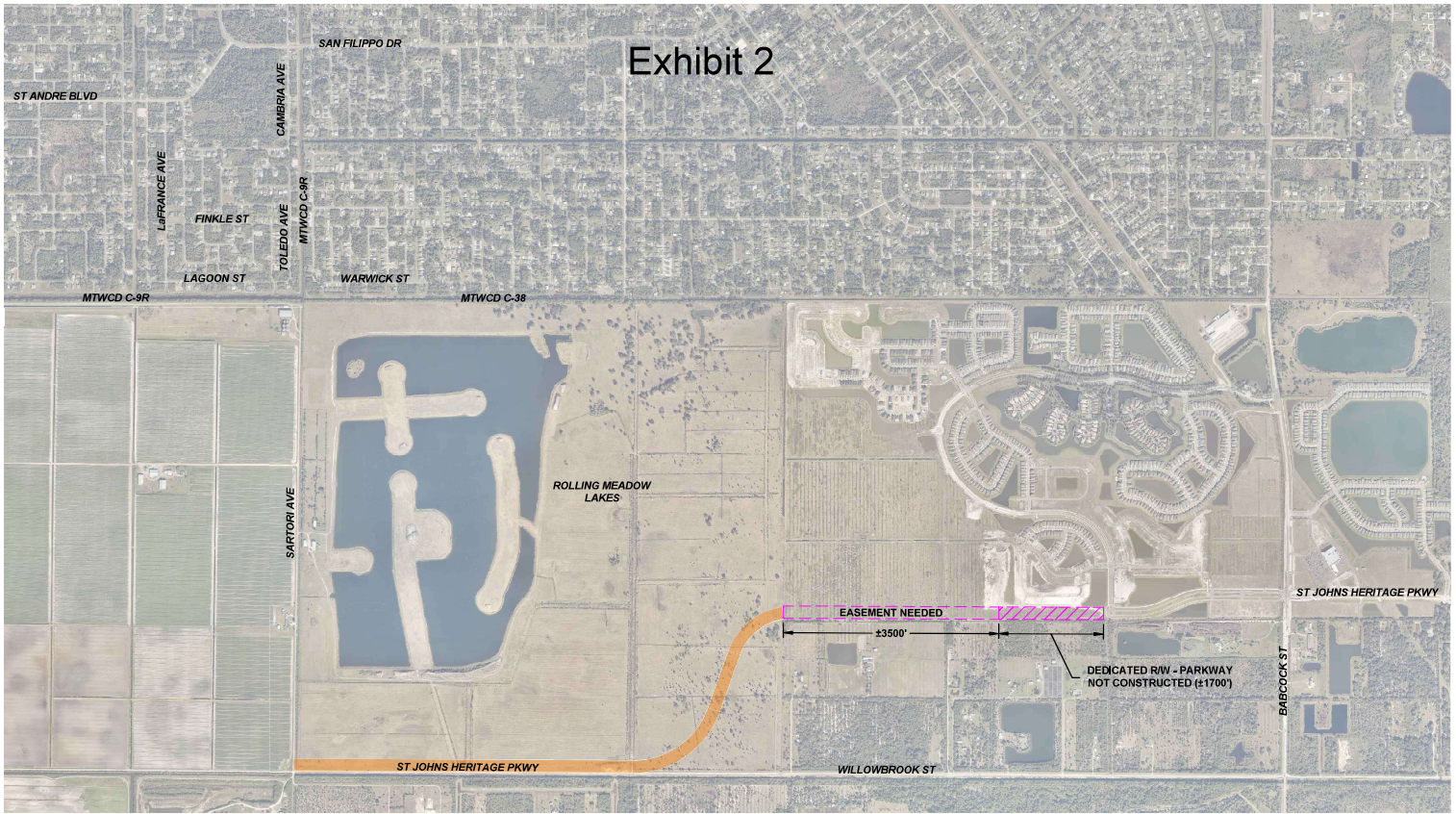


Exhibit 2

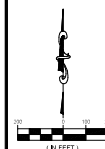
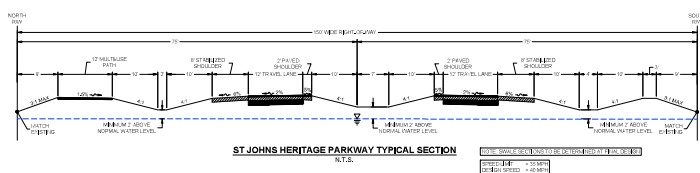
ROLLING MEADOW LAKES PARKWAY EXHIBIT



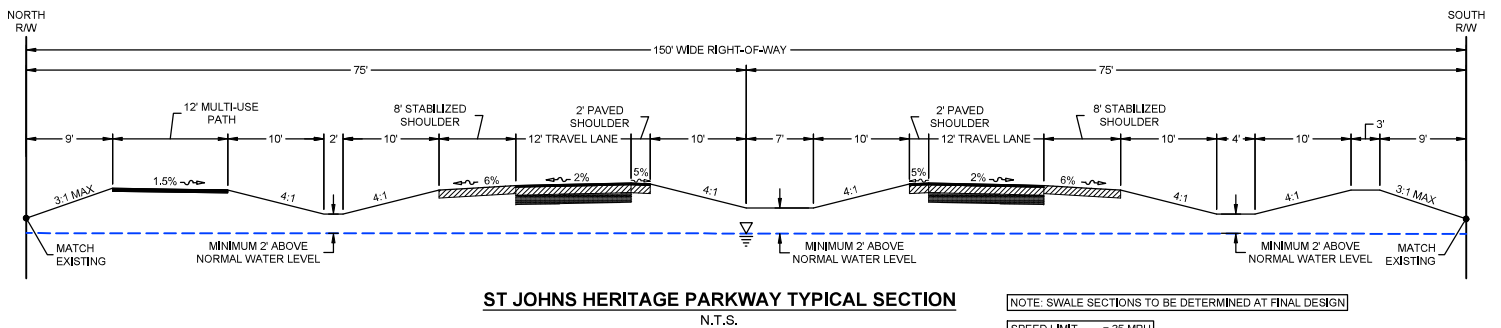
B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING
312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
PHONE (321) 725-3674 FAX (321) 725-1158
CERTIFICATE OF BUSINESS AUTHORIZATION: 4605
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004865

DATE: 11/03/25
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SHEET 1 OF 1

Exhibit 3

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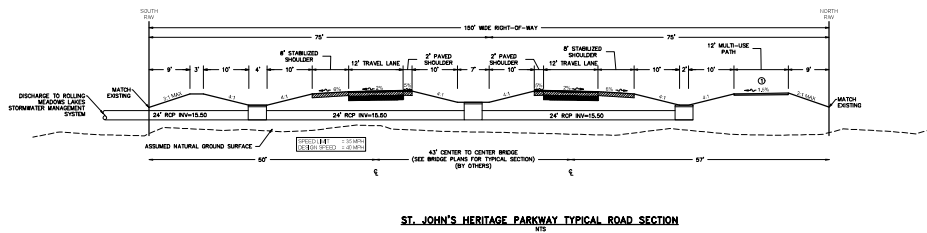
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DATE: 12/22/25
DESIGN/DRAWN: SMG/DRB
DRAWING# 8702002_408_MA
PROJECT# 87020_02
SHEET 1 OF 1

Exhibit 4



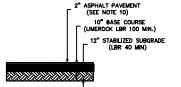
KEYED NOTES

① 6" THICK BASECOURSE, $P_{\text{a}} = 2,000$ P.S.I.
JOINT SPACING IS 6' MAX.

NOTES:

- ELEVATIONS ARE NGVD 1988.
- RECEIVING LAKES INLET= 20.5'-21.5'.
- RECEIVING LAKES 25 YEAR-24 HOUR STORM STAGE= 21.2'-22.2'.
- RECEIVING LAKES 100 YEAR-24 HOUR STORM STAGE= 21.6'-22.6'.
- PAV. IN PLACE SHOULDS VARY IN ELEVATION.
- SHOULDS AT 0.1%.
- STORM SEWER TO BE LOCATED AT THE LOW POINTS (UP) (1000' INTERVALS).
- PARKWAY DRAINS TO PALM VISTA AND MERIDIAN-PALMER LAKES.
- STORM WATER DESIGN FOR THE PARKWAY ACCOMMODATES A 6-LANE FACILITY.
- ASPHALTIC PAVEMENT TO BE INSTALLED IN TWO LIFTS AS FOLLOWS:
INITIAL CONSTRUCTION OF A 3" 1/2" 9-1 AND A SECOND LIFT OF 3" 1/2" 9-1. THE DEVELOPER SHALL FUND THE COST FOR THE SECOND LIFT AND COMPLETE THE SECOND LIFT WITHIN TWO (2) YEARS OF PROJECT BEGINNING.
- AT FIRE HYDRANT LOCATIONS, WATER MAIN TO BE PLACED 1' B.C.G. SO AS TO ALLOW 4" FROM B.C.G. TO HYDRANT.

PAVEMENT DETAIL



CS1
1

ROLLING MEADOW LAKES



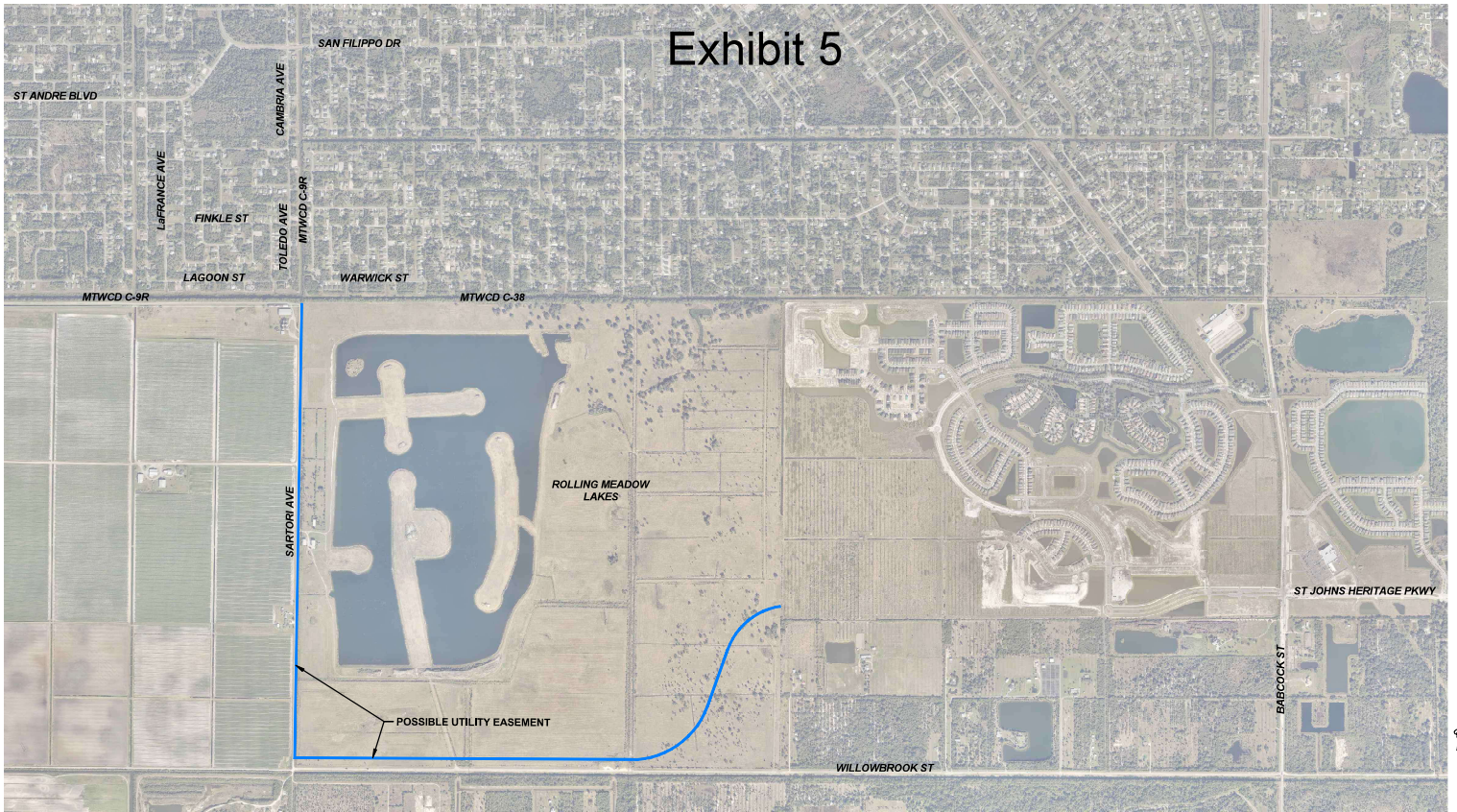
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CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: 00004605



TYPICAL ROADWAY CROSS
SECTIONS

DRAWING NO.: 8702002_401_157
SHEET: 157 of 185
PROJECT NO.: 870200-02

Exhibit 5



ROLLING MEADOW LAKES UTILITY EASEMENT EXHIBIT

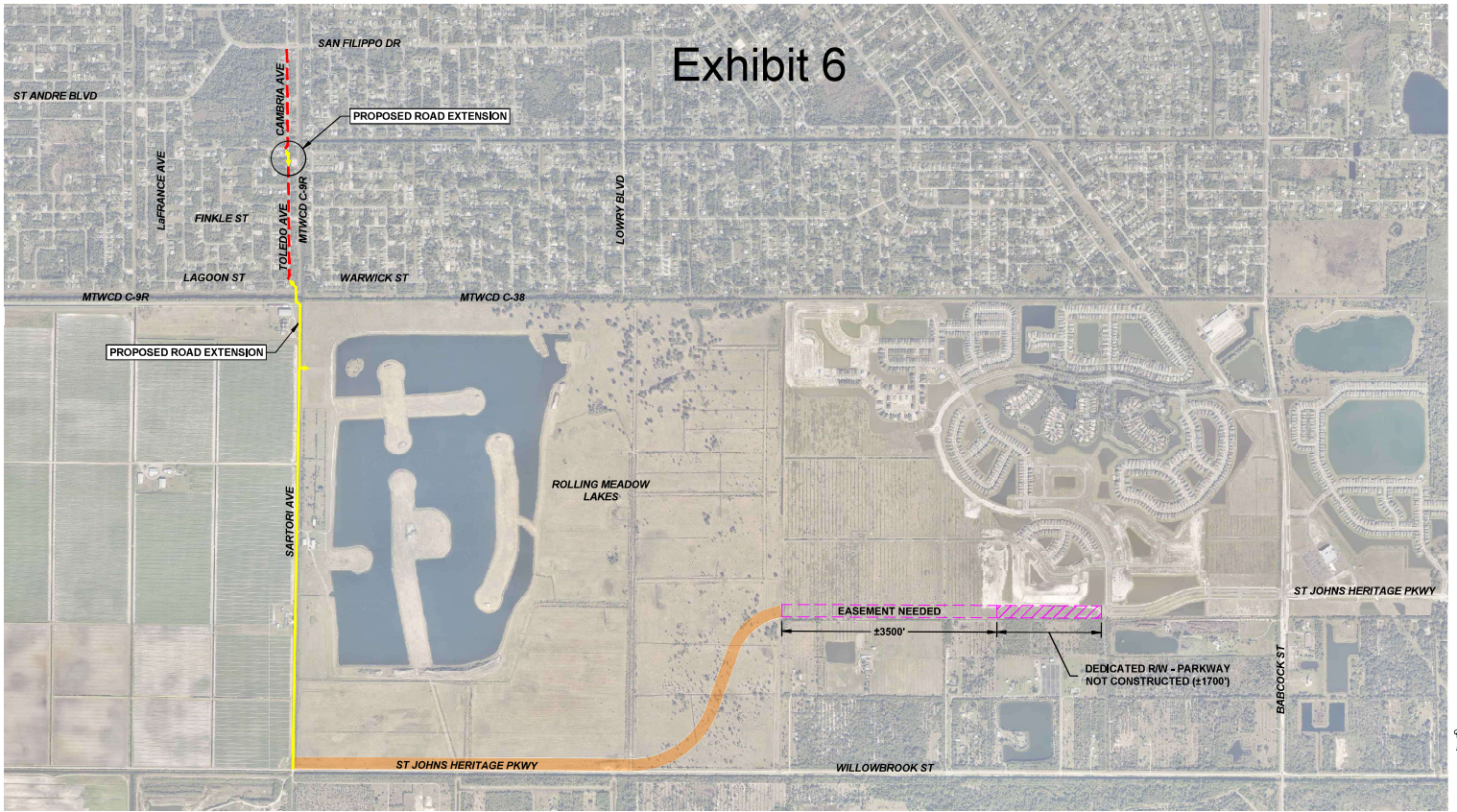


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Exhibit 6



ROLLING MEADOW LAKES ACCESS EXHIBIT



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