

EDUCATIONAL FACILITIES IMPACT FEE CREDIT AGREEMENT

THIS EDUCATIONAL FACILITIES IMPACT FEE CREDIT AGREEMENT (the “Agreement”), entered into this _____ day of _____ 2026, by and between the

SCHOOL BOARD OF BREVARD COUNTY, FLORIDA, the governing body of the School District of Brevard County, Florida pursuant to Article IX, Section 4(b), Constitution of the State of Florida whose address is 2700 Judge Fran Jamieson Way, Viera, Florida 32940 (hereinafter referred to as “School Board” or “School District”),

BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940 (hereinafter referred to as “County”), and

LENNAR CORPORATION, a Florida corporation, whose address is 7411 Fullerton Street, Jacksonville, Florida 32256 (hereinafter referred to as “Lennar”), is based on the following terms and conditions:

RECITALS

WHEREAS, the School Board and County have adopted public school concurrency regulations which require all new residential development to comply with development review criteria for public school concurrency in Brevard County, Florida; and

WHEREAS, educational facilities impact fees are levied on residential development pursuant to that certain Amended Interlocal Agreement between the School Board and the County recorded at Official Records Book 8418, Page 2350 of the Official Records of Brevard County (hereinafter referred to as the “Amended Interlocal Agreement”), and the Brevard County Educational Facilities Impact Fee Ordinance (hereinafter referred to as “Educational Facilities Impact Fee Ordinance”), as codified in Sections 62-921 through 62-935 of the Brevard County Code or Ordinances; and

WHEREAS, the Educational Facilities Impact Fee Ordinance applies within the jurisdiction of the County and the School Board; and

WHEREAS, pursuant to the Amended Interlocal Agreement, the County administers and collects educational facilities impact fees within the County, for the benefit of and on behalf of the School Board, and subsequently disburses said collections to the School Board; and

WHEREAS, the County and the School Board are parties to that certain Interlocal Agreement for Public School Facility Planning and School Concurrency recorded at Official Records Book 7253, Page 2869 of the Official Records of Brevard County (hereinafter referred to as the “School Concurrency Agreement”); and

WHEREAS, pursuant to Section 62-933(a)(6), Brevard County Code of Ordinances, “[a]ny new single-family detached residence, attached residential dwelling, manufactured or mobile home located in a development that provides significant facilities and services designed to meet the physical or social needs of older persons and where, by recorded deed restriction, recorded declaration of covenants and restrictions, recorded plat restriction or recorded by-laws that require at least one person in each residence to be age 55 or older and that prohibit any person that has not achieved the age of 18 years to reside on a permanent basis” shall be exempted from payment of the educational facilities impact fee; and

WHEREAS, Lennar proposed and has developed an 840-unit residential single-family 55+ Active Adult Community in the City of Palm Bay originally known as “Medley at Everlands,” subsequently and currently known as “Timbers at Everlands” as identified in **Exhibit A**, which is attached hereto and incorporated herein (hereinafter referred to as the “Everlands Development”); and

WHEREAS, on June 24, 2021, the School District formally issued an exemption letter for the Everlands Development, acknowledging an exemption from the requirements of school concurrency (the payment of school impact fees) because it is an age restricted, active adult community for residents 55 or older, which exemption letter is incorporated herein as **Exhibit B** (hereinafter referred to as “Exemption Letter”); and

WHEREAS, Lennar voluntarily but mistakenly paid school educational facilities impact fees to the County for 300 residential units in the Everlands Development totaling \$1,528,950.00 (USD), as summarized and incorporated herein as **Exhibit C**, and now requests reimbursement or a credit for future school impact obligations for other residential homes it is currently developing or may develop within Brevard County; and

WHEREAS, procedurally, educational facilities impact fees are paid directly to the County, which then transmits the impact fees (less an administrative fee) to the School District each quarter to be applied by the School Board to school capacity projects; and

WHEREAS, the educational facilities impact fees mistakenly paid by Lennar to the County have been transmitted to the School District and applied to school capacity projects in South Brevard County that will serve residential development in this area, and are not retained nor available for refund or reimbursement; and

WHEREAS, the County and the School Board acknowledge that Lennar is entitled to a credit against future educational facilities impact fees in the full amount of the educational facilities impact fees that Lennar voluntarily and mistakenly paid to the County, in the total amount of \$1,528,950.00 (USD), as reconciled in **Exhibit C**; and

WHEREAS, notwithstanding the prior application of the mistaken payments to capacity projects, the County and School Board acknowledge the availability and enforceability of a dollar-

for-dollar credit in the full reconciled amount set forth in **Exhibit C** as provided herein, to be applied against future educational facilities impact fees as set forth in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by all parties, the parties hereto agree as follows:

1. **Recitals.** The above recitals are hereby incorporated and made a part of this Agreement.

2. **Impact Fee Credits.** The School Board and the County agree to grant educational facilities impact fee credits to Lennar in the amount of ONE MILLION FIVE HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED FIFTY DOLLARS (\$1,528,950.00). Such impact fee credits shall be utilized only in the impact fee credit area within the jurisdiction of the City of Palm Bay and unincorporated Brevard County described or depicted in **Exhibit D**.

3. **Use of Impact Fee Credits.** The amount of educational facilities impact fees due with respect to any parcel in the impact fee credit area described or depicted in **Exhibit D** shall be determined, and any impact fee credit applied, at the time Lennar or its successor or assign receives a building permit. Lennar and its successors in interest or assigns may not rely on the existence of the impact fee credits based solely on this Agreement, but rather must contact the director of the County's planning and development department or his designee to determine the continued availability and amount of impact fee credits.

4. **Credit Ledger and Application.** The County shall maintain a permit-level credit ledger reflecting all credits established under this Agreement. The County shall issue an acknowledgement letter for each permit where credit is applied and shall circulate monthly ledger updates to all parties showing the opening balance, credits applied by permit number and date, and the closing balance. The County will provide a reconciliation of credits issued to the School Board with each quarterly impact fee disbursement.

5. **No Vesting Against Educational Facilities Impact Fees for Everlands Development.** Lennar's mistaken payment of educational facilities impact fees to the County for 300 residential units in the Everlands Development in no way vests such units or the Everlands Development, in whole or in part, against the Educational Facilities Impact Fee. In the event that the recorded age 55 and older restriction is breached or otherwise modified within the 30-year period following recording such that a person less than 18 years of age is allowed to reside on a permanent basis in any dwelling unit in the Everlands Development, the educational facilities impact fee in effect for that dwelling unit at the time of the change of circumstances shall be due and payable as provided in Section 62-933, Brevard County Code of Ordinances; provided, however, that Lennar shall have no liability for any impact fee that may become due as a result of any such modification of age-restriction covenants occurring after Lennar has conveyed the applicable lot or unit, and any such fee shall be collected by the County from the then-current owner. The credits established by this Agreement are not affected by any such future change at Everlands.

6. **Transferability; Assignment.** No party other than Lennar may claim the right to any portion of the impact fee credits unless the impact fee credits or a portion thereof are specifically and expressly assigned to such party by Lennar. Lennar may assign the impact fee credits, in whole or in part, to its Affiliates and to lot purchasers or builders within the impact fee credit area described or depicted in **Exhibit D**, upon written notice to the County and an update to the credit ledger. No further approvals from the School Board or County are required for such assignments, and the County shall honor them at permitting. Any party who is assigned the impact fee credits or portion thereof shall secure from Lennar a signed, notarized statement assigning all remaining or the applicable portion of the impact fee credits and shall make that available to the County as part of an application for impact fee credits. Provided, however, impact fee credits may be utilized only in the impact fee credit area described or depicted in **Exhibit D**. In no event shall Lennar assign or the County recognize an aggregate amount of impact fee credits more than the amount set forth in the paragraph 2 of this Agreement. For purposes of this Agreement, "Affiliate" means any entity that directly or indirectly controls, is controlled by, or is under common control with Lennar, including without limitation subsidiaries, parent companies, and entities under common ownership, and Lennar shall certify that an assignee is an Affiliate as described herein in the signed, notarized statement assigning the credits.

7. **Effective Date, Duration, and Recordation.** This Agreement shall be effective upon execution by the last signing party (the "Effective Date"). Within ten (10) business days after the Effective Date, the County shall record this Agreement with the Brevard County Clerk of Court at the County's expense and shall provide official records information to all parties within five (5) business days of recordation. Effectiveness is not conditioned on recordation. This Agreement shall remain in full force and effect until the earlier of: (a) the date on which the credit is fully exhausted; or (b) fifteen (15) years from the Effective Date; provided, however, that the term shall be automatically extended for any period of force majeure or governmental delay as defined in Section 15, and the credit shall not expire while any relevant development approvals, permits, or certificates of occupancy for units to which credit is allocated are pending or in process. The burdens of this Agreement shall be binding upon, and the benefits shall inure to, Lennar, County, and School Board and their respective successors and assigns during the term of this Agreement.

8. **Notices.** All notices, demands and correspondence required or provided under this Agreement shall be in writing and delivered in person or otherwise sent postage pre-paid via certified mail, with return receipt requested. Notice required to be given shall be addressed as follows:

If to Lennar: Lennar Corporation
 Attn: Jeremy Susac, V.P. Gov't Affairs
 7411 Fullerton Street
 Jacksonville, FL 32256

If to School Board: School Board of Brevard County
Attn: Superintendent
2700 Judge Fran Jamieson Way
Viera, FL 32940

If to County: Brevard County
Attn: County Manager
2725 Judge Fran Jamieson Way
Viera, FL 32940

With a copy to: Brevard County Attorney's Office
Attn: County Attorney
2725 Judge Fran Jamieson Way
Viera, FL 32940

With a copy to: School Board of Brevard County
Attn: Facilities Services Dept.
2700 Judge Fran Jamieson Way
Viera, FL 32940

With a copy to: School Board of Brevard County
Attn: General Counsel
2700 Judge Fran Jamieson Way
Viera, FL 32940

With a copy to: Brevard County Planning and Development
Attn: Department Director
2725 Judge Fran Jamieson Way
Viera, FL 32940

9. **Miscellaneous; Venue.** The execution of this Agreement has been duly authorized by the appropriate body of each of the parties hereto. Each party has complied with all applicable requirements of law and has full power and authority to comply with the terms and conditions of this Agreement. The venue of any litigation arising out of this Agreement shall be Brevard County, Florida. The exhibits attached hereto and incorporated by reference herein are by such attachment and incorporation made a part of this Agreement for all purposes intended therein. In the event that one of the parties to this Agreement may be deemed to have drafted or structured the provisions of this Agreement, whether in whole or in part, shall not be considered in construing or interpreting any particular provision hereof, whether in favor of or against such party. The terms and conditions of this Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns, and no right or cause of action shall accrue upon or result by reason hereof or for the benefit of any third party not a formal party hereto. Nothing in this Agreement whether expressed or implied, is intended or shall be

construed to confer upon any person other than the parties hereto, any right, remedy, or claim under or by reason of this Agreement or any of the provisions hereof. This Agreement may not be changed, amended or modified in any respect whatsoever except as mutually agreed in writing and duly executed by all of the parties; provided, however, that routine assignments of credits to Affiliates and builders under Section 5 are not amendments and do not require the consent of all parties. No covenant, condition, agreement, provision, requirement, or obligation contained herein may be waived except as mutually agreed in writing and duly executed by all of the parties hereof. This Agreement may be executed in counterparts, each of which shall constitute an original, and all of which together shall constitute one agreement. Electronic signatures shall be deemed original signatures for all purposes.

10. **Attorneys' Fees; Indemnification.** In an action to enforce this Agreement or to compel the proper application of credits hereunder, the prevailing party shall be entitled to recover its reasonable attorneys' fees and related costs from the non-prevailing party. Each party (an "Indemnifying Party") agrees to indemnify, defend, and hold harmless the other parties from and against any and all claims, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from the Indemnifying Party's negligence, willful misconduct, or breach of this Agreement; provided, however, that (i) no party shall be liable for indirect, incidental, consequential, or punitive damages; and (ii) nothing contained herein shall be deemed a waiver by the County or the School Board of their respective sovereign immunity, nor shall this indemnification provision extend beyond the limitations provided in Section 768.28, Florida Statutes, or other applicable law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or operation of law. The parties hereby acknowledge that specific consideration has been paid and other good and sufficient consideration has been received for this indemnification provision.

11. **Captions.** Headings of a particular paragraph or section of this Agreement are inserted only for convenience of reference and are in no way to be construed as part of the Agreement or as a limitation of the scope of the paragraphs or sections to which they refer.

12. **Severability.** If any part of this Agreement is held by a court of competent jurisdiction to be invalid, void, or otherwise unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way. If any party's joinder in or execution of this Agreement is deemed invalid for any particular purpose, the sections for which the joinder or execution is valid shall remain in full force and effect.



13. **Default and Cure.** No party shall be deemed in default of this Agreement unless it fails to perform a material obligation within thirty (30) days after receiving written notice specifying the default. If the default cannot reasonably be cured within thirty (30) days but diligent efforts to cure are commenced within such period and continuously pursued, the defaulting party shall have such additional time as is reasonably necessary to complete the cure, not to exceed ninety (90) days from the date of the original notice.

14. **Dispute Resolution.** In the event of any dispute arising out of or relating to this Agreement, including without limitation any dispute concerning the application of credits, the parties shall first attempt in good faith to resolve the dispute through negotiations between senior representatives of the parties with authority to settle the controversy. If the dispute is not resolved within thirty (30) days of the initiation of such negotiations, the parties shall submit the dispute to non-binding mediation in Brevard County, Florida, administered by a mutually agreed-upon mediator. The costs of mediation shall be shared equally by the disputing parties. Nothing in this Section shall limit the right of any party to seek injunctive relief from a court of competent jurisdiction to prevent the wrongful denial of credit application or other irreparable harm pending resolution of the dispute.


15. **Force Majeure.** No party shall be liable for any failure or delay in performing its obligations under this Agreement (other than an obligation to pay money) to the extent such failure or delay results from a Force Majeure Event. "Force Majeure Event" means any event beyond the reasonable control of the affected party, including without limitation acts of God, fire, flood, earthquake, pandemic, epidemic, war, terrorism, civil unrest, labor strikes, governmental actions or orders (not resulting from the affected party's own conduct), utility failures, and governmental delays not caused by the affected party. The affected party shall give prompt written notice to the other parties of the Force Majeure Event and its expected duration, shall use commercially reasonable efforts to mitigate its effects, and shall resume performance promptly upon cessation of the Force Majeure Event. Time periods for performance under this Agreement shall be extended by the duration of any Force Majeure Event.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and their corporate seals affixed as of the day and year first written above.

WITNESSES:


Print: Savannah Farley

Print: Ashley Strayhorn


LENNAR

Lennar Corporation Inc.,
a Florida corporation
By: 
Print: Gregory J. Pettibon
Its: President - Vice President

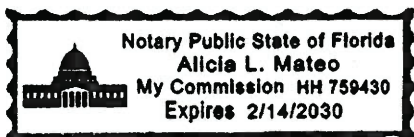
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of MAY, 2026, by GREGORY PETTIBON as President for Lennar Corporation Inc., a Florida corporation.

(NOTARY SEAL)


Print: ALICIA L. MATEO

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



COUNTY

BREVARD COUNTY BOARD OF COUNTY
COMMISSIONERS

ATTEST:

Rachel Sadoff
Clerk of the Court

Thad Altman, Chair
As approved by the Board on: _____

Approved as to legal form and sufficiency:

County Attorney

SCHOOL BOARD

SCHOOL BOARD OF BREVARD COUNTY,
FLORIDA

ATTEST:

Print Name: _____

Matt Susin, Chair
As approved by the Board on: _____

EXHIBIT LIST:

EXHIBIT A

LEGAL DESCRIPTION

CITY OF PALM BAY / MEDLEY AT EVERLANDS BOUNDARY AREA

EXHIBIT B

EXEMPTION LETTER

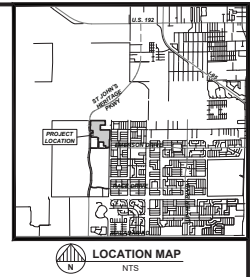
EXHIBIT C

LENNAR PAID IMPACT FEE SUMMARY

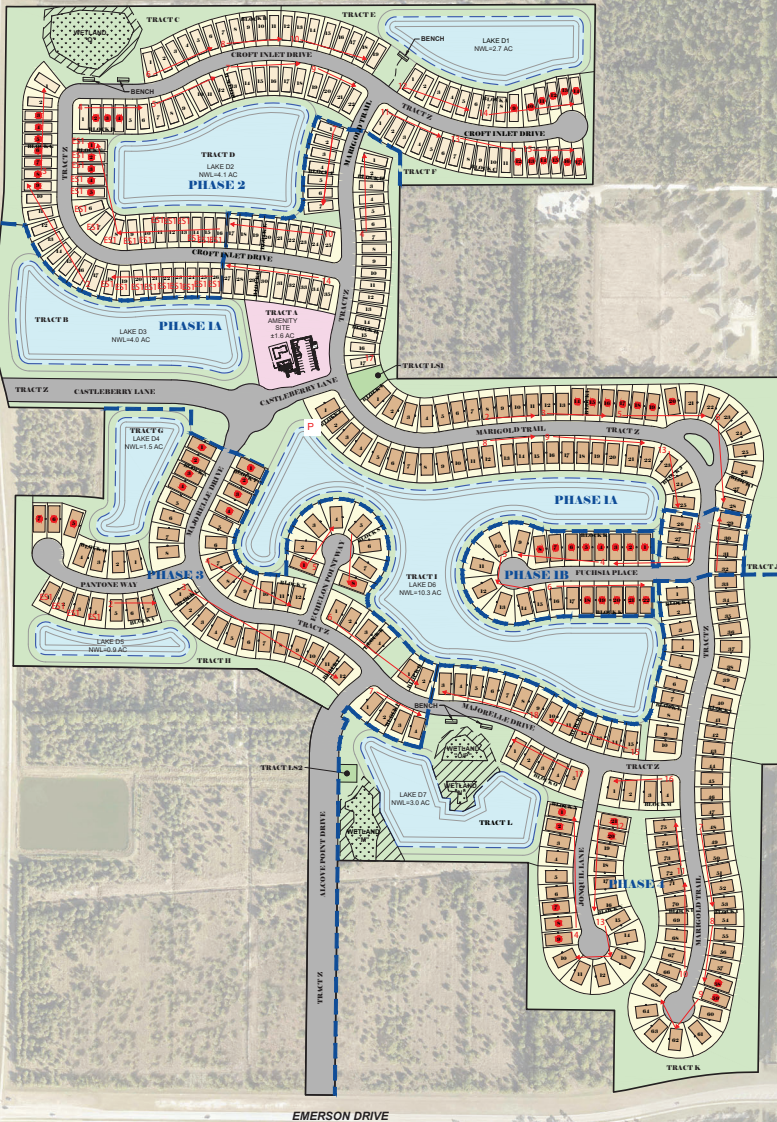
EXHIBIT D

IMPACT FEE CREDIT AREA

EXHIBIT A



ST. JOHNS HERITAGE PARKWAY



BUILDING SETBACKS			
	FRONT	REAR	SIDE
SINGLE FAMILY (40s) (TYPICAL)	20'	10'	5'
SINGLE FAMILY (40s) (EXPANDED)	20'	8'	5'
SINGLE FAMILY (50s) (TYPICAL)	20'	25'	3/7'
SINGLE FAMILY (50s) (EXPANDED)	20'	10'	*NOTE BELOW
AMENITY SITE	20'	20'	5'

*NOTE: MINIMUM 10' BETWEEN STRUCTURES
 BUILDING HEIGHTS - FOR A SINGLE-FAMILY DWELLING ONLY, THE HEIGHT SHALL NOT EXCEED TWO (2) STORIES AND TWENTY-FIVE (25) FEET IN HEIGHT. FOR THE AMENITY SITE, THE HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET.

	UNIT COUNT				TOTAL
	PHASE 1A	PHASE 1B	PHASE 2	PHASE 3	
SINGLE FAMILY (40s)	42		114		156
SINGLE FAMILY (50s)	53	29		64	246
TOTAL	95	29	114	64	398

DENSITY: 398 UNITS / 143.73 ACRES = 2.8 DU PER ACRE

DEVELOPMENT AREA	PHASE 1A/1B ACRES	PHASE 2 ACRES	PHASE 3 ACRES	PHASE 4 ACRES
LOT/BLOCK AREA	18.43	14.47	11.00	15.93
LAKE AREA (@ NWL)	14.34	6.95	2.49	3.03
TRACT LS1	0.21			
TRACT LS2				0.09
TRACT Z (ROAD RW)	7.12	3.55	6.02	3.76
WETLANDS AND BUFFER		1.45		1.91
SUB-TOTAL	40.10	26.42	19.51	24.72
OPEN/GREEN/REC SPACE				
TRACT A (AMENITY SITE)	1.65			
TRACT B (LESS LAKE AREA)	2.62			
TRACT C (LESS WETLAND AREA)		2.61		
TRACT D (LESS LAKE AREA)		1.47		
TRACT E (LESS LAKE AREA)		2.01		
TRACT F	0.79	0.91		
TRACT G (LESS LAKE AREA)	0.84		1.19	
TRACT H (LESS LAKE AREA)			2.70	
TRACT I (LESS LAKE AREA)	4.13		0.41	
TRACT J	2.57			1.87
TRACT K				5.34
TRACT L (LESS LAKE AREA AND WETLANDS)				2.07
SUB-TOTAL	12.40	7.00	4.30	9.28
TOTAL SITE (143.73 ACRES)	52.50	33.42	23.81	34.00

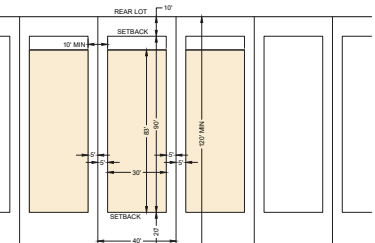
OPEN SPACE CALCULATIONS				
MINIMUM REQUIRED OPEN SPACE IS 25% OF DEVELOPED AREA*	13.13	8.36	5.95	8.50
75% OF OPEN SPACE CAN BE LAKE-	10.76	5.21	1.87	11.95
OPEN/GREEN/REC SPACE PROVIDED-	12.40	7.00	4.30	9.28
TOTAL OPEN SPACE PROVIDED-	23.16 (44%)	12.21 (36%)	5.17 (25%)	21.23 (62%)

WATER BODIES INCLUDED AS PART OF THE OPEN SPACE REQUIREMENT SHALL BE PERMANENT WATER BODIES AND MAY BE IMPROVED WITH DOCKS, PIERS, GAZEBOS, BENCHES, STOCKED FOR FISHING, OR TRAILS / WALKWAYS. FURTHER, THESE WATER BODIES SHALL PROVIDE THE MINIMUM SLOPED EDGE AS PER APPLICABLE CITY AND STATE REGULATIONS, PLANTED WITH GRASS, AND MAINTAINED AROUND ALL SIDES SO AS NOT TO HARBOR MOSQUITOS, INSECTS, AND RODENTS.

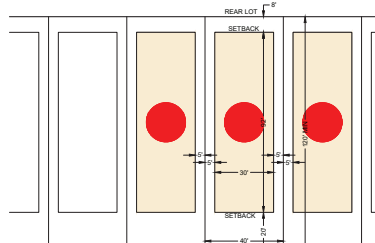
IMPERVIOUS / PERVIOUS CALCULATIONS				
TRACT Z	5.70	2.84	4.82	3.01
LOT / BLOCK AREA	11.98	9.41	7.15	10.35
LAKE AREA (@NWL)	14.34	6.95	2.49	3.03
OPEN / GREEN / REC SPACE	1.69	0.35	0.22	0.46
TOTAL IMPERVIOUS AREA	33.71	19.55	14.67	16.86
TOTAL PERVIOUS AREA	18.79	13.87	9.14	17.14

- PARKING SHALL MEET THE FOLLOWING REQUIREMENTS:
- PRIMARY RESIDENTIAL USE:
 - A MINIMUM OF TWO (2) PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT SHALL BE PROVIDED.
 - MINIMUM OF TWO (2) PARKING SPACES PER UNIT.
 - MULTIPLE-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF:
 - TWO (2) PARKING SPACES PER THREE (3) OR MORE BEDROOM DWELLING UNIT.
 - ONE AND ONE-HALF (1 1/2) PARKING SPACES PER ONE (1) OR TWO (2) BEDROOM DWELLING UNIT.
 - ONE (1) SPACE PER EFFICIENCY UNIT THAT IS PART OF A MIXED ONE (1) AND TWO (2) BEDROOM DEVELOPMENT.
 - A DEVELOPMENT OF EFFICIENCY UNITS ONLY SHALL HAVE A MINIMUM OF ONE AND ONE-HALF (1 1/2) PARKING SPACES PER UNIT.
 - EACH SPACE SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF NINETEEN (19) FEET. IF A PARKING STALL CONTAINS A WHEEL STOP OR ABUTS A CURBED OR LANDSCAPED ISLAND, AN OVERHANG MAY BE PERMITTED, AND THE LENGTH OF THE STALL THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET.
 - SECONDARY NON-RESIDENTIAL USES WITHIN COMMERCIAL AREAS: ONE (1) SPACE SHALL BE PROVIDED FOR EACH TWO HUNDRED (200) SQUARE FEET OF RETAIL FLOOR AREA. EACH SPACE SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF NINETEEN (19) FEET. IF A PARKING STALL CONTAINS A WHEEL STOP OR ABUTS A CURBED OR LANDSCAPED ISLAND, AN OVERHANG MAY BE PERMITTED AND THE LENGTH OF THE STALL THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET.
 - LANDSCAPING WITHIN ALL COMMON PARKING AREAS, A MINIMUM OF FIFTY (50) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED PER PARKING SPACE AND SUCH LANDSCAPED AREA SHALL BE DISTRIBUTED THROUGHOUT THE PARKING AREA.

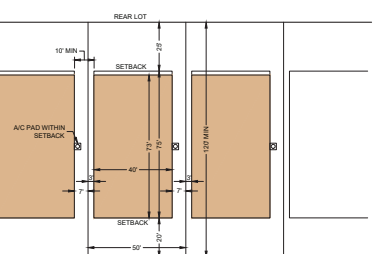
TRACT A - AMENITY - TO INCLUDE A CLUBHOUSE, POOL, AND MAIL FACILITY.
 SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY, PROVIDING CONNECTIVITY TO THE AMENITY AREA AND BENCH / VIEWING STATIONS ALONG THE WETLAND AND LAKE AREAS.



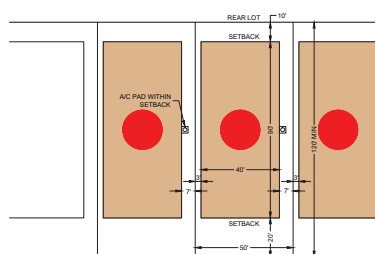
SINGLE FAMILY 40' WIDE (TYPICAL) LOT DETAIL



SINGLE FAMILY 40' WIDE (EXPANDED) LOT DETAIL



SINGLE FAMILY 50' WIDE (TYPICAL) LOT DETAIL



SINGLE FAMILY 50' WIDE (EXPANDED) LOT DETAIL

DESIGNED BY: ALS/AH	DATE: 05/26/22
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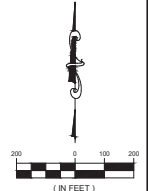
B.S.E. CONSULTANTS, INC.
 CONSULTING ENGINEERING - LAND SURVEYING
 50 SOUTH WINDSOR CITY BOULEVARD, SUITE 4
 WELLSBORO, FL 32887
 PHONE: (321) 758-8074 FAX: (321) 758-1159
 CERTIFICATE OF PROFESSIONAL ENGINEERS
 CERTIFICATE OF PROFESSIONAL SURVEYORS
 BUSINESS AUTHORIZATION: 18004865

PALM VISTA NE QUADRANT (AKA MEDLEY PHASE 2) SINGLE FAMILY
FINAL DEVELOPMENT PLAN (FDP)

SCOTT M. CLARBITZ, P.E. & P.L.S.
 STATE OF FLORIDA, No. 38850 No. 4151

HASSANA A. KAMAL, P.E.
 STATE OF FLORIDA, No. 41951

PROJECT NO.	10860.700
DRAWING NO.	10860700_200_006
SHEET	1 of 1



SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

Exhibit #1 Exemption Letter for Timbers at Everlands

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Mark W. Mullins, Ed.D., Superintendent



June 24, 2021

Mr. Christopher Balter
Senior Planner
City of Palm Bay
Growth Management Department
120 Malabar Road SE
Palm Bay, Florida 32907

**RE: Proposed Single-Family Residential Development, 840 units – Medley at Everlands
School Impact Analysis – Exemption Letter EL-2021-01**

Dear Mr. Balter,

We received a *School Facility Planning & Concurrency Application* for the referenced development requesting an Exemption Letter. The subject property consists of Parcel ID 28-36-28-00-3 (Tax ID 3017369) and a portion of Parcel ID 28-36-21-00-1 (Tax ID 2803857) the project covers approximately 291.11 acres which is in the City of Palm Bay, Brevard County Florida.

Based on a review of the parcel location, the School Board issues this exemption letter. This development is Active Adult Community (55+). This exemption meets the provisions outlined in the Interlocal Agreement for Public School Facility Planning and School Concurrency, Section 13.1(d)4., as a residential use that is exempt from the requirements of school concurrency based on the City of Palm Bay including the provision for an age restricted community as a condition of approval. A copy of the restrictive covenant will be required to be submitted to our office upon completion of the project. If, at any time, a revised subdivision plan is submitted which removes the age restriction, a school concurrency review will be required.

We appreciate the opportunity to review the proposed residential development of 840 units referred to as Medley at Everlands development. Please let me know if you need any additional information.

Sincerely,

Karen M. Black, AICP Candidate
Manager - Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for 2020-21 to 2025-26*

Copy: Susan Hann, Assistant Superintendent of Facilities Services
David G. Lindemann, AICP, Director of Planning & Project Management, Facilities Services

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646



An Equal Opportunity Employer

Exhibit C
Impact Fees Paid

Project	Lot #	Address	Date Paid	Amount Paid
The Timbers at Everlands 40 SF	A001	862 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A002	858 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A003	854 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A004	850 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A005	846 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A006	842 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A007	838 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A008	834 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A009	830 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	A010	826 Antibes Court NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA01	806 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA02	805 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA03	809 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA04	813 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA05	817 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA06	821 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA07	825 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA08	829 Antibes Court NW	1/30/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	AA09	833 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA10	845 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	AA11	853 Antibes Court NW	11/6/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B001	2403 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B002	2393 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B003	2383 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B004	2363 Antarus Drive NW	4/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B005	2343 Antarus Drive NW	8/30/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B006	2323 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B007	2313 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B008	2293 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	B009	2283 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B010	2273 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B011	2263 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B012	2253 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B013	2243 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B014	2233 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B015	2223 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	B016	2213 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	BB01	2312 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	BB02	2302 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	BB03	2292 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	BB04	2282 Antarus Drive NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	BB05	2272 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	BB06	2262 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	BB07	2252 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	BB08	2232 Antarus Drive NW	8/30/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	C002	2183 Antarus Drive NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	C005	2153 Antarus Drive NW	11/1/2023	\$ 5,096.50

Exhibit C
Impact Fees Paid

Project	Lot #	Address	Date Paid	Amount Paid
The Timbers at Everlands 40 SF	C006	2143 Antarus Drive NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	C007	2133 Antarus Drive NW	11/1/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	C008	2123 Antarus Drive NW	12/5/2023	\$ 5,096.50
The Timbers at Everlands 40 SF	C009	2103 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	C010	2083 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC03	2162 Antarus Drive NW	8/2/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC04	2152 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC05	2142 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC06	2132 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC07	2122 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC08	2112 Antarus Drive NW	9/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC09	2102 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC10	2092 Antarus Drive NW	9/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC11	2082 Antarus Drive NW	9/9/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	CC12	2072 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	L003	832 Serpens Place NW	4/18/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	L004	822 Serpens Place NW	4/18/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	L005	812 Serpens Place NW	3/7/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	L006	802 Serpens Place NW	3/7/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	LL01	801 Serpens Place NW	3/7/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	LL02	811 Serpens Place NW	3/7/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	LL03	821 Serpens Place NW	3/7/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	LL04	831 Serpens Place NW	4/18/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	LL05	841 Serpens Place NW	4/18/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	N001	2983 Antarus Drive NW	1/10/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	N002	2993 Antarus Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	N003	3003 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	N004	3013 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	N005	3023 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	N006	3033 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	O001	3042 Antarus Drive NW	12/20/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	O002	3032 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	O003	3022 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	O004	3012 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	O005	3002 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	O006	2992 Antarus Drive NW	1/8/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	O007	2982 Antarus Drive NW	1/10/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	O008	2972 Antarus Drive NW	1/8/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	O009	2962 Antarus Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	O010	2952 Antarus Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 50 SF	Q001	2773 Antarus Drive NW	6/4/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	Q002	2763 Antarus Drive NW	6/4/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	Q003	2753 Antarus Drive NW	6/4/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	Q013	2583 Antarus Drive NW	4/2/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	Q014	2563 Antarus Drive NW	4/2/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	Q015	2553 Antarus Drive NW	4/2/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	Q016	2543 Antarus Drive NW	4/2/2025	\$ 5,096.50

Exhibit C
Impact Fees Paid

Project	Lot #	Address	Date Paid	Amount Paid
The Timbers at Everlands 40 SF	R019	2592 Antarus Drive NW	5/8/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	R020	2582 Antarus Drive NW	5/8/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	R021	2572 Antarus Drive NW	5/8/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	R022	2562 Antarus Drive NW	1/24/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	R023	2552 Antarus Drive NW	1/24/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	R024	2542 Antarus Drive NW	1/24/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	R027	2502 Antarus Drive NW	9/10/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R028	2492 Antarus Drive NW	9/10/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R029	2482 Antarus Drive NW	9/10/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R030	2472 Antarus Drive NW	6/19/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R031	2462 Antarus Drive NW	6/19/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R032	2452 Antarus Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R033	2442 Antarus Drive NW	6/19/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R034	2432 Antarus Drive NW	6/19/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R035	2422 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R036	2412 Antarus Drive NW	6/19/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R037	2402 Antarus Drive NW	6/19/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R038	2392 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R039	2382 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R040	2372 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R041	2362 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R042	2352 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R043	2342 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R044	2332 Antarus Drive NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	R045	2322 Antarus Drive NW	1/17/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S001	1020 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S002	1030 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S003	1040 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S004	1050 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S005	1060 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S006	1070 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S007	1080 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S008	1090 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S009	1100 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	S010	1110 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS01	1119 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS02	1109 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS03	1099 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS04	1079 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS05	1069 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS06	1059 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS07	1049 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS08	1039 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS09	1029 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	SS10	1019 Cavailian Place NW	5/30/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	T001	2523 Antarus Drive NW	1/21/2025	\$ 5,096.50
The Timbers at Everlands 40 SF	T002	2513 Antarus Drive NW	1/21/2025	\$ 5,096.50

Exhibit C
Impact Fees Paid

Project	Lot #	Address	Date Paid	Amount Paid
The Timbers at Everlands 40 SF	T003	2503 Antarus Drive NW	9/10/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	T004	2493 Antarus Drive NW	12/18/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	T005	2473 Antarus Drive NW	9/10/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	T006	2453 Antarus Drive NW	10/8/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	T007	2443 Antarus Drive NW	9/10/2024	\$ 5,096.50
The Timbers at Everlands 40 SF	T008	2423 Antarus Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA05	2156 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA06	2146 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA07	2136 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA08	2126 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA09	2116 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA10	2106 Cerulean Drive NW	7/11/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA11	2096 Cerulean Drive NW	7/11/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA12	2086 Cerulean Drive NW	7/11/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA13	2076 Cerulean Drive NW	7/11/2024	\$ 5,096.50
The Timbers at Everlands Villa	TA14	2066 Cerulean Drive NW	7/11/2024	\$ 5,096.50
The Timbers at Everlands Villa	TB01	2187 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TB02	2167 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TB03	2157 Cerulean Drive NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TB04	2137 Cerulean Dr NW	7/10/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC01	1926 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC02	1916 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC03	1906 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC04	1896 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC05	1886 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC06	1876 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC07	1866 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TC08	1856 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Villa	TD01	1312 Miraflores Trail NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TD02	1302 Miraflores Trail NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TD03	1292 Miraflores Trail NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TD04	1282 Miraflores Trail NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TD05	1272 Miraflores Trail NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TD06	1262 Miraflores Trail NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TJ01	2057 Cerulean Drive NW	9/18/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ02	2047 Cerulean Drive NW	9/18/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ03	2037 Cerulean Drive NW	9/18/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ04	2027 Cerulean Drive NW	9/18/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ05	2017 Cerulean Drive NW	10/8/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ06	2007 Cerulean Drive NW	10/8/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ07	1997 Cerulean Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ08	1987 Cerulean Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ09	1977 Cerulean Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ10	1967 Cerulean Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ11	1957 Cerulean Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ12	1947 Cerulean Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands Villa	TJ19	1877 Cerulean Drive NW	2/28/2025	\$ 5,096.50

Exhibit C
Impact Fees Paid

Project	Lot #	Address	Date Paid	Amount Paid
The Timbers at Everlands Villa	TJ20	1867 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TJ21	1857 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TJ22	1847 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TJ23	1837 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TJ24	1827 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Villa	TL01	1326 Cobalt Avenue NW	9/12/2024	\$ 5,096.50
The Timbers at Everlands Villa	TL02	1336 Cobalt Avenue NW	9/12/2024	\$ 5,096.50
The Timbers at Everlands Villa	TL03	1346 Cobalt Avenue NW	9/12/2024	\$ 5,096.50
The Timbers at Everlands Villa	TL04	1356 Cobalt Avenue NW	9/12/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U001	1018 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	U002	1028 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	U003	1038 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	U004	1048 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	U005	1058 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U006	1068 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U007	1078 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U008	1088 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U009	1098 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U010	1118 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U011	1128 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U012	1138 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	U013	1148 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU01	1147 Cepheus Place NW	1/23/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU02	1137 Cepheus Place NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU03	1127 Cepheus Place NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU04	1117 Cepheus Place NW	6/29/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU05	1107 Cepheus Place NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU06	1097 Cepheus Place NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU07	1087 Cepheus Place NW	1/9/2024	\$ 5,096.50
The Timbers at Everlands 50 SF	UU08	1077 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	UU09	1067 Cepheus Place NW	3/1/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	UU10	1057 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	UU11	1037 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	UU12	1027 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 50 SF	UU13	1017 Cepheus Place NW	8/23/2023	\$ 5,096.50
The Timbers at Everlands 60 SF	V001	1103 Blessed Isles Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	V002	1113 Blessed Isles Drive NW	1/23/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	V003	1123 Blessed Isles Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	V004	1133 Blessed Isles Drive NW	1/3/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	V005	1153 Blessed Isles Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	V006	1163 Blessed Isles Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	V007	1173 Blessed Isles Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	V008	1183 Blessed Isles Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	V009	1193 Blessed Isles Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	V010	1203 Blessed Isles Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	V011	1223 Blessed Isles Drive NW	9/3/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	V013	1273 Blessed Isles Drive NW	6/4/2024	\$ 5,096.50

Exhibit C
Impact Fees Paid

Project	Lot #	Address	Date Paid	Amount Paid
The Timbers at Everlands Twin	VA01	2516 Cerulean Drive NW	5/7/2025	\$ 5,096.50
The Timbers at Everlands Twin	VA02	2506 Cerulean Drive NW	5/7/2025	\$ 5,096.50
The Timbers at Everlands Twin	VA03	2496 Cerulean Drive NW	3/17/2025	\$ 5,096.50
The Timbers at Everlands Twin	VA04	2486 Cerulean Drive NW	3/17/2025	\$ 5,096.50
The Timbers at Everlands Twin	VA05	2476 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Twin	VA06	2466 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Twin	VA07	2446 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA08	2426 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA09	2406 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA10	2386 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA11	2376 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA12	2366 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA13	2356 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA14	2346 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA15	2336 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA16	2326 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA17	2316 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA18	2306 Cerulean Drive NW	9/16/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA19	2296 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA20	2286 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA21	2276 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA22	2266 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA23	2256 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VA24	2246 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB01	2507 Cerulean Drive NW	5/20/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB02	2497 Cerulean Drive NW	5/20/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB03	2487 Cerulean Drive NW	5/7/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB04	2477 Cerulean Drive NW	5/7/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB05	2467 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB06	2457 Cerulean Drive NW	2/28/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB07	2447 Cerulean Drive NW	2/12/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB08	2437 Cerulean Drive NW	2/12/2025	\$ 5,096.50
The Timbers at Everlands Twin	VB09	2427 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB10	2417 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB11	2407 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB12	2397 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB13	2387 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB14	2377 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB15	2357 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB16	2337 Cerulean Drive NW	10/7/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB17	2317 Cerulean Drive NW	9/18/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB18	2297 Cerulean Drive NW	9/18/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB19	2287 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB20	2277 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB21	2267 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VB22	2257 Cerulean Drive NW	4/8/2024	\$ 5,096.50
The Timbers at Everlands Twin	VC03	2217 Cerulean Drive NW	6/6/2024	\$ 5,096.50

Exhibit C
Impact Fees Paid

Project	Lot #	Address	Date Paid	Amount Paid
The Timbers at Everlands Twin	VC04	2207 Cerulean Drive NW	6/6/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W003	1254 Blessed Isles Drive NW	9/9/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W004	1244 Blessed Isles Drive NW	9/9/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W005	1234 Blessed Isles Drive NW	9/9/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W006	1224 Blessed Isles Drive NW	9/9/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W007	1214 Blessed Isles Drive NW	9/11/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W008	1204 Blessed Isles Drive NW	9/11/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W009	1194 Blessed Isles Drive NW	9/11/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W010	1174 Blessed Isles Drive NW	9/11/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W011	1164 Blessed Isles Drive NW	9/11/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W012	1154 Blessed Isles Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	W013	1144 Blessed Isles Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W014	1134 Blessed Isles Drive NW	9/23/2024	\$ 5,096.50
The Timbers at Everlands 60 SF	W015	1124 Blessed Isles Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	W016	1114 Blessed Isles Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	W017	1104 Blessed Isles Drive NW	2/11/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	X001	1303 Blessed Isles Drive NW	5/22/2025	\$ 5,096.50
The Timbers at Everlands 60 SF	Y017	1314 Blessed Isles Drive NW	5/22/2025	\$ 5,096.50

Number of lots

300 \$ 1,528,950.00



City of Palm Bay & Unincorporated Areas of Potential Future Development



Legend

- ELEMENTARY
- MIDDLE
- JR/SR HIGH
- HIGH

City

- Palm Bay
- Unincorporated Brevard County

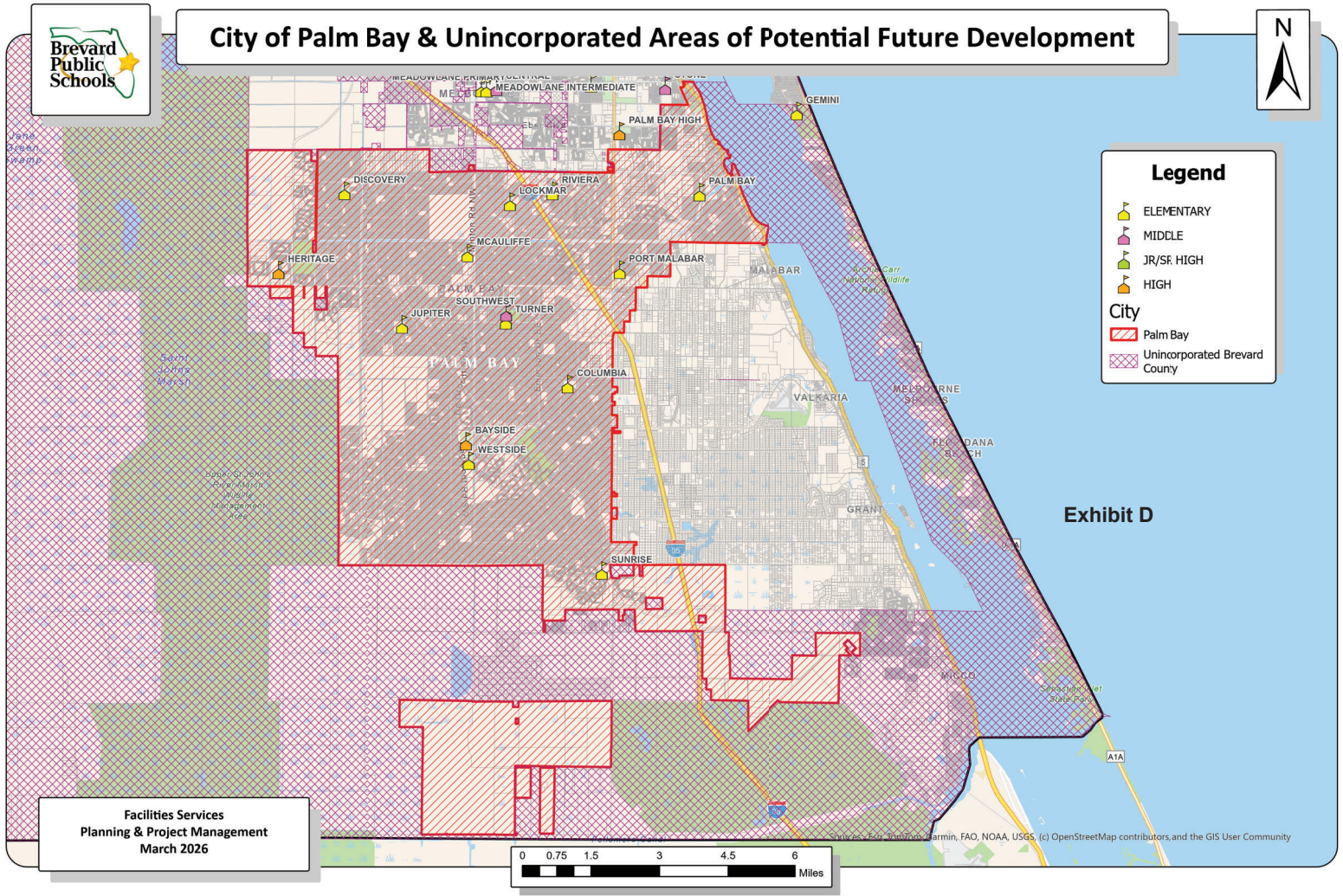


Exhibit D

Facilities Services
Planning & Project Management
March 2026

Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community