

From: maggieschultz321@gmail.com
To: jim@traugerconsulting.com; DaleMartin12@gmail.com
Cc: Kaye@suntreeflorida.com; [David Hoffman](#); [Jenna Bauden](#); [Jones, Jennifer](#)
Subject: Ranger Storage - Freeman Lane
Date: Monday, March 13, 2023 1:34:39 PM
Importance: High

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Lake Pointe Homeowners' Association, Inc.

Maggie Schultz, President

331 Myrtlewood Road

Melbourne, Florida 32940

March 13, 2023

Ranger Storage, LLC

c/o Mr. Jim Trauger

Trauger Consulting Engineers

2201 Front Street, Suite 204

Melbourne, FL 32901

Subject: Ranger Storage, LLC

Brevard County Zoning Application 23Z00009

Dear Mr. Trauger:

I write to you as representative of Lake Pointe Homeowners Association, a nearby neighbor of the referenced Ranger Storage site. My request to you, respectfully, is that you include some modest additional provisions in the proposed Binding Development Plan proffered with your current zoning application. While your parcel is not immediately across the street from us, your parcel is one of many undergoing transitions to heavy commercial use in the 'Waelti' area immediately adjacent to us.

As you know, Waelti Drive provides the only direct access from County thoroughfares to Freeman Lane and its entire surroundings. Impatient drivers have increasingly been finding an access alternative through our 'substandard' single-lane neighborhood streets to your

immediate east. We seek to minimize this growth in through-traffic, dangerous to us as we have no sidewalks and walk in our narrow streets. We are also highly motivated to ensure that the range of uses and intensity of development encroaching upon us, does not create excessive noise, glare, dust, odor, or other detriment to the livability of our homes or enjoyment of our yards.

To protect ourselves while the Waelti Drive area has been undergoing transition in recent years, we have garnered cooperation of other applicants who have agreed to limit their proposals to uses and appurtenances that would not detrimentally affect us. It is in this spirit that we respectfully request that you include the following additional provisions in your proposed Binding Development Plan (Rev. 11/28/2022). These proposals are more modest than we may request of others, as your parcel is not immediately across the street from us and your current proposal already proposes to limit the nature and scale of your development.

In Paragraph 5 regarding access. Revise this paragraph as follows: (*Proposed additional language is underlined*).

The Developer/Owner shall limit ingress and egress to Freeman Lane. The Developer/Owner shall post the following **Notice** at the exit gate:

"NOTICE: Trucks having three (3) or more axels, Motorhomes, and Vehicles Towing Trailers Shall Access this Facility via Waelti Drive and Wickham Roads Only, and Shall Not Enter Butternut Lane."

The foregoing provision shall be included in all Lease Agreements and said Lease provision shall further include the following: "Violations shall be grounds for Termination of Lease."

In Paragraph 6 regarding regulations and ordinances. Revise this paragraph as follows:

Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the Property. This Agreement provides no vested rights against changes to the Brevard County Comprehensive Plan or land development regulations as they may apply to this Property. Moreover, use and development of the site shall be limited as follows:

A) The following uses shall be prohibited: Auditoriums; Commercial entertainment and amusement enterprises; Flea markets; Gasoline service stations; Hotels; Lumber sales; Motels; Outside sale of mobile homes (on-site sale of motorhomes is permitted); Pet kennels; Plant nurseries; Recovered materials processing facility; Restaurant outdoor seating; Seafood processing plants; Theatres; and, Treatment and recovery facility.

B) Outdoor storage or display of large items or material which require forklift, front-loader, tractor, or similar machinery to move shall be prohibited.

C) Outdoor intercoms and public address systems shall be prohibited.

D) Digital or electronic signs and billboards, whether static, animated, or intermittent, shall be prohibited.

E) Freestanding signs shall be limited to not exceed ten feet in height.

F) The gross floor area ratio (FAR) shall not exceed 0.75.

I trust you will readily see that these requested limitations will not impede your business plan while it would very much help our community's endeavor to ensure that expanding neighboring development does not generate intolerable traffic through our narrow streets or otherwise become an insurmountable nuisance to us. I appeal to you for your cooperation protecting the safety and livability of our neighborhood as our community may offer its support for your business venture.

Sincerely,

Maggie Schultz

Maggie Schultz, President

Lake Pointe Homeowners' Association, Inc.

maggieschultz321@gmail.com

PS: A hard copy of this letter can be mailed to both Jim Trauger and/or Dale Martin via USPS should a hard copy be needed.