

# School Board of Brevard County

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



June 9, 2025

Mr. Ken Ludwa, P.E.  
BSE Consultants, Inc.  
312 South Harbor City Blvd., Suite 4  
Melbourne, FL 32901

**RE: Proposed Forest Glen Apartments Development  
80 Age Restricted Dwelling Units  
School Impact Analysis – Exemption Letter EL-2025-01**

Dear Mr. Ludwa,

We received a *School Facility Planning & Concurrency Application* for the referenced development requesting an Exemption Letter on June 9, 2025. The subject property consists of Parcel ID 22-35-04-00-514 (Tax Account 2201402), containing approximately 11.94 acres in the City of Titusville. The proposed development will be elderly housing, as presented in the Florida Housing Finance Corporation 2025 Carryover Allocation Agreement between Florida Housing Finance Corporation (Florida Housing) and HTG Forest Glen Apartments, Ltd (Owner).

Based on a review of the provided information, the School Board issues this exemption letter. This property is subject to restrictions for persons 55 and older. This exemption meets the provisions outlined in the *Interlocal Agreement for Public School Facility Planning & School Concurrency*, Section 13.1(d)4 as an aged, restricted community with no permanent residents under the age of eighteen (18) that is exempt from the requirements of school concurrency. If, at any time, a revised covenant is recorded releasing the age restriction, a school concurrency review will be required.

We appreciate the opportunity to review the proposed residential development of 80 units referred to as the Forest Glen Apartments development in the City of Titusville. Please let me know if you need any additional information.

Sincerely,

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

Copy: David Lindemann, AICP, Director-Planning & Project Management

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

