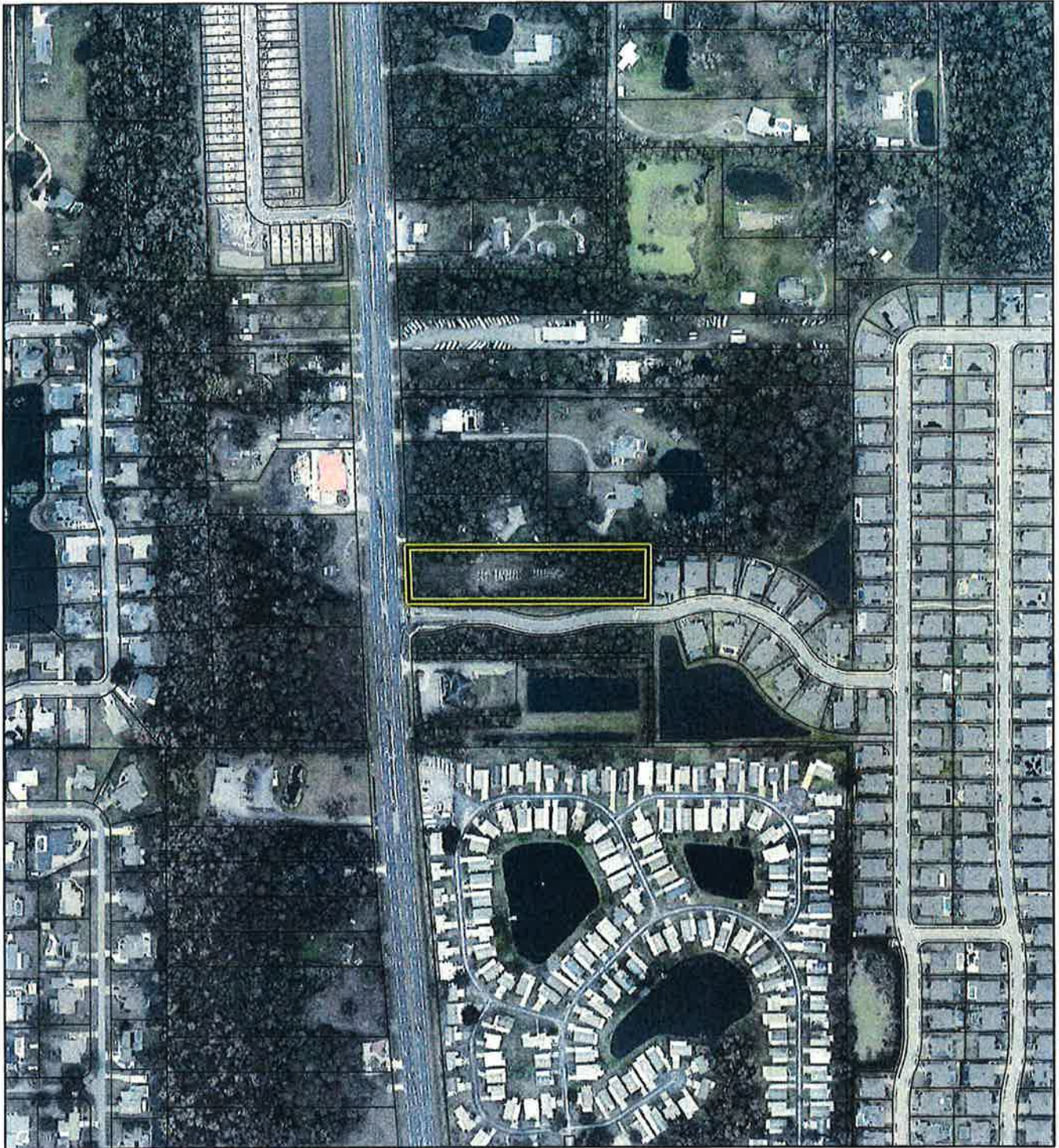


AERIAL MAP

SCHWA INC

24Z00051



1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2024

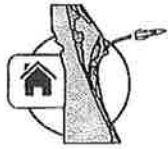
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 9/11/2024

 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 2318735 - Roll Year 2024

Owners

SUN ISLAND LAKES LLC

Mailing Address

THE AMERICAN CENTER 27777 FRANKLIN RD
SOUTHFIELD MI 48034

- 100 BLUE JAY LN UNIT K-11 MERRITT ISLAND FL 32953
- 103 BLUE JAY LN UNIT K-12 MERRITT ISLAND FL 32953
- 104 BLUE JAY LN UNIT K-10 MERRITT ISLAND FL 32953
- 107 BLUE JAY LN UNIT K-13 MERRITT ISLAND FL 32953
- 108 BLUE JAY LN UNIT K-9 MERRITT ISLAND FL 32953
- 112 BLUE JAY LN UNIT K-8 MERRITT ISLAND FL 32953
- 115 BLUE JAY LN UNIT K-14 MERRITT ISLAND FL 32953
- 116 BLUE JAY LN UNIT K-7 MERRITT ISLAND FL 32953
- 120 BLUE JAY LN UNIT K-6 MERRITT ISLAND FL 32953
- 124 BLUE JAY LN UNIT K-5 MERRITT ISLAND FL 32953
- 128 BLUE JAY LN UNIT K-4 MERRITT ISLAND FL 32953
- 131 BLUE JAY LN UNIT K-15 MERRITT ISLAND FL 32953
- 132 BLUE JAY LN UNIT K-3 MERRITT ISLAND FL 32953
- 135 BLUE JAY LN UNIT K-16 MERRITT ISLAND FL 32953
- 136 BLUE JAY LN UNIT K-2 MERRITT ISLAND FL 32953
- 139 BLUE JAY LN UNIT K-17 MERRITT ISLAND FL 32953
- 147 BLUE JAY LN UNIT L-6 MERRITT ISLAND FL 32953
- 150 BLUE JAY LN UNIT M-1 MERRITT ISLAND FL 32953
- 151 BLUE JAY LN UNIT L-7 MERRITT ISLAND FL 32953
- 154 BLUE JAY LN UNIT M-2 MERRITT ISLAND FL 32953
- 158 BLUE JAY LN UNIT M-3 MERRITT ISLAND FL 32953
- 159 BLUE JAY LN UNIT L-8 MERRITT ISLAND FL 32953
- 162 BLUE JAY LN UNIT M-4 MERRITT ISLAND FL 32953
- 165 BLUE JAY LN UNIT L-9 MERRITT ISLAND FL 32953
- 166 BLUE JAY LN UNIT M-5 MERRITT ISLAND FL 32953
- 169 BLUE JAY LN UNIT L-10 MERRITT ISLAND FL 32953
- 170 BLUE JAY LN UNIT M-6 MERRITT ISLAND FL 32953
- 174 BLUE JAY LN UNIT M-7 MERRITT ISLAND FL 32953
- 177 BLUE JAY LN UNIT L-11 MERRITT ISLAND FL 32953
- 178 BLUE JAY LN UNIT M-8 MERRITT ISLAND FL 32953
- 181 BLUE JAY LN UNIT L-12 MERRITT ISLAND FL 32953
- 182 BLUE JAY LN UNIT M-9 MERRITT ISLAND FL 32953
- 185 BLUE JAY LN MERRITT ISLAND FL 32953
- 211 QUAIL LN UNIT B-8 MERRITT ISLAND FL 32953
- 212 QUAIL LN UNIT A-10 MERRITT ISLAND FL 32953
- 215 QUAIL LN UNIT B-7 MERRITT ISLAND FL 32953
- 216 QUAIL LN UNIT A-9 MERRITT ISLAND FL 32953
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- 243 QUAIL LN UNIT B-2 MERRITT ISLAND FL 32953
- 244 QUAIL LN UNIT A-2 MERRITT ISLAND FL 32953
- 255 QUAIL LN UNIT N-12 MERRITT ISLAND FL 32953
- 259 QUAIL LN UNIT N-11 MERRITT ISLAND FL 32953
- 260 QUAIL LN UNIT N-1 MERRITT ISLAND FL 32953
- 263 QUAIL LN UNIT N-10 MERRITT ISLAND FL 32953
- 264 QUAIL LN UNIT N-2 MERRITT ISLAND FL 32953
- 267 QUAIL LN UNIT N-9 MERRITT ISLAND FL 32953
- 268 QUAIL LN UNIT N-3 MERRITT ISLAND FL 32953
- 271 QUAIL LN UNIT N-8 MERRITT ISLAND FL 32953
- 272 QUAIL LN UNIT N-4 MERRITT ISLAND FL 32953
- 275 QUAIL LN UNIT N-7 MERRITT ISLAND FL 32953
- 276 QUAIL LN UNIT N-5 MERRITT ISLAND FL 32953
- 280 QUAIL LN UNIT N-6 MERRITT ISLAND FL 32953
- 4316 SEA GULL DR UNIT G-17 MERRITT ISLAND FL 32953
- 4317 SEA GULL DR UNIT J-2 MERRITT ISLAND FL 32953
- 4320 SEA GULL DR UNIT G-18 MERRITT ISLAND FL 32953

Site Address



3

VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$6,951,000	\$6,380,000	\$6,132,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$6,951,000	\$6,380,000	\$6,132,000
Assessed Value School	\$6,951,000	\$6,380,000	\$6,132,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$6,951,000	\$6,380,000	\$6,132,000
Taxable Value School	\$6,951,000	\$6,380,000	\$6,132,000

SALES / TRANSFERS

Date	Price	Type	Instrument
05/20/2004	\$9,504,000	WD	5325/8803
06/01/1995	\$7,000,000	99	3483/4020
05/01/1991	\$1,815,000	NN	3128/4820
01/18/1990	\$2,388,200	CT	3039/0946
09/17/1986	\$1,100,000	WD	2732/1416
05/07/1982		WD	2370/0761

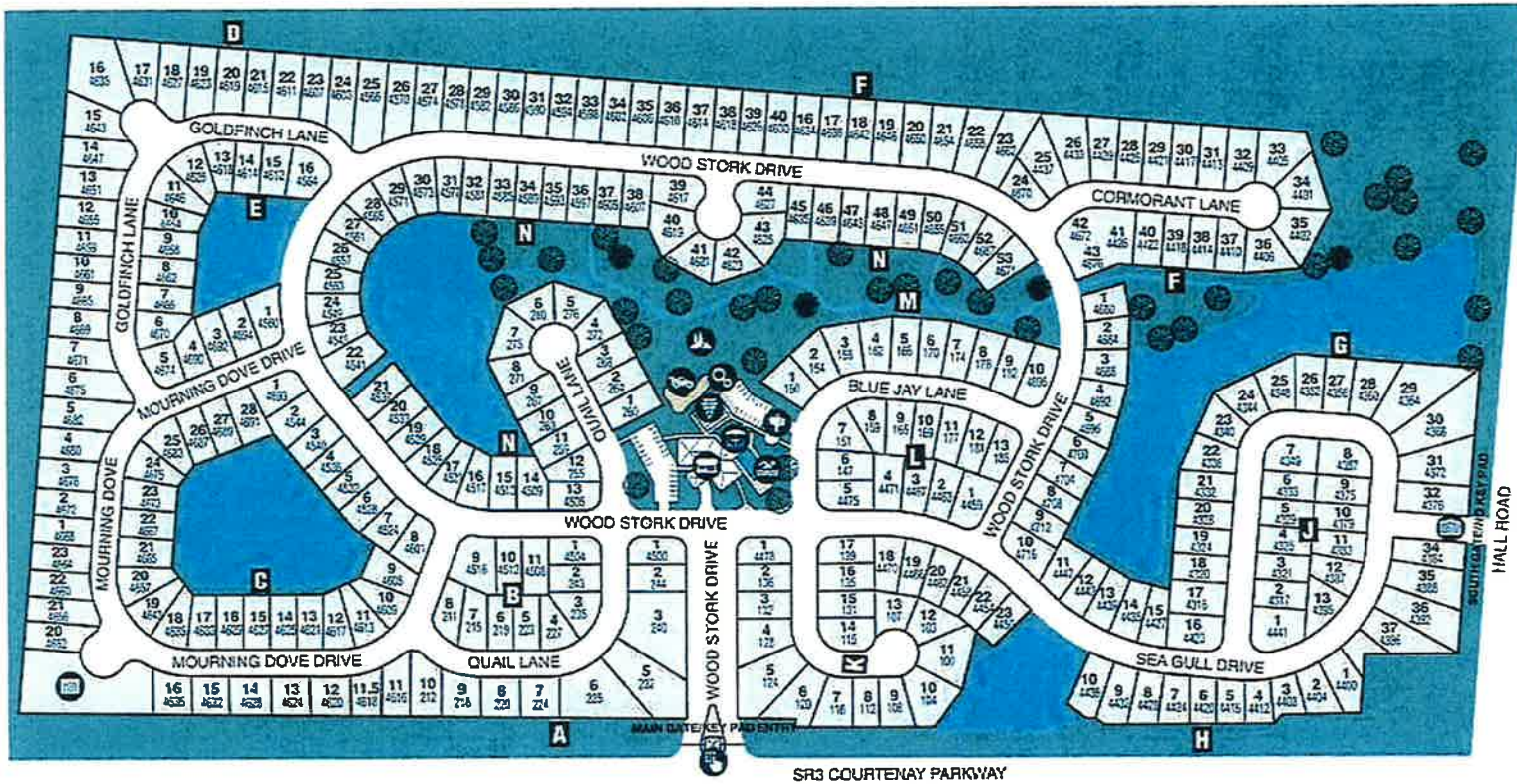
BUILDINGS

PROPERTY DATA CARD #1












Building Use: 3820 - COUNTRY CLUB / SUPPORT FACILITIES

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1987
Frame:	MASNRYCONC	Story Height	9
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	6,087	Spa - Motel/Apartment	1
Open Porch	1,165	Dock	750
Total Base Area	6,087	Paving - Asphalt	20,000
Total Sub Area	7,252	Lift Station	1
		Fence - Vinyl 4'	337
		Covered Patio	1,020
		Dock	750
		Covered Patio	478
		Park Owned Mobile Homes	1
		Shuffleboard - Commercial	6
		Pool - Commercial	1,800
		Paving - Concrete	12,720
		Paving - Concrete	164
		Gazebo	478
		Outbuilding	56
		RV/Mh Space	304
		Wall - Concrete - Block	18,240
		Garage Detached	660
		Fence - Wood 6'	247
		Pool Deck	2,228
		Canopy	600
		Light Poles	21
		Outbuilding	288
		Covered Patio	240
		Covered Patio	396
		Fence - Chain Link 6'	385

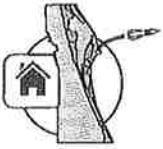
4



Amenity Legend

-  Clubhouse/Office
-  Entrance/Main Gate
-  Exit
-  Mail Kiosk
-  Maintenance Garage
-  Outdoor Patio
-  Pool & Spa
-  RC Car Track
-  Recreation Area
-  RV/Boat Storage
-  Shuffleboard Courts

4499 Wood Stork Drive Merritt Island, FL 32953
 (321) 453-4600 • 4islandlakes.com



REAL PROPERTY DETAILS
 Account 3020368 - Roll Year 2024

Owners BURNS, MARK WESLEY; BURNS, OLIVE SISON
 Mailing Address 206 NORWICH ST MERRITT ISLAND FL 32953
 Site Address 206 NORWICH ST MERRITT ISLAND FL 32953
 Parcel ID 23-36-35-52-D-1
 Taxing District 2200 - UNINCORP DISTRICT 2
 Exemptions TPML - TOTAL & PERMANENT - MILITARY
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Total Acres 0.27
 Site Code 0001 - NO OTHER CODE APPL.
 Plat Book/Page 0067/0030
 Subdivision EGRETS LANDING PHASE 3
 Land Description EGRETS LANDING PHASE 3 LOT 1 BLK D



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$675,210	\$586,590	\$482,320
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$477,350	\$463,450	\$396,370
Assessed Value School	\$477,350	\$463,450	\$396,370
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$477,350	\$463,450	\$396,370
Taxable Value Non-School	\$0	\$0	\$0
Taxable Value School	\$0	\$0	\$0

SALES / TRANSFERS

Date	Price	Type	Instrument
09/11/2020	\$487,800	WD	8879/0186
02/10/2020	\$75,000	WD	8673/1191
07/16/2019	\$2,665,000	WD	8498/0454

BUILDINGS

PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	2020
Frame:	MASNRYCONC	Story Height	9
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	
Sub-Areas		Extra Features	
Base Area (1st)	3,272	Pool Deck	536
Garage	570	Patio - Concrete	440
Open Porch	250	All Screen - 1 Story	880
Open Porch	134	Paving - Stone	371
Total Base Area	3,272	Pool - Residential	1
Total Sub Area	4,226		



Sec. 62-1339. Estate use residential, EU, EU-1 and EU-2.

The EU, EU-1 and EU-2 estate use residential zoning classifications encompass lands devoted to single-family residential development of a spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings.

(1) *Permitted uses.*

a. Permitted uses are as follows:

One single-family residential detached dwelling.

Parks and public recreational facilities.

Private golf courses.

Foster homes.

Sewer lift stations.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Group homes, level I, subject to the requirements set forth in section 62-1835.9.

Preexisting use.

Power substations, telephone exchanges and transmission facilities.

Private parks and playgrounds.

Resort dwellings.

Temporary living quarters during construction of a residence.

(2) *Accessory buildings or uses.* Accessory buildings and uses customary to residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5).

(3) *Conditional uses.* Conditional uses are as follows:

Bed and breakfast Inn.

Change of nonconforming agricultural use.

Guesthouses or servants' quarters, without kitchen facilities.

Land alteration (over five acres and up to ten acres).

Recreational facilities.

Recreational/residential marina.

Resort dwellings.

Single-family residential second kitchen facility.

Skateboard ramps.

Substantial expansion to a preexisting use.

Wireless telecommunication facilities and broadcast towers.

(4) *Minimum lot criteria.* Minimum lot criteria are as follows:

Classification	Size (square feet)	Width (feet)	Depth (feet)
----------------	-----------------------	-----------------	-----------------

EU	15,000	100	100
EU-1	12,000	100	100
EU-2	9,000	90	100

(5) *Setbacks.*

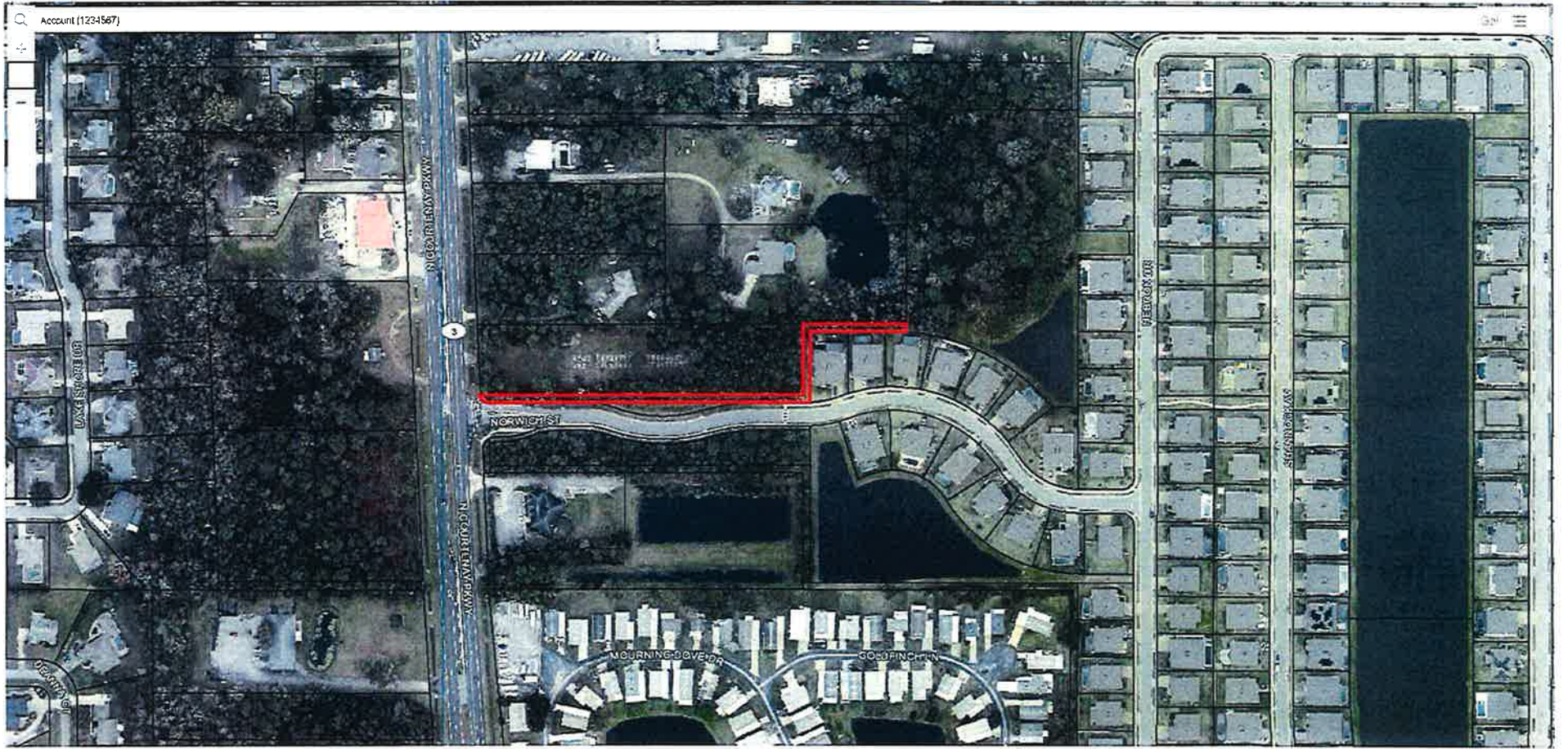
- a. Structures shall be set back not less than 25 feet from the front lot line, not less than ten feet from the side lot lines, and not less than 20 feet from the rear lot line. On a corner lot, the side street setback shall be not less than 15 feet. If a corner lot is contiguous to a key lot, then the side street setback shall be not less than 25 feet.
- b. Accessory buildings shall be located to the rear of the front building line of the principal building and no closer than ten feet to the rear and side lot lines, but in no case within the setbacks from a side street and with a minimum spacing of five feet.

(6) *Minimum floor area.* Minimum floor area is as follows:

- a. *EU:* 2,000 square feet of living area.
- b. *EU-1:* 1,800 square feet of living area.
- c. *EU-2:* 1,500 square feet of living area.

(7) *Maximum height of structures.* Maximum height of structures is 35 feet.

(Code 1979, § 14-20.08(I); Ord. No. 95-47, §§ 18, 19, 10-19-95; Ord. No. 95-49, § 18, 10-19-95; Ord. No. 96-16, §§ 18, 19, 3-28-96; Ord. No. 98-08, § 2, 2-10-98; Ord. No. 2000-03, § 5, 1-11-00; Ord. No. 2002-49, § 11, 9-17-02; Ord. No. 2003-03, § 12, 1-14-03; Ord. No. 04-29, § 12, 8-5-04; Ord. No. 2004-52, § 10, 12-14-04; Ord. No. 05-27, § 2, 5-19-05; Ord. No. 06-06, § 1, 1-24-06; Ord. No. 2007-59, § 15, 12-6-07; Ord. No. 2010-22, § 14, 11-23-10; Ord. No. 2014-30, § 3, 10-2-14)



Account (1234567)

GN III

b

Account: 1234567 Parcel ID: 345678910
Sales: 1234567
BCPA's Market Value: \$1234567
Owner: 123456789101112131415161718192021222324252627282930313233343536373839404142434445464748495051525354555657585960616263646566676869707172737475767778798081828384858687888990919293949596979899100
Address: 1234567

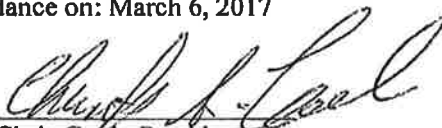
Zoom | Clear | Details | EagleView | Hide Info
© BCPA/Dana Bickley, CFA, Broward County Property Appraiser | Instructions | Disclaimer

REVISED BY-LAWS
OF
THE NORTH MERRITT ISLAND HOMEOWNERS ASSOCIATION, INC.

Submitted by: ByLaws Review Committee
Tanya Knappman, Chairperson
Jack Ratterman
Mary Hillberg
Darleen Hunt

Approved by Board of Directors on: February 6, 2017

Approved by general membership
In attendance on: March 6, 2017

Signed: 
Chris Cook, President


David Bobbitt, Secretary

Paragraph I – Preamble

SECTION 1 – Name and Authority

These By-Laws shall be part of the articles of incorporation of the North Merritt Island Homeowners Association, Incorporated, herein referred to as "The Association". In the event of a basic contradiction between these By-Laws and Articles of Incorporation, the Articles of Incorporation shall be the governing authority.

For purpose of simplification, any reference to gender wherever used shall be construed to include both sexes.

SECTION 2 – Purpose

The purpose of this Association is to protect the interests of property owners who reside on North Merritt Island (north of the Barge Canal up to Kennedy Space Center) with particular emphasis on: growth, life style of residents, ecology, area appearance and property values. The Association will endeavor to limit density on all future zoning to no more than one unit per acre.

SECTION 3 – Political Restrictions

The Association shall be non-partisan and at no time shall politics and party affiliations affect decisions or actions under consideration. If an officer, director or committee chairperson files as a candidate for public office and pays the required filing fees, then he must resign from the position held. This restriction does not apply in cases of election or appointment within a political party or as a member of a civic board, commission or committee.

SECTION 4 – Association Year

The association Year is from July 1 through June 30.

Paragraph II – Membership

SECTION 1 – Full Membership

- 1.1 A full member is an individual who resides and owns a residence on North Merritt Island and who pays the Association annual dues. (Note: individual pertains to a natural person only, not a corporation).
- 1.2 Each individual who pays the annual Association dues is eligible to vote.
- 1.3 Members who have belonged to the Association for six months may hold office.

SECTION 2 – Associate Membership

- 2.1 An associate member is an individual who resides or owns residential property on North Merritt Island but does not qualify for full membership privileges.
- 2.2 Associate members may not vote or hold office except under a special limited exception.

SECTION 3 – Honorary Membership

- 3.1 Honorary membership may be granted upon the approval of the board and general membership to persons of distinction and high position who are homeowners in Brevard County and endorse the principles of the Association.
- 3.2 Honorary members are not charged dues.
- 3.3 Honorary members may not vote or hold office in the Association.

Paragraph III – Dues

- 1.1 The membership dues of the Association shall be ten dollars per voting member payable annually, June 30. New members who pay dues after March 1st will be considered paid members through June 30 of the following year.
- 1.2 The dues are not refundable in the event of resignation or departure of a member for any reason.
- 1.3 Members whose dues are not current will be considered inactive and are no longer eligible to vote.
- 1.4 Dues/memberships are not transferable in the event a member sells his property.

Paragraph IV – Voting and Quorums

SECTION 1 – Voting

- 1.1 Each dues paying full member of the Association shall be allowed one vote at general meetings or the Association.
- 1.2 A majority of qualified members present shall carry any motion presented to the general meeting. A majority shall consist of one-half plus one of the members present.
- 1.3 Proxy votes will be admitted only on approval of the Board of Directors in advance (at least four days prior to the scheduled meeting). The proxy must bear the signature of the member and must be on the proxy ballot form provided by the nominating committee. (See Paragraph IX Sec. 2.3).
- 1.4 The method of voting on motions presented at general meetings will be by show of hands or ballot at the discretion of the President.
- 1.5 Election of officers/directors at the general meeting in June shall be by secret ballot (See Paragraph IX Sec. 2.4).
- 1.6 In the event that there is no more than one candidate for each position, the slate may be elected by motion and vote of members present by a show of hands.

NORTH MERRITT ISLAND ISLAND TOWNHOMES

MERRITT ISLAND, FLORIDA

DATE:
MARCH 14, 2023

PREPARED FOR:
SCHWA, INC



VICINITY MAP
NTS

GENERAL STATEMENT

THIS PROJECT CONSISTS OF A RESIDENTIAL TOWNHOME DEVELOPMENT WITH TYPICAL SITE AMENITIES. VEHICULAR ACCESS, UTILITIES AND STORMWATER OUTFALL SHALL BE CONNECTED TO THE PUBLIC SYSTEMS IN THE N. COURTESY PARKWAY RIGHT OF WAY TO THE WEST. SOLID WASTE IS PROPOSED AS CURB-SIDE PICK UP. THE STORMWATER TREATMENT SYSTEMS IS PROPOSED AS A DRY RETENTION POND TO COLLECT AND TREAT RUNOFF GENERATED FROM THE SITE. A REZONING TO RESIDENTIAL MULTIFAMILY ZONING DISTRICT IS PROPOSED AS PART OF THIS DEVELOPMENT.

CONTACT INFORMATION

OWNER:
SCHWA, INC.
1625 YOUNT DRIVE
MERRITT ISLAND, FL 32952

CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS, INC.
JIM TRAUGER
2210 FRONT STREET STE #204
MELBOURNE, FL 32901
TEL: 321-292-0745
EMAIL: JIM@TRAUGERCONSULTING.COM

SURVEYOR:
DONALD C. LANTHORNE, SURVEYORS
DONALD C. LANTHORNE, PLS
2597 HUDSON AVENUE
MERRITT ISLAND, FL 32952
TEL: 321-258-8318

SITE DATA

TOTAL LOT ACREAGE: 2.45 ACRES
EXISTING ZONING: BU-1
EXISTING FUTURE LAND USE: CC
PROPOSED ZONING: RA-2-4
PROPOSED FUTURE LAND USE: XX
FIRM #12009C0280E (11-19-97) FLOOD ZONE 'X'
PARCEL ID: 23-36-35-00-276
TAX ACCOUNT NUMBER: 2318721

TOWNSHIP: 23
RANGE: 36
SECTION: 35

BUILDING DATA

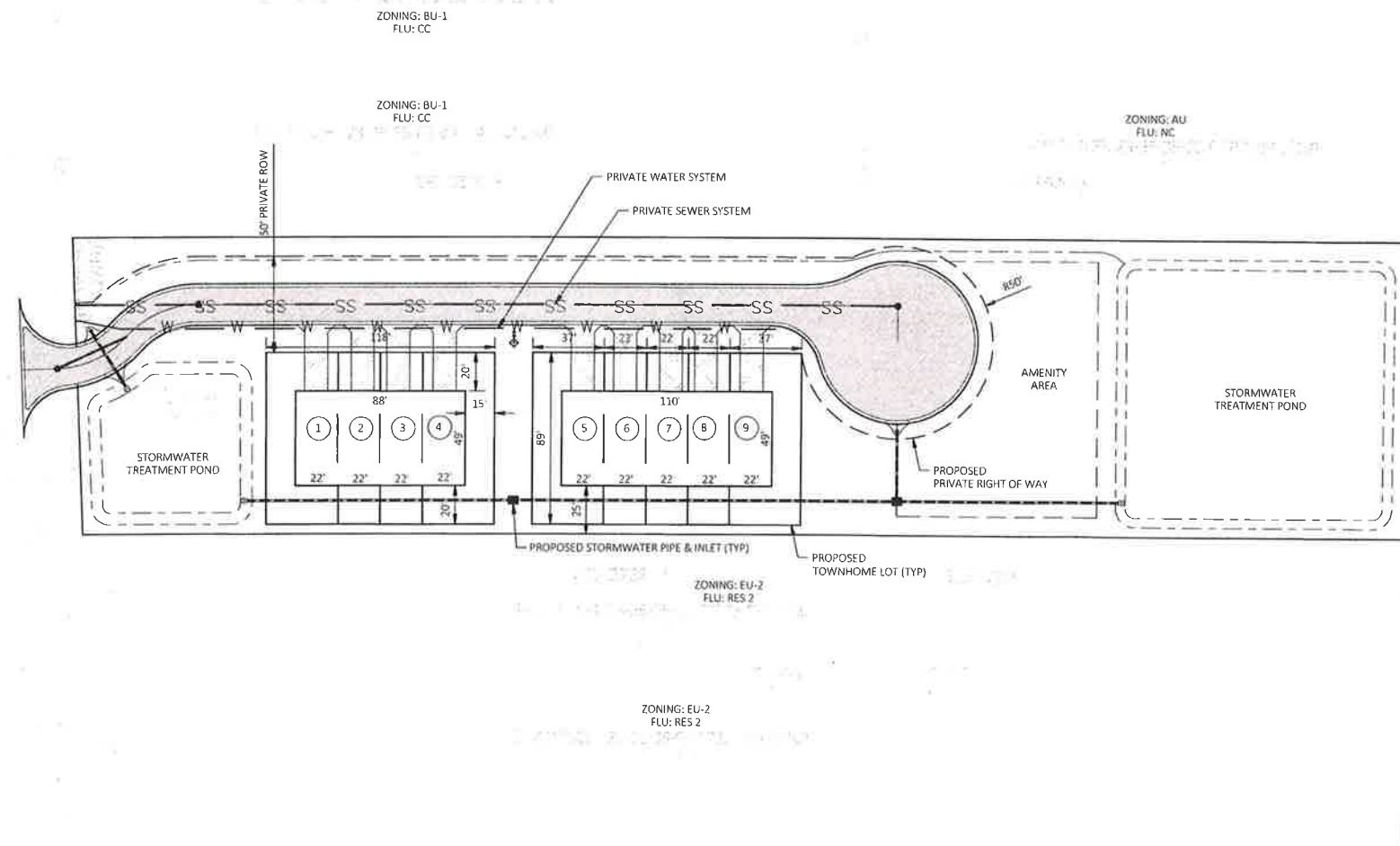
DENSITY:
ALLOWED: 4 DWELLING UNITS PER ACRE
PROPOSED: 3.7 DWELLING UNITS PER ACRE

SITE COVERAGE:
ALLOWED: 40%
PROPOSED: 26%

SETBACKS:	REQUIRED/ PROVIDED
FRONT	20'
REAR	20'
SIDE INT.	0'
SIDE CORNER	15'
PERIMETER	25'

LOT SIZE:
MINIMUM AREA: 1,800 SF
MINIMUM PROPOSED AREA: 1,958 SF
MINIMUM WIDTH: 15'
PROPOSED MINIMUM WIDTH: 22'

HEIGHT:
MAXIMUM: 35'



PRELIMINARY SITE PLAN
1"=40'

SURVEY LEGEND:

- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- RCP REINFORCED CONCRETE PIPE
- O.R. OFFICIAL RECORDS
- L.B. LICENSE BUSINESS
- L.S. LAND SURVEYOR
- PC POINT OF CURVATURE
- EP EDGE OF ASPHALT
- (M) DIMENSION MEASURED DURING SURVEY
- (F) FIELD
- (D) DIMENSION STATED IN DEED
- (C) CALCULATED DURING SURVEY (NO MONUMENT SET)

LEGEND:

- | DESCRIPTION | |
|--------------------|-----------|
| PROPERTY LINE | — |
| PROPOSED BUILDING | [Outline] |
| ASPHALTIC PAVEMENT | [Hatched] |
| PAVER DRIVE | [Hatched] |
| STORMWATER CONTOUR | - - - |



REV#	DATE	REVISION

TRAUGER
CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
jim@traugerconsulting.com 01321.372.3060 C | 321.292.0745

NORTH MERRITT ISLAND TOWNHOMES
MERRITT ISLAND, FLORIDA

PRELIMINARY SITE PLAN

DATE: 3-14-2024
TOWNSHIP: 23
RANGE: 36
SECTION: 35
SCALE: 1"=40'
DRAWING NO. **EX-2**
PROJECT: 24-
DRAWN BY: TLW