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February 23, 2024

Monroe Eng #22-001
File: Brevard County

Ms. Darcie McGee, Assistant Director
Brevard County Natural Resources Management
2725 Judge Fran Jamieson Way
Viera, Fl 32940

RE: Marker 99 Parking Lot / Request for Public Interest Determination (PID)
Brevard County #22AD00016
Address: 4263 N. Highway 1, Melbourne, Florida 32935
Tax Parcel ID# 26-37-32-52-*-21

Dear Ms. McGee:

With this letter, we would respectfully like to request a Public Interest Determination (PID) for the subject project. The site provides environmental, social and economic benefits to the local community. The owners are seeking a partial exception to Brevard County Code section 62-3666(3) due to increased imperviousness within the 50' surface water protection buffer and section 62-3668(3)(b) where impervious areas are not allowed to exceed 30% of the required buffer area.

The current owners purchased this property on May 14, 2020. This property is located on the Indian River and historically recognized as the Captain Katana's Restaurant. The site was originally constructed about 1978 per the Brevard County Property Appraisers website. Within the 50' surface water protection buffer, the existing imperviousness exceeds 30% by inspection. Within, the owners have constructed a +/-330 sf tike hut over an existing deck and added approximately +/-122 sf of new deck. These improvements require stormwater retention within the surface water protection buffer that cannot be provided due to existing developed conditions and an existing coquina rock shore line. Thus, a PID Determination is being requested.

The existing site provides the following environmental, social and economic public benefits:

Environmental Benefit:

- Sewer: (septic to municipal sewer)
 - Since 1978, the original site has been on septic tanks & drain fields (+/-42 years).
 - The Save Our Indian River Lagoon (SOIRL) program is working to reduce septic pollution affecting the lagoon. This has become a high priority with Brevard County.
 - In 2020, the new owners abandon the existing septic system and installed a new lift station & force main. This connected the existing restaurant to municipal sewer.
 - >> This was a win for water quality in the Indian River Lagoon.

- Stormwater: (no stormwater treatment to providing stormwater treatment exceeding code required)
 - Since 1978, the existing parking lot has direct drained to the Indian river (100%). This includes a tributary area from the middle of Highway 1 to the middle of the existing restaurant building. No stormwater treatment for water quality was provided.
 - The Indian River has been designed an Outstanding Florida Water and an Estuary of National Significance. Improving water quality has been a priority with Brevard County, Florida Department of Environmental Protection and the St. Johns River Water Management District.
 - Currently, the new owners have a site plan in for review and are proposing a new pervious concrete parking lot. This will retain 100% of the stormwater runoff from the tributary area and provide approximately (5) times the treatment volume required by current stormwater requirements. This means there is a significant surplus of treatment volume above what is required for that area. Stormwater from the parking lot will no longer direct drain and discharge to the Indian River. This is a major improvement for water quality.
 - Brevard County Code section 62-3666(3)(f) states the director may consider alternative stormwater management systems that utilize established low impact development best management practices.
 - >> This was a win for water quality in the Indian River Lagoon.

Social Benefit:

- Provides public access to marine & coastal waters of the Indian River Lagoon while dining. This is a commercial working waterfront with water enhanced use along the Indiana River Lagoon. It provides indirect access to the Indian River while protecting the shoreline.

Economic Benefit:

- When the owners purchased the existing restaurant, it was closed and there were no employees (0).
- The restaurant is now open and known as Marker 99 Restaurant & Lounge. The restaurant provides job creation & economic benefit to the local community. This restaurant currently employs over (30) employees.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stu Monroe".

Steven W. Monroe, P.E.
President