

From: Kim Rezanka <krezanka@LLR.Law>
Sent: Thursday, March 19, 2026 2:11 PM
To: Gilliam, Trina <Trina.Gilliam@brevardfl.gov>; AdministrativeServices <administrativeservices@brevardfl.gov>
Cc: Prasad, Billy <Billy.Prasad@brevardfl.gov>; Alex Tisdail <atisdail@llr.law>
Subject: RE: Application 25Z00054 Merritt Bidco SPV/RangeWater - Concept Plan Revisions in Response to Community Concerns

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Trina,

Please add the attached TIS dated, 3.5.26, and the attached email to the zoning file and County Commission documents.

The TIS is large, so please confirm receipt.

If we need to upload them, please advise.

Sincerely,
Kim Rezanka

LACEY REZANKA
6013 Farcenda Place, Suite 101
Melbourne, FL 32940
krezanka@llr.law
Office 321.608.0892

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From: Kim Rezanka
Sent: Sunday, March 15, 2026 7:53 PM
To: Gilliam, Trina <trina.gilliam@brevardfl.gov>; AdministrativeServices <administrativeservices@brevardfl.gov>
Cc: Prasad, Billy <billy.prasad@brevardfl.gov>
Subject: FW: Application 25Z00054 Merritt Bidco SPV/RangeWater - Concept Plan Revisions in Response to Community Concerns

Trina,

I could not find the below email or the attachments in the Agenda Materials for 3.16.26. I will bring copies.

Also, a new TIS was submitted to the County by Bowman on or about February 20th, as referenced in the BCTO letter that is in the Agenda materials. The TIS of February 20th is not in the agenda, either

Sincerely,
Kim Rezanka

LACEY REZANKA
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From: Kim Rezanka
Sent: Friday, February 27, 2026 4:21 PM
To: Gilliam, Trina <trina.gilliam@brevardfl.gov>; AdministrativeServices <administrativeservices@brevardfl.gov>
Cc: Prasad, Billy <billy.prasad@brevardfl.gov>
Subject: Application 25Z00054 Merritt Bidco SPV/RangeWater - Concept Plan Revisions in Response to Community Concerns

Please include this information in the file and for P & Z March 16th Agenda.

Thank you for your continued time and consideration regarding RangeWater's proposed multifamily development in Merritt Island. Over the past several months, we have carefully reviewed the concerns expressed by neighboring residents as it relates to our rezoning application. As a result, we have made substantial revisions to our concept plan to best meet the requests of the community. Below is a summary of the measures we have taken.

- **Pioneer Road Turn-Lane Extension** – See attached exhibit. We plan to extend the existing westbound right-turn lane on Pioneer Road approximately 300 feet, for a total length of 480 feet, to provide additional capacity and improve traffic flow. This extension will increase the capacity of the turn lane from ~6 vehicles to ~17 vehicles. If there is a desire to extend the turn lane further, we are open to the option. This commitment was made based on feedback from our traffic engineer, neighbors, P&Z Board Members, and Brevard County staff.
- **Reduced Building Height** - The project has been revised to include a three-story product in lieu of the originally contemplated four-story design by selecting the RU-2-15 and RU-2-30 zoning classifications. The proposed zoning classifications were selected in lieu of pursuing a PUD to align closely with future land use designations outlined in the Brevard County

Comprehensive Plan (1988). RangeWater believes this change creates a more compatible transition to adjacent residential properties.

- **Reduced Unit Count** – The contemplated unit count has been reduced from 240 units to 222 units to align with the selected zoning classifications.
- **Increased Eastern Setback** - Along the east property line bordering the nine residential homes on Raintree Lake Circle, we have increased the building setback 5X from 20 feet to 100 feet, significantly reducing visual impact to those neighbors. This commitment was a result of discussions with Whitney and James Frizell (2325 Raintree Lake Circle).
- **Maintained Landscape Buffer along North Property Line** - We will maintain a 50-foot landscape buffer along the north property boundary within the RU-2-15 zoned area, adjacent to the four residential homes along Las Palmas. All protected trees within this buffer will be preserved. This decision was made after meeting with John Clamp at his home located at 119 Las Palmas. There are several mature, protected trees that Mr. Clamp was concerned about. Doug Bailey (125 Las Palmas) and Chelsea True also expressed concerns about these trees and maintaining an adequate buffer. We are committed to preserving these protected trees.
- **Cross-Access Easement (Pioneer Road)** - We have negotiated a cross-access agreement with the neighboring medical office facility, allowing shared use of the existing driveway connection to Pioneer Road. The intent of the cross-access easement is to reduce traffic conflict points along Pioneer Road.
- **Proportionate Fair Share Agreement** – RangeWater will enter into a Proportionate Fair Share Agreement with Brevard County to address traffic capacity on N. Courtenay Parkway (SR3), should it be determined to be deficient at the time of site plan submittal.
- **Wetland Preservation** - Wetlands have been formally delineated by the St. Johns River Water Management District, and the concept plan preserves the vast majority of wetlands in full compliance with Brevard County regulations.
- **Protection of Documented Bald Eagle Nest** - The proposed development will not impact the 660-foot protection buffer of the documented bald eagle nest located across Pioneer Road, southeast of the subject property.

These items are memorialized in the proposed Binding Development Plan. We believe the updated concept plan meaningfully addresses neighbor concerns related to height, buffering, traffic circulation, environmental protection, and wildlife preservation.

RangeWater is prepared to invest more \$55M into Merritt Island with the proposed development. We remain very open to continued dialogue to ensure we are being a responsible and respectful neighbor.

Best,
Michael Oliver



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Connect with us on [LinkedIn](#).

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