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Application # 20SD00006  
Application Name: Harbor Island Beach Club  
Submitted via email to: [inspectmail@brevardfl.gov](mailto:inspectmail@brevardfl.gov)

## RE: FINAL PLAT (SUBDIVISION) WAIVER REQUEST – Question 3 Explanation

The conditions are particular to the project given the project is a redevelopment of an old apartment complex that was destroyed by a past hurricane. Construction, per the approved site plan #18SP00007 for this project, commenced in August 2019 and is ongoing and nearing final completion. Overall the buffer(s) contain existing utilities, previously demolished apartment building pad area periphery extents, past pond area graded backslopes, and existing fences which were original buffer disturbances and not generally applicable to other properties and did not exist due to actions of the applicant.

Landscaping is proposed at the north and south boundary buffers, which by their virtue, will mature and increase the buffers effectiveness in shielding project view by its neighboring properties. To effectively install the approved landscaping, in conjunction with policies that exist, the removal of nuisance and exotic vegetation (Brazilian pepper, Australian pine, etc) was conducted to prepare the buffer(s).

Similarly, the existing water / sewer/ electrical utilities that traverse the south buffer serves multiple residents on Landings Road and the County's regional liftstation. These utilities will require maintenance will be counter to the creation of a 15' undisturbed buffer envisioned by this Code provision. The approved presence of swales within the north and south buffers are complimentary functions that allow treatment of stormwater to occur for the benefit of the IRL. These code compliant drainage functions occur within the 15' buffer.

Additionally, 6-foot tall white vinyl opaque fencing was approved for placement by Engineering Revision #20ER00003 to provide additional buffering & screening within the north and south buffer areas in January 2020.

Given all these factors of consideration that were previously approved during the Site Plan or

Engineering Revision process(es), it is requested the subdivision waiver be approved since the intent of providing an undisturbed buffer did not exist on this redevelopment site.

If you require any additional information or have any questions, please contact me at (321)775-6647 or [Jeffrey.Lucas@atkinsglobal.com](mailto:Jeffrey.Lucas@atkinsglobal.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey Lucas', with a stylized flourish at the end.

Jeffrey Lucas, P.E.  
Senior Engineer/Project Manager, Civil