



LINE TABLE

L1=N17°50'36"W	36.81'
L2=S89°48'13"E	221.40'
L3=N00°11'47"E	104.50'
L4=S19°40'36"E	146.35'
L5=N19°40'36"W	140.81'

CONCEPT PLAN

Scale 1" = 100'

Sheet 1 of 1

Project: 6.3 LOT

MERRITT ISLAND

FLORIDA

Date:

Revision:

Engineer of Record  
Robert F. Robb  
P.E. # 55645

Date: 7-7-21

RT  
Engineering Solutions, Inc.

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MELBOURNE, FLORIDA 32934  
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CERT of AUTH.# 28304

**From:** [Calkins, Tad](#)  
**To:** [alex.drberkovich.com](mailto:alex.drberkovich.com)  
**Cc:** [Ball, Jeffrey](#); [Commissioner, D2](#); [Van, Fritz](#); [Jones, Jennifer](#)  
**Subject:** FW: Alex Berkovich 21Z00018 Proposed Concept Plan  
**Date:** Wednesday, July 14, 2021 2:08:51 PM  
**Attachments:** [6-3 LOT.pdf](#)  
[image001.png](#)

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Mr. Berkovich,

Below are staff's comments on the concept plan depicting the proposed lot layout which will require numerous waivers. The waivers are beyond staff's administrative authority and will need the Board of County Commissioners' approval.

If I can be of further assistance please let me know.

Tad

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**From:** Ball, Jeffrey  
**Sent:** Tuesday, July 13, 2021 4:10 PM  
**To:** Calkins, Tad <[tad.calkins@brevardfl.gov](mailto:tad.calkins@brevardfl.gov)>  
**Subject:** Alex Berkovich 21Z00018 Proposed Concept Plan

Tad, zoning staff and fire staff has reviewed the above referenced concept plan and offer the following comments:

- Section 62-2805(c)(3) requires all lots in a minor subdivision to have fee simple access on a public or private street. How will the access easement through Lots 1 and 2 be used? Lot 3 appears to be a corridor lot, so maybe this easement is not necessary. Waiver would be required.
- Section 62-2887(b) requires all lots to front on a public or private street dedicated and/or accepted by the board. Waiver would be required.
- Section 62-2887(d) allows two corridor lots in a minor subdivision. The proposed plan shows three. Waiver would be required.
- Section 62-2887(d) requires each lot to have a minimum area of one acre, excluding the access corridor. Waiver would be required.
- Section 62-2887(d) requires each requires each access corridor to be 25 feet in width.

The corridors for Lots 2 and 3 are 19.75 feet wide.

Waiver would be required.

- Section 62-2887(d) allows no more than two access corridors side by side. Would Public Works require a separation between the two corridors and Curry Dell Lane?  
Waiver would be required.
- At a minimum the plan must comply with the Florida Fire Prevention Code 1:18. Including, but not limited to, providing roadways that are a minimum 20 feet wide. Roadways over 150 feet long require adequate area for fire apparatus to turn around. A water supply for firefighting of at least 1,000 gallons per minute within 750 feet of each home, measured as a truck would drive. Homes over 5,000 square feet under roof may require additional water supply and/or fire sprinkler systems in accordance with NFPA 13D.



**Jeffrey Ball, AICP**  
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County web site: [Brevard County Planning and Development \(brevardfl.gov\)](http://brevardfl.gov)

Disclaimer:

This office can only provide zoning and comprehensive plan information. You may wish to contact other County agencies to fully determine the development potential of this property. This letter does not establish a right to develop or redevelop the property and does not constitute a waiver to any other applicable land development regulations. At the time of development, this property will be subject to all such regulations. Under Florida law, e-mail addresses are public records. If you do not

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