

New Sub-Division Could Have An Impact On Forest Creek!

What we have always called "the farm" on Dairy Road, north of the VFW is under consideration for development as a sub-division, Zoned R-2 (1,2 family homes, townhomes or condos). Redus Florida Land has 41 properties in Brevard, and Redus Florida Housing LLC has 4 "parcels" one beachside, one on Malabar Road and the 2 we are concerned about are on Dairy Road.

Depending on the type of development, it could have a major impact on Forest Creek water, sewer lines, flood control as they tie into our lines on Spring Oak Drive and crime.

This would also have a negative impact on our insurance if there is no fence or wall. The current property has a fence (that we used to share a gate with the County) between the farm and the city owned drainage canal, the County owned Tract C and our Tract (Pond) L. The City says that no development can block the right of way access to the pond (our Dairy Rd Gate). My concern is that without a wall or fence to block illegal access to Forest Creek our liability would quadruple. We have limited foot traffic coming in off of Dairy Road now (kids fishing in Tracts A, B, D, L; I have not had reports of trespassers on Tract O), but with this area open there will likely be an increase in pedestrian traffic and subsequent crime in Forest Creek. Consider a scenario of a trespasser drowning in the pond and the impact of a law suit on the Forest Creek HOA.

We will do our best to keep the neighborhood up to date on developments, but it is your responsibility as a home owner to stay informed on this issue, to be aware of planning and zoning meetings should this come up. Please do your part to protect your home and our community! Your vote may be needed!

I have attached photos (taken 033013) and downloads/links to the Brevard County Property Appraisers Website. The City of Melbourne Planning and Zoning Office was contacted and they do not have any specific details as of today. The property is Zoned R-2, meaning single family home one & two residence, townhomes or condos. For apartments to be built there, a commercial zoning change would be required - that would open the way for strip malls and businesses. I believe we should do everything possible to maintain a residential zoning classification.

Keep an eye on the website, emails and communications from Fairway Management of Brevard for future information - below (attached) are several links, photos and map overlays for more details.

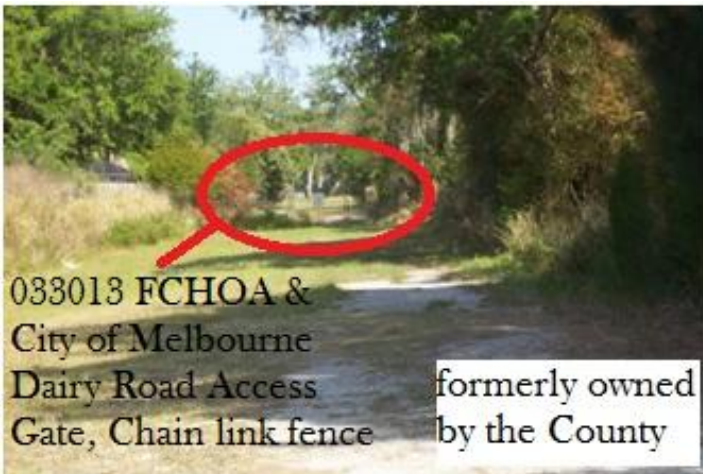
Milli Washock

President@forest-creek.org
www.forest-creek.org



033013 FSBO

2915 Dairy Rd
Melbourne 32904



033013 FCHOA &
City of Melbourne
Dairy Road Access
Gate, Chain link fence
formerly owned
by the County



With several properties directly to the north on Dairy Road also being for sale, if purchased by Redus Florida Housing LLC and added to the current holdings, the number of units allowed by the City of Melbourne would increase portionally.

Their current holding limit them to 6 units on the "farm".

Brevard County Property Appraiser - Map2 - Windows Internet Explorer
http://map.bcpao.us/Map2/Default.aspx?c=t

Layers | Settings | Print

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redus florida housing llc

NOTE- Dairy Rd "access gate" cannot be blocked off from FCHOA or the City according to Planning & zoning

Photo 1 of 1 ☒ Show Photos by PDC

Thumbnails

Identification

Owners: Redus Florida Housing Llc

Site Address: 3563 Phillips Hwy Ste 601E Jacksonville FL 32207

Mail Address: 3563 Phillips Hwy Ste 601E Jacksonville FL 32207

Parcel ID: 28-37-09-00-502

Tax ID: 2822854

Property Use: 9908

Mill Code: 34K0

Exemption:

Value Data

Value Category	2012	2011	2010
Market Value	\$213,750	\$213,750	\$25
Agricultural Value	\$0	\$0	\$0
Resident Min-School	\$713,750	\$713,750	\$75

current plat size limits the R-2 development to "6 units" if more land is purchased this can significantly change.

Photo Coming Soon

Photo Coming Soon

Photo Coming Soon

Photo not Available

Owner: Redus Florida Housing LLC

Site Address: 28-37-09-00-278- Tax ID: 2822841

Owner: Redus Florida Housing LLC

Site Address: 28-37-09-00-502- Tax ID: 2822854

Owner: Redus Florida Housing LLC

Site Address: 29-38-36-12-A Tax ID: 2964512

Owner: Redus Florida Housing LLC

Site Address: 490 SE Malabar Rd Unit Parcel ID: 29-37-06-05-A Tax ID: 2964686

= for sale, red & yellow outlined property already sold for subdivision

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redus florida housing LLC

Photo 1 of 1 ☒ Show Photos by PDC

Thumbnails

Identification

Owner: Hebert Gilles

Site Address: 2915 Dairy Rd Melbourne 32904

Mail Address: 325 Riggs Ave Melbourne Bch FL 32951

Parcel ID: 28-37-09-00-278.1

Tax ID: 2822842

Property Use: 0008

Mill Code: 34K0

Exemption:

Value Data

Value Category	2012	2011	2010
Market Value	\$20,000	\$20,000	\$28,000
Agricultural Value	\$0	\$0	\$0

278.1

PSBO - 033013

277

278

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redus Florida housing LLC ? Go

More Info

Results Settings

PDC: 1

Big Photo




Photo 1 of 1 ☒ Show Photos by PDC

Thumbnails

Identification

Owners: Mastin Shelby J Trustee

Site: 2909 Dairy Rd Melbourne 32904

Address: 221 Cavern Avenue SE Palm Bay

Address: FL 32909


Parcel ID: 28-37-09-00-277

Tax ID: 2822840 Property Use: 0164

Mill Code: 34K0 Exemption:

Value Data

Value Category	2012	2011	2010
Market Value:	\$40,000	\$40,000	\$60,000
Agricultural Value:	\$0	\$0	\$0



Brevard County Property Appraiser - Map2 - Windows Internet Explorer
<http://map.bcpao.us/Map2/Default.aspx?c=t>

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More Info

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No PDC data found

Big Photo

Photo
Coming
Soon

Photo 1 of 1 ☒ Show Photos by PDC

Thumbnails

Identification

Owners: Mastin Shelby J Trustee

Site: 2905 Dairy Rd Melbourne 32904

Address: 221 Cavern Avenue SE Palm Bay

Address: FL 32909

Parcel ID: 28-37-09-00-276

Tax ID: 2822839 Property Use: 0009

Mill Code: 34K0 Exemption:

Value Data

Value Category	2012	2011	2010
Market Value:	\$30,000	\$30,000	\$40,000
Agricultural Value:	\$0	\$0	\$0
Assessed Non-School:	\$30,000	\$30,000	\$40,000

