



RESIDENTIAL LAND OPPORTUNITY



AVAILABLE READY TO BUILD

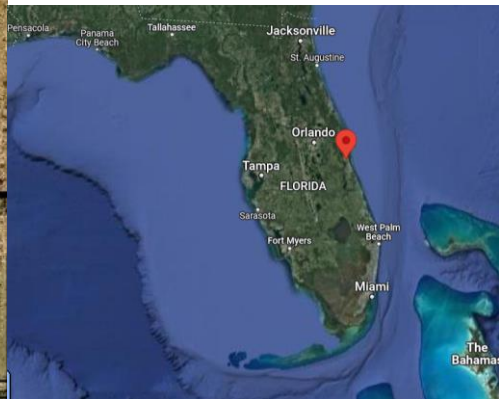
Fully Approved | Fully Engineered

1,376-Acres | 2,880 Units

600-Acre Deep Water Lake (Existing)

BREVARD COUNTY

POPULATION 625,215



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St. Johns Heritage Parkway at I-95 Interchange **NOW OPEN** (West of I-95)



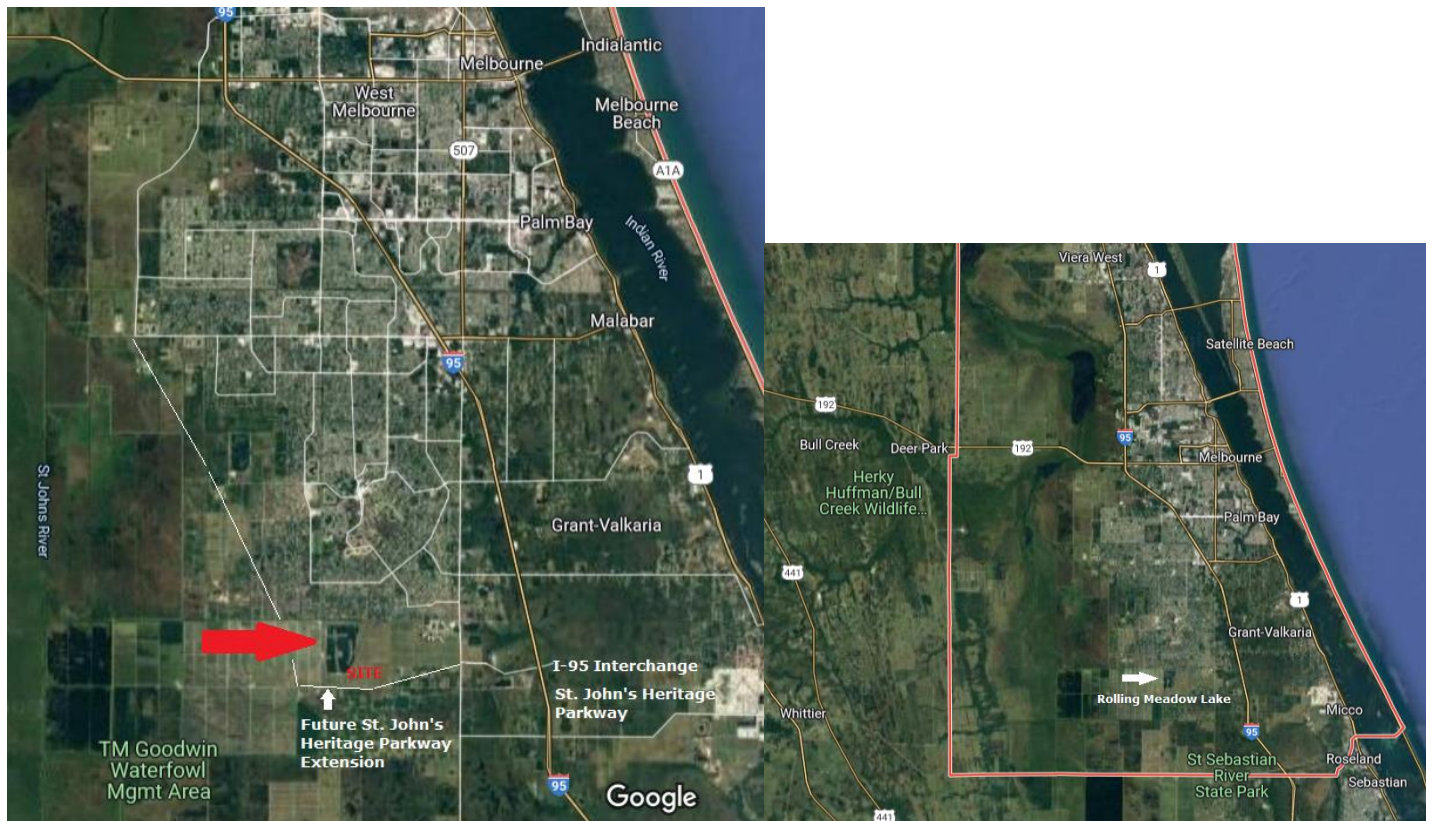
EXECUTIVE SUMMARY:

This incredibly special waterfront development parcel is situated within and around a 600-acre, 25-foot-deep clear water lake. The property was created by mining coquina shell rock over the past decades. The shell rock mined helped construct many of Florida's busy roadways and subsequently, created the spectacular finger islands for a future affluent, master-planned community located in the central coastal region of unincorporated Brevard County, Florida.

Timing is everything. As the "Sunshine State," Florida remains the most desirable state to move to, live in, and enjoy all that it has to offer. According to the state's Office of Economic and Demographic Research, an estimated 329,717 new residents (**903 people per day**) settled in Florida between April 2020 and April 2021.

As land is now scarce and has mostly been developed throughout southeast Florida along the I-95 corridor, Brevard County (10th most populated Florida county) finds itself in the perfect location halfway between Miami and Jacksonville. Residents benefit from easy access on I-95, two international airports, Melbourne Orlando International Airport (MLB) and Orlando International Airport (MCO) are convenient to any Space Coast address, and Port Canaveral.

The "Space Coast," is home to NASA, Harris Corporation, Northrop Grumman, Rockwell Collins, Lockheed Martin, Raytheon, L3Harris Technologies, Embraer, Blue Origin, Space X, and many more. High-tech companies in the area offer high-paying jobs and attract thousands of new residents. It also boasts spectacular beaches, parks, and easy access to all that Florida has to offer.



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THE LAND:

The landowner has planned well and prepared the site for its eventual development. It is **FULLY APPROVED** by Brevard County for the development of 2,880 homes (maximum). All engineering is complete (Available for review) and ready to go. The lakes are dug, and the site is stabilized. All that is required is platting and bringing utilities straight down Willowbrook Street from Babcock Street. The southern border of the property will become the future extension of the St. John's Heritage Parkway which will head north thru a portion of the 6,000-acre (6,000 homes approved) Willowbrook Farms and connect to Melbourne within minutes.

Originally, the subject property along with the 6,000-acres to its west were annexed into Palm Bay, Florida. As the municipality experienced multiple financial and administrative problems, the two large landowners decided to remove their properties from Palm Bay and return to Brevard County where future development is more easily accomplished with strong-cooperative government support. All approvals and benefits that previously existed while part of Palm Bay has been memorialized within Brevard County, as well as by an act of the Florida Legislature.

Lots within Rolling Meadow Lakes offer a blend of large luxury (wide lake) lots 100' X 125', down to 55' X 125.' The majority of lots will be 55' - 70.' The potential exists to reconfigure lots if desired.

- **St. Johns River Water Management District permit (#15821-13) was issued on March 16, 2018, and expires on October 14, 2028.**
- **The City of Palm Bay granted Final PUD Approval on September 4, 2014.**
- **THE FLORIDA LEGISLATURE GUARANTEED ALL VESTED RIGHTS OF ROLLING MEADOW RANCH AND WILLOWBROOK FARMS AND WILLOWBROOK COAL COMPANY LAND. APPROVED BY THE FLORIDA LEGISLATURE AND SIGNED BY THE GOVERNOR.**

Brevard County Board of County Commissioners

2725 Judge Fran Jamieson Way
Viera, FL 32940



Minutes

Tuesday, December 7, 2021

5:00 PM

Regular

Commission Chambers

F.14. Adoption of a Resolution Recognizing Vested Rights Established by the Florida

Legislature for the Property Described in Chapter 2019-176, Laws of Florida,

Owned by Rolling Meadow Ranch, Inc., and James Sartori d/b/a Willowbrook

Farms and Willowbrook Coal Company

The Board adopted Resolution No. 21-168, recognizing vested rights established by the Florida

Legislature for the property described in Chapter 2019-176, Laws of Florida, owned by Rolling

Meadow Ranch, Inc., and James Sartori d/b/a Willowbrook Farms and Willowbrook Coal

Company.

Result: Adopted

Mover: Curt Smith

Seconder: Bryan Lober

Ayes: Pritchett, Lober, Tobia, Smith, and Zonka



Just off of the brand new I-95 (Exit 166) at **St. John's Heritage Parkway**, you will soon find multiple Shoppes, restaurants, 3,700 residential units, 2.8 million square feet of non-residential uses including an Entertainment District with a 10-acre Crystal Lagoon, a Medical Campus, and Business & Technology Park all being constructed at **Emerald Lakes** around the interchange....

- Additional significant documents available: Articles of Incorporation and By-Laws of Rolling Meadow Lakes Homeowners Association; Declarations of Covenants and Restrictions for Rolling Meadow Lakes Subdivision; Archaeological Report concluding no concern for impacts to significant cultural resources; Traffic Study with impacts defined; a 400+ sheet civil engineering construction plan set with phasing. **ALL DUE DILLIGENCE COMPLETE & AVAILABLE FOR REVIEW**



CURRENT AREA RESIDENTIAL ACTIVITY



Gardens At Waterstone by Maronda Homes

No reviews · Home builder
Palm Bay, FL
(866) 577-3611

Courtyards At Waterstone by Maronda Homes

4.5 ★★★★★ (4) · Home builder
Palm Bay, FL
(866) 577-3611

Heron Bay at Waterstone by Pulte

4.0 ★★★★★ (3) · Home builder
Palm Bay, FL
Open · Closes 6PM · (888) 907-85...
Provides: Predesigned floor plans for homes

The Courtyards at Waterstone by Landsea Homes

No reviews · Home builder
Palm Bay, FL
Open · Closes 5PM · (321) 346-95...

Forestar Group (D.R. Horton)



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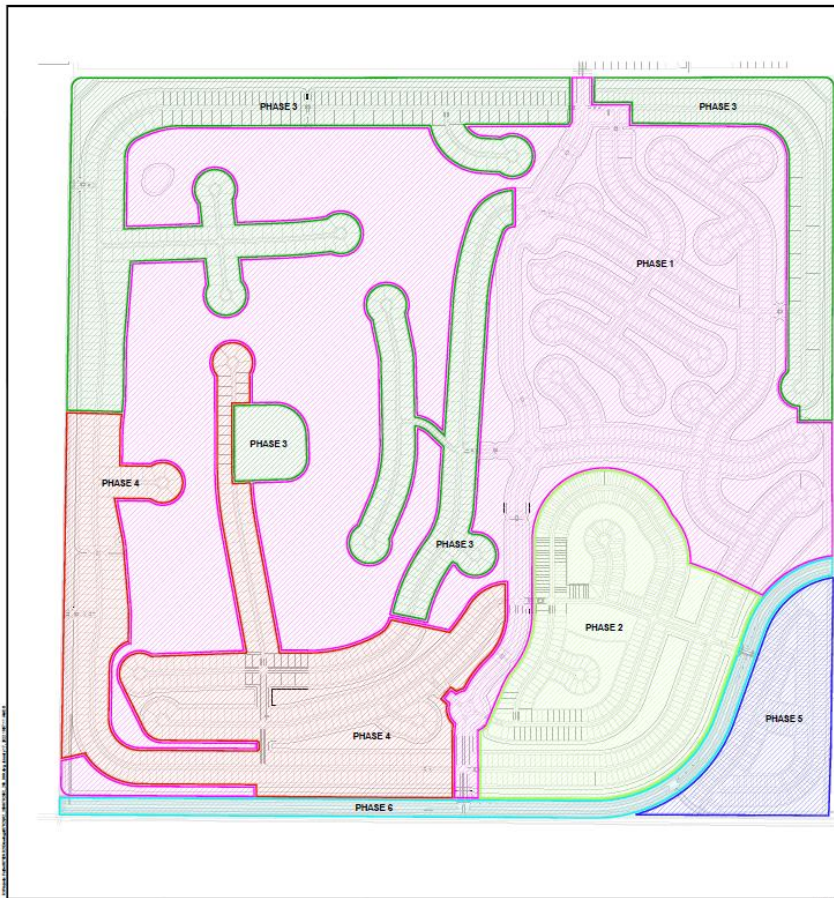
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DATE: 07/20/22
 SHEET NO.: 07/20/22_001

PROJECT TITLE
ROLLING MEADOW LAKES

SHEET TITLE
MASTER PHASING PLAN EXHIBIT

PROJECT NO.: 07/20/22
 DRAWING NO.: 07/20/22_001_000
 SHEET: 1 of 1



NOTE: PHASES MAY NOT BE CONSTRUCTED IN SEQUENTIAL ORDER AND COULD BE REORDERED ACCORDING TO THE VARIOUS MARKET CONDITIONS.

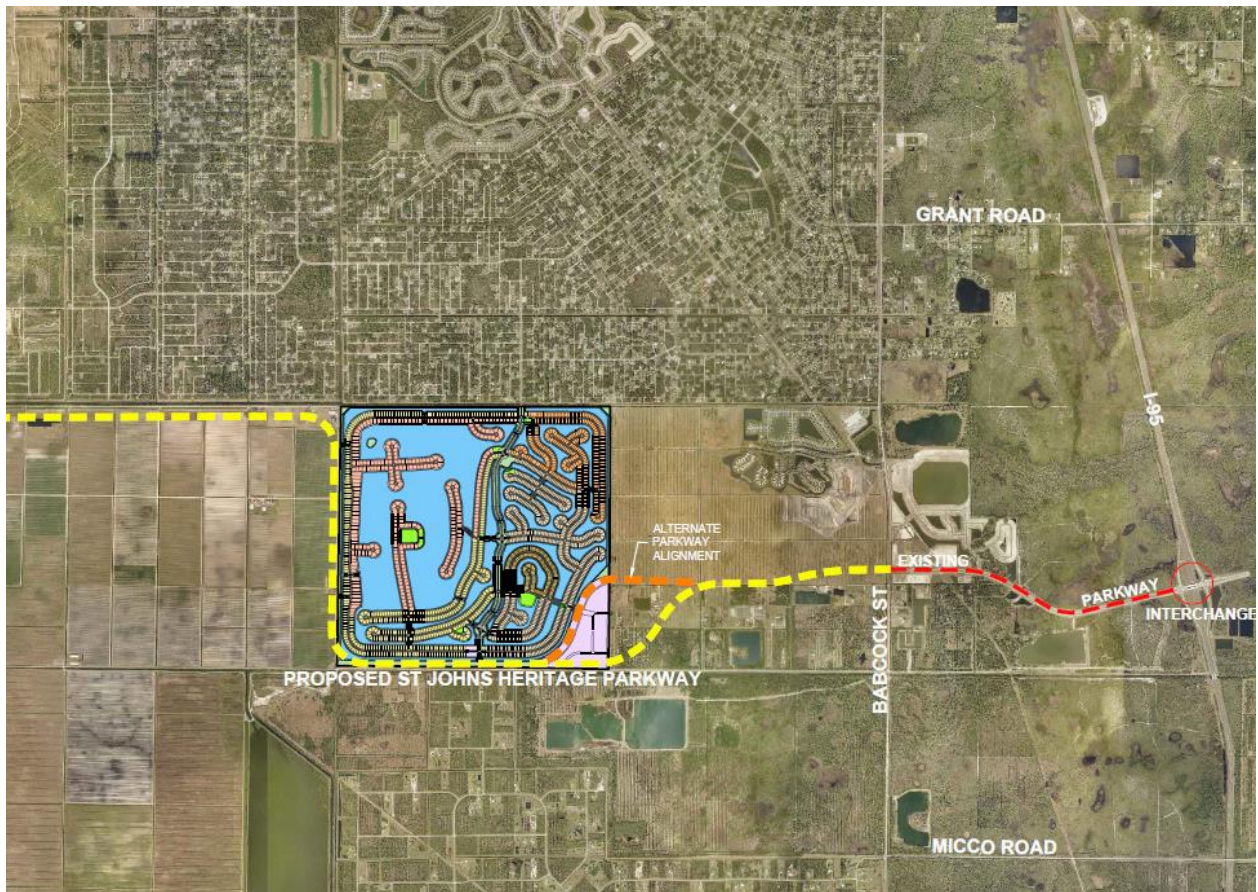
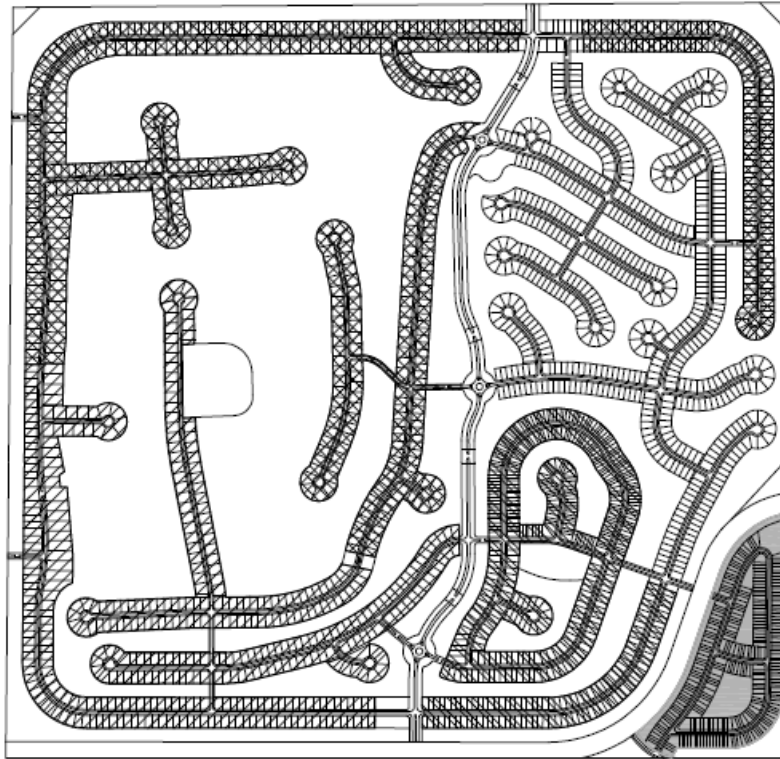
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

	AREA (ACRES)	LOT/UNIT TYPE (LOT WIDTH)					LOT/UNIT TYPE TOTAL
		55 FOOT	60 FOOT	70 FOOT	100 FOOT	MULTI-FAMILY	
PHASE 1	279	384	168				552
PHASE 2	651	251				248	499
PHASE 3	148		152	206	220		578
PHASE 4	200			340	89		429
PHASE 5	55					268	268
PHASE 6	42						
TOTAL	1375	635	320	546	309	516	2326

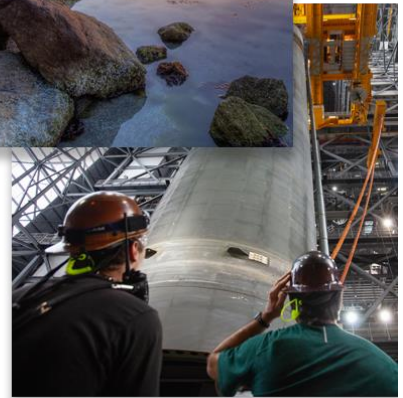
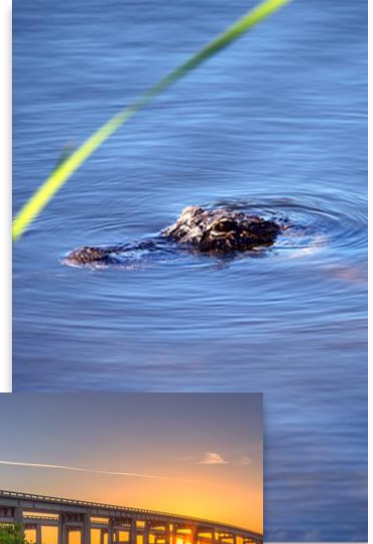
NOTE: ACREAGE AREAS ROUNDED TO NEAREST ACRE; PHASE 6 = ST. JOHNS HERITAGE PARKWAY RIGHT-OF-WAY

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[Florida Space Coast](#)

Ranked #1 – Most Highly Concentrated High-Tech Economy in Florida – Milken Institute, 2018

Highest Industry Diversity Index in Florida – Florida Gulf Coast University, 2018

Best Place to Live In Florida – US News and World Report 125 Best Places to Live in the USA, 2018

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Top 10 Best Cities for STEM Jobs – Forbes.com

As the birthplace of American Space Exploration, and the hub of Florida's space industry, Florida's Space Coast has cultivated generations of high-tech talent with over 500 manufacturing companies. The local workforce's strengths extend beyond the aerospace sector, with one of the nation's largest concentrations of employment in the communications sector and the most concentrated manufacturing workforce in the state of Florida. Recruiting employees is easily done with our local tax structure, low cost of living, affordable housing, and superior quality of life.

No Floridian lives more than 50 miles from a postsecondary educational institution, many of which are nationally ranked colleges and universities. This provides your businesses with a constant flow of skilled employees. As part of the Florida High Tech Corridor, we are boasting a region with a talent pool of scientists, engineers, and other innovative entrepreneurs.

"The biggest factor there is a talented workforce that you could hire people that understand the quality and demands of aerospace. You want to get good assembly and integration engineers. You want to be able to get high-quality machinists and machine operators. Those jobs today are very sophisticated." Jeff Bezos, Founder, Blue Origin

"The talented workforce and global access Florida provides has allowed us to operate successfully here for decades. Our two new centers of excellence and state-of-the-art manufacturing facility will allow us to continue our growth and benefit our customers, our company, and the community for many more years." Rick Matthews, VP of Florida Operations, Northrop Grumman Aerospace Systems

Population Brevard County 2008-2030

	2008	2015	2022	2030
Total	476,230	556,739	625,215	694,120
0-4	24,707	27,139	29,478	30,043
5-17	79,992	80,718	84,237	90,669
18-34	82,872	100,123	106,666	107,670
35-54	141,665	151,825	138,222	150,722
55-64	52,313	77,926	102,003	86,740
65-79	72,946	82,841	116,975	157,859
80+	21,735	36,527	47,634	70,426

POPULATION ESTIMATES

Palm Bay	109,162
Grant-Valkaria	3,928
Barefoot Bay	9,808
Micco Area	9,052
Sebastian	23,732
Fellsmere	5,401

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	2008	2015	2022	2030
Area Estimated Total	161,083			

Source: BEBR and Census Bureau, Feb. 2017

SOUTH REGIONAL ESTIMATED DEVELOPMENT POTENTIAL

Project	Entitled Units (rounded)
Emerald Lakes*	3,760
Waterstone*	2,600
Rolling Meadows*	2,339
Micco Park Village	3,800
Calumet Farms	3,200
Centerlane	1,000
Area Estimated Dwelling Units	16,699

* PUD status awarded

POPULATION

Total Population	616,481 (100%)
Population in Households	609,764 (98.9%)
Population in Families	477,046 (77.4%)
Population in Group Quarters ¹	6,717 (1.1%)
Population Density	607
Diversity Index ²	47

- Group Quarters** – a place where people live or stay in a group living arrangement. Includes college residents’ halls, nursing facilities, military barracks, and correctional facilities.
- The **Diversity Index** is a scale of 0 to 100 that represents the likelihood that two persons, chosen at random from the same area, belong to different races or ethnic groups. If an area’s entire population belongs to one race AND one ethnic group, then the area has zero diversity. An area’s diversity index increases to 100 when the population is evenly divided into two or more race/ethnic groups.

INCOME

Median Household Income	\$59,108
Average Household Income	\$79,335
% of Income for Mortgage ¹	16%
Per Capita Income	\$33,256
Wealth Index ²	95

- The **% of Income for Mortgage** quantifies the percentage of median household income dedicated to mortgage payments on a home priced at the median value (assuming a 30-year mortgage and a 20% down payment).

- The **Wealth Index** is based on several indicators of affluence including average household income and average net worth, but it also includes the value of material possessions and resources. It represents the wealth of the area relative to the national level. Values above or below 100 represent above-average wealth or below-average wealth compared to the national level.

HOUSING

Total HU (Housing Units)	296,873 (100%)
Owner Occupied HU	190,192 (64.1%)
Renter Occupied HU	67,920 (22.9%)
Vacant Housing Units	38,761 (13.1%)
Median Home Value	\$219,125
Average Home Value	\$262,823
Housing Affordability Index ¹	150

- The **Housing Affordability Index** base is 100 and represents a balance point where a resident with a median household income can normally qualify to purchase a median price home. Values above 100 indicate increased affordability, while values below 100 indicate decreased affordability.

HOUSEHOLDS

Total Households	258,112
Average Household Size	2.36
Family Households	165,149
Average Family Size	3

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GROWTH RATE / YEAR 2010-2020 2020-2025

Population	1.24%	1.21%
Households	1.14%	1.17%
Families	1.05%	1.11%
Median Household Income		1.57%
Per Capita Income		1.99%
Owner Occupied HU		



For additional information, contact:



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