

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: May 3, 2016
TO: Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk
FROM: Clayton Lewis, US Engineering Specialist, Division of Engineering *CKL PEH*
RE: Docket No. 150010-WS - Application for staff-assisted rate case in Brevard County
by Aquarina Utilities, Inc.

Please file the attached "Response to staff's request for future Aquarina Development Plans" in the above mentioned Docket File.

Thank you.

Clayton Lewis

From: eagleulf@aol.com
Sent: Sunday, April 03, 2016 7:19 PM
To: aquarinanews@cfl.rr.com; Clayton Lewis
Cc: Robert Graves; jeroyer@cox.net; donschwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

I believe Ocean Breeze has 3 units, Hawks Nest 50, Riversedge 219 and Marina/Commercial sites. Santamaria - reduced to 15 and 1 commercial, Sea Hawk 1, Beachfront 2. Check with Mike D regarding Riversedge and Hawks nest, as his plans are changing and the numbers will decrease. ACSA will be losing 6 units to be transferred to Kahama

Maritime Hammock - check with Dan as 1 or 2 lots are undeveloped.

Arnie

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: eagleulf <eagleulf@aol.com>; CLewis <CLewis@PSC.STATE.FL.US>
Cc: RGRAVES <RGRAVES@PSC.STATE.FL.US>; jeroyer <jeroyer@cox.net>; donschwinn <donschwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; brunsa <brunsa@Hotmail.com>; dale.helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; jtmiller70 <jtmiller70@gmail.com>; patrickpollock22 <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>
Sent: Sun, Apr 3, 2016 3:00 pm
Subject: RE: Aquarina Development plans

Thank you, yes I believe there are a total of 2 in River Oaks, 1 in Ocean Breeze and 2 in Crane's Point. I will double check with the subcommunity board presidents and send Mr. Lewis this additional info.

Chris Madsen, Community Association Manager
Aqarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: eagleulf@aol.com [mailto:eagleulf@aol.com]
Sent: Saturday, April 02, 2016 12:32 PM
To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US

Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>
Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariemiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>
Sent: Fri, Apr 1, 2016 2:48 pm
Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Christopher Madsen [<mailto:aquarinanews@cfl.rr.com>]
Sent: Friday, April 01, 2016 2:47 PM
To: 'Clayton Lewis'
Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Sunday, April 03, 2016 3:57 PM
To: Clayton Lewis
Subject: FW: Undeveloped units in your community

As per my last email here are more to add.

Chris Madsen, Community Association Manager Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951 Office 321.952.6919 | Fax 321.952.2101 www.fsresidential.com
www.aquarinabeachandcountryclub.com

-----Original Message-----

From: Nancy Easton [mailto:naeaston@earthlink.net]
Sent: Sunday, April 03, 2016 3:54 PM
To: Christopher Madsen
Subject: Re: Undeveloped units in your community

Ocean Breeze at Aquarina has 3 undeveloped lots.

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Sunday, April 03, 2016 3:56 PM
To: Clayton Lewis
Subject: FW: Undeveloped units in your community

Mr. Lewis, I have more information coming in from our sub-communities about individual undeveloped lots in their neighborhoods, I will forward these as they come in and are coming directly from those communities board presidents. These number would be in addition to the others I sent. Until these lots are developed and a CO is obtained they are not current customers of the water utility.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Janice Davis [mailto:janicedavis@cfl.rr.com]
Sent: Sunday, April 03, 2016 3:07 PM
To: Christopher Madsen
Subject: Re: Undeveloped units in your community

Chris,
We have three in River Oaks.
On Apr 3, 2016, at 3:02 PM, Christopher Madsen wrote:

I need a number of undeveloped lots that are owned in your respective sub community. Please let me know we need this info for the PSC.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com
<image001.png><image002.png>



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Sunday, April 03, 2016 3:01 PM
To: eagleulf@aol.com; Clayton Lewis
Cc: Robert Graves; jeroyer@cox.net; donschiwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: RE: Aquarina Development plans

Thank you, yes I believe there are a total of 2 in River Oaks, 1 in Ocean Breeze and 2 in Crane's Point. I will double check with the subcommunity board presidents and send Mr. Lewis this additional info.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: eagleulf@aol.com [mailto:eagleulf@aol.com]
Sent: Saturday, April 02, 2016 12:32 PM
To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US
Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschiwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

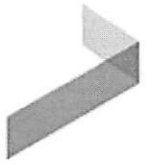
You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>
Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschiwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariemiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>
Sent: Fri, Apr 1, 2016 2:48 pm
Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Christopher Madsen [<mailto:aquarinanews@cfl.rr.com>]

Sent: Friday, April 01, 2016 2:47 PM

To: 'Clayton Lewis'

Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps

Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Clayton Lewis [<mailto:CLewis@PSC.STATE.FL.US>]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: eagleulf@aol.com
Sent: Saturday, April 02, 2016 12:32 PM
To: aquarinanews@cfl.rr.com; Clayton Lewis
Cc: Robert Graves; jeroyer@cox.net; donschwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

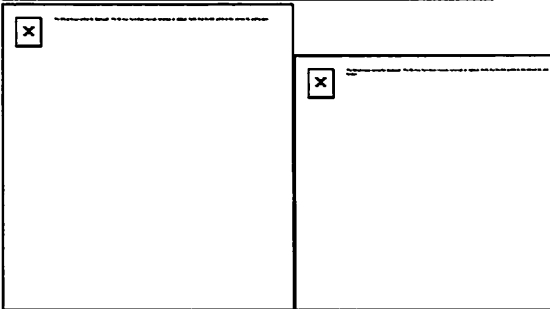
You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>
Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariemiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>
Sent: Fri, Apr 1, 2016 2:48 pm
Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Christopher Madsen [<mailto:aquarinanews@cfl.rr.com>]
Sent: Friday, April 01, 2016 2:47 PM
To: 'Clayton Lewis'
Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

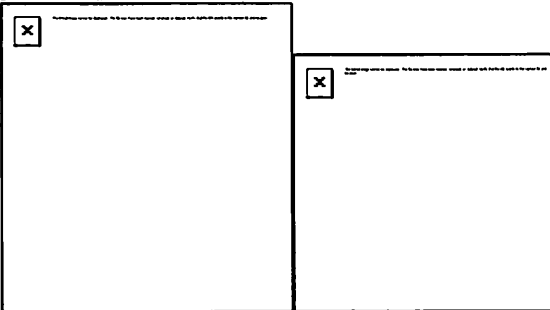
Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com

<<

image001.png (9.7KB)

image002.png (12.4KB)

image001.png (9.7KB)

image002.png (12.4KB)

(44.3KB)

>>

Clayton Lewis

From: Clayton Lewis
Sent: Friday, April 01, 2016 2:50 PM
To: Sonica Bruce
Cc: Shannon Hudson
Subject: FW: Aquarina Development plans

FYI

From: Christopher Madsen [mailto:aquarinanews@cfl.rr.com]
Sent: Friday, April 01, 2016 2:47 PM
To: Clayton Lewis
Cc: Robert Graves; 'Jim Royer'; 'Don Schwinn'; jtotten@maine.rr.com; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com

<< image001.png@01D18C25.64DBF3B0 >>

From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?

2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com

<<

image001.png (9.7KB)
image002.png (12.4KB)

(22.1KB)

>>

Clayton Lewis

From: Clayton Lewis
Sent: Friday, April 01, 2016 2:49 PM
To: 'Christopher Madsen'
Subject: RE: Aquarina Development plans

Thank you

From: Christopher Madsen [mailto:aquarinanews@cfl.rr.com]
Sent: Friday, April 01, 2016 2:47 PM
To: Clayton Lewis
Cc: Robert Graves; 'Jim Royer'; 'Don Schwinn'; jtotten@maine.rr.com; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com

<< image001.png@01D18C25.A5A270E0 >>

From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com

<<

image001.png (9.8KB)
image002.png (12.4KB)

(22.2KB)

>>

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Friday, April 01, 2016 2:48 PM
To: 'Christopher Madsen'; Clayton Lewis
Cc: Robert Graves; 'Jim Royer'; 'Don Schwinn'; jtotten@maine.rr.com; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com

<< image001.png@01D18C25.8E2E69A0 >>

From: Christopher Madsen [mailto:aquarinanews@cfl.rr.com]
Sent: Friday, April 01, 2016 2:47 PM
To: 'Clayton Lewis'
Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; jtotten@maine.rr.com; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com

<< image001.png@01D18C25.8E2E69A0 >>

From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com

<< .

image001.png (9.7KB)
image002.png (12.4KB)

(22.1KB)

>>

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Friday, April 01, 2016 2:47 PM
To: Clayton Lewis
Cc: Robert Graves; 'Jim Royer'; 'Don Schwinn'; jtotten@maine.rr.com; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com

<< image001.png@01D18C25.64DBF3B0 >>

From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free: www.avast.com

<<

image001.png (9.7KB)
image002.png (12.4KB)

(22.1KB)

>>

Clayton Lewis

From: Clayton Lewis
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578

Clayton Lewis

From: jaynemariemiller@gmail.com
Sent: Sunday, April 03, 2016 7:21 PM
To: eagleulf@aol.com
Cc: aquarinanews@cfl.rr.com; Clayton Lewis; Robert Graves; jeroyer@cox.net; donschiwnn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

One lot is undeveloped at Maritime Hammock -

Sent from my iPad

On Apr 3, 2016, at 7:18 PM, eagleulf@aol.com wrote:

I believe Ocean Breeze has 3 units, Hawks Nest 50, Riversedge 219 and Marina/Commercial sites. Santamaria - reduced to 15 and 1 commercial, Sea Hawk 1, Beachfront 2. Check with Mike D regarding Riversedge and Hawks nest, as his plans are changing and the numbers will decrease. ACSA will be loosing 6 units to be transferred to Kahama

Maritime Hammock - check with Dan as 1 or 2 lots are undeveloped.

Arnie

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: eagleulf <eagleulf@aol.com>; CLewis <CLewis@PSC.STATE.FL.US>
Cc: RGRAVES <RGRAVES@PSC.STATE.FL.US>; jeroyer <jeroyer@cox.net>; donschiwnn <donschiwnn@comcast.net>; jtotten <jtotten@maine.rr.com>; brunsa <brunsa@Hotmail.com>; dale.helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; jtmiller70 <jtmiller70@gmail.com>; patrickpollock22 <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>
Sent: Sun, Apr 3, 2016 3:00 pm
Subject: RE: Aquarina Development plans

Thank you, yes I believe there are a total of 2 in River Oaks, 1 in Ocean Breeze and 2 in Crane's Point. I will double check with the subcommunity board presidents and send Mr. Lewis this additional info.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com
<image001.png><image002.png>

From: eagleulf@aol.com [<mailto:eagleulf@aol.com>]
Sent: Saturday, April 02, 2016 12:32 PM
To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US

Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariamiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>
Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschwinn@comcast.net>; jtotten@maine.rr.com; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariamiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>
Sent: Fri, Apr 1, 2016 2:48 pm
Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com
<image001.png><image002.png>

From: Christopher Madsen [<mailto:aquarinanews@cfl.rr.com>]
Sent: Friday, April 01, 2016 2:47 PM
To: 'Clayton Lewis'
Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps
Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association

450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com
<image001.png><image002.png>

From: Clayton Lewis [<mailto:CLewis@PSC.STATE.FL.US>]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: John Miller <jtmiller70@gmail.com>
Sent: Sunday, April 03, 2016 7:36 PM
To: (eagleulf@aol.com)
Cc: Aquarina Community; Clayton Lewis; Robert Graves; Jim Royer; Don Schwinn; Jim Totten; brunsa@hotmail.com; Dale Helmer; jaynemariemiller@gmail.com; Patrick Pollock; cappsfl@aol.com
Subject: Re: Aquarina Development plans

ACSA will not be transferring any units to Kahama because their property is not in ACSA nor the Aquarina PUD.

John

On Sun, Apr 3, 2016 at 7:18 PM, <eagleulf@aol.com> wrote:
I believe Ocean Breeze has 3 units, Hawks Nest 50, Riversedge 219 and Marina/Commercial sites. Santamaria - reduced to 15 and 1 commercial, Sea Hawk 1, Beachfront 2. Check with Mike D regarding Riversedge and Hawks nest, as his plans are changing and the numbers will decrease. ACSA will be losing 6 units to be transferred to Kahama

Maritime Hammock - check with Dan as 1 or 2 lots are undeveloped.

Arnie

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: eagleulf <eagleulf@aol.com>; CLewis <CLewis@PSC.STATE.FL.US>
Cc: RGRAVES <RGRAVES@PSC.STATE.FL.US>; jeroyer <jeroyer@cox.net>; donschiwin <donschiwin@comcast.net>; jtotten <jtotten@maine.rr.com>; brunsa <brunsa@hotmail.com>; dale.helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; jtmiller70 <jtmiller70@gmail.com>; patrickpollock22 <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>
Sent: Sun, Apr 3, 2016 3:00 pm
Subject: RE: Aquarina Development plans

Thank you, yes I believe there are a total of 2 in River Oaks, 1 in Ocean Breeze and 2 in Crane's Point. I will double check with the subcommunity board presidents and send Mr. Lewis this additional info.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: eagleulf@aol.com [mailto:eagleulf@aol.com]

Sent: Saturday, April 02, 2016 12:32 PM

To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US

Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschiwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com

Subject: Re: Aquarina Development plans

You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>

To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>

Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschiwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariemiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>

Sent: Fri, Apr 1, 2016 2:48 pm

Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager

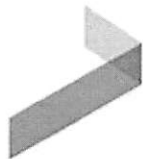
Aquarina Community Services Association

450 Aquarina Blvd | Melbourne Beach, FL 32951

Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)

www.fsresidential.com

www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Christopher Madsen [mailto:aquarinanews@cfl.rr.com]

Sent: Friday, April 01, 2016 2:47 PM

To: 'Clayton Lewis'

Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps

Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Clayton Lewis [<mailto:CLewis@PSC.STATE.FL.US>]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: eagleulf@aol.com
Sent: Sunday, April 03, 2016 8:33 PM
To: jtmiller70@gmail.com
Cc: aquarinanews@cfl.rr.com; Clayton Lewis; Robert Graves; jeroyer@cox.net; donschiwin@comcast.net; jtotten@maine.rr.com; brunsa@hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

John - You need to get up to date. What you are stating is incorrect. Kahama is part of ACSA PUD until such time as Kahama is able to withdraw its property through the process called "Brevard County Directive to Resolve Kahama issue". It is true, all prior Boards agreed with your position, however, not until this year, the County has provided Kahama with the process needed to withdraw from ACSA, and to comply with the 2009 Settlement Agreement. This includes a minor PUD amendment withdrawing 6 units from our total allocated density and a density variance, as Kahama has decided it will not join ACSA as member.

As you know, the 2009 Settlement Agreement provided Kahama, or successor the option to join ACSA as member. ACSA Declaration reflects that Kahama is not a member at this time. However, the Aquarina PUD is a separate document which must be amended to reflect that Kahama is not a member of the HOA by the "withdrawal" of 2 residential lots or 6 units authorized in the Settlement Agreement. The issue is density, and a variance has to be requested and approved by the County Commissioners through public hearing. Kahama has received assurances that the County Staff will recommend granting a density variance, provided ACSA and Kahama agrees to jointly apply for the variance.

You should know that Brevard County Rules will not allow an owner to be part of an PUD unless he is a member of the HOA.

As you know, this confrontation and legal battle has been going on since 2012, when Paul Laveque/Virginia Carney/Ralph Young negotiated a settlement, by granting access to the beach with the understanding that Kahama would join as a member, remain in the PUD, with 6 units. It was the intent to convey the Kinberg Parcel, until the Board decided to negotiate with Kahama. As you know, this effort failed and has been a failure ever since.

To add to the confrontation, MRTA issue needs to be finalized and taken off the table.

If you need any additional information, let me know

Arnie

From: John Miller <jtmiller70@gmail.com>
To: (eagleulf@aol.com) <eagleulf@aol.com>
Cc: Aquarina Community <aquarinanews@cfl.rr.com>; CLewis <CLewis@psc.state.fl.us>; RGRAVES <RGRAVES@psc.state.fl.us>; Jim Royer <jeroyer@cox.net>; Don Schwinn <donschiwin@comcast.net>; Jim Totten <jtotten@maine.rr.com>; brunsa <brunsa@hotmail.com>; Dale Helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>
Sent: Sun, Apr 3, 2016 7:36 pm
Subject: Re: Aquarina Development plans

ACSA will not be transferring any units to Kahama because their property is not in ACSA nor the Aquarina PUD.

-----Original Message-----

John

On Sun, Apr 3, 2016 at 7:18 PM, <eagleulf@aol.com> wrote:

I believe Ocean Breeze has 3 units, Hawks Nest 50, Riversedge 219 and Marina/Commercial sites. Santamaria - reduced to 15 and 1 commercial, Sea Hawk 1, Beachfront 2. Check with Mike D regarding Riversedge and Hawks nest, as his plans are changing and the numbers will decrease. ACSA will be losing 6 units to be transferred to Kahama

Maritime Hammock - check with Dan as 1 or 2 lots are undeveloped.

Arnie

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>

To: eagleulf <eagleulf@aol.com>; CLewis <CLewis@PSC.STATE.FL.US>

Cc: RGRAVES <RGRAVES@PSC.STATE.FL.US>; jeroyer <jeroyer@cox.net>; donschiwnn <donschiwnn@comcast.net>; jtotten <jtotten@maine.rr.com>; brunsa <brunsa@Hotmail.com>; dale.helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; jtmiller70 <jtmiller70@gmail.com>; patrickpollock22 <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>

Sent: Sun, Apr 3, 2016 3:00 pm

Subject: RE: Aquarina Development plans

Thank you, yes I believe there are a total of 2 in River Oaks, 1 in Ocean Breeze and 2 in Crane's Point. I will double check with the subcommunity board presidents and send Mr. Lewis this additional info.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: eagleulf@aol.com [<mailto:eagleulf@aol.com>]

Sent: Saturday, April 02, 2016 12:32 PM

To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US

Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschiwnn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com

Subject: Re: Aquarina Development plans

You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>

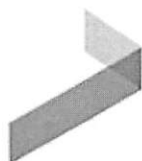
To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>

Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschiwnn@comcast.net>; jtotten <jtotten@maine.rr.com>; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariemiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>

Sent: Fri, Apr 1, 2016 2:48 pm
Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Christopher Madsen [<mailto:aquarinanews@cfl.rr.com>]

Sent: Friday, April 01, 2016 2:47 PM

To: 'Clayton Lewis'

Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps

Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Monday, April 04, 2016 8:36 AM
To: eagleulf@aol.com; Clayton Lewis
Cc: Robert Graves; jeroyer@cox.net; donschiwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: RE: Aquarina Development plans

I checked with the county and already got the zoning information for Hawk's Nest and the Riversedge.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: eagleulf@aol.com [mailto:eagleulf@aol.com]
Sent: Sunday, April 03, 2016 7:19 PM
To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US
Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschiwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

I believe Ocean Breeze has 3 units, Hawks Nest 50, Riversedge 219 and Marina/Commercial sites. Santamaria - reduced to 15 and 1 commercial, Sea Hawk 1, Beachfront 2. Check with Mike D regarding Riversedge and Hawks nest, as his plans are changing and the numbers will decrease. ACSA will be losing 6 units to be transferred to Kahama

Maritime Hammock - check with Dan as 1 or 2 lots are undeveloped.

Arnie

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: eagleulf <eagleulf@aol.com>; CLewis <CLewis@PSC.STATE.FL.US>
Cc: RGRAVES <RGRAVES@PSC.STATE.FL.US>; jeroyer <jeroyer@cox.net>; donschiwinn <donschiwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; brunsa <brunsa@Hotmail.com>; dale.helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; jtmiller70 <jtmiller70@gmail.com>; patrickpollock22 <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>

Sent: Sun, Apr 3, 2016 3:00 pm
Subject: RE: Aquarina Development plans

Thank you, yes I believe there are a total of 2 in River Oaks, 1 in Ocean Breeze and 2 in Crane's Point. I will double check with the subcommunity board presidents and send Mr. Lewis this additional info.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: eagleulf@aol.com [mailto:eagleulf@aol.com]
Sent: Saturday, April 02, 2016 12:32 PM
To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US
Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschwinn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>
Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariemiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>
Sent: Fri, Apr 1, 2016 2:48 pm
Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Christopher Madsen [<mailto:aquarinanews@cfl.rr.com>]

Sent: Friday, April 01, 2016 2:47 PM

To: 'Clayton Lewis'

Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps

Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Clayton Lewis [<mailto:CLewis@PSC.STATE.FL.US>]

Sent: Thursday, March 31, 2016 1:52 PM

To: Christopher Madsen (aquarinanews@cfl.rr.com)

Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: Clayton Lewis
Sent: Monday, April 04, 2016 8:40 AM
To: Robert Graves
Subject: FW: Undeveloped units in your community

FYI

From: Christopher Madsen [mailto:aquarinanews@cfl.rr.com]
Sent: Sunday, April 03, 2016 3:56 PM
To: Clayton Lewis
Subject: FW: Undeveloped units in your community

Mr. Lewis, I have more information coming in from our sub-communities about individual undeveloped lots in their neighborhoods, I will forward these as they come in and are coming directly from those communities board presidents. These number would be in addition to the others I sent. Until these lots are developed and a CO is obtained they are not current customers of the water utility.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Janice Davis [mailto:janicedavis@cfl.rr.com]
Sent: Sunday, April 03, 2016 3:07 PM
To: Christopher Madsen
Subject: Re: Undeveloped units in your community

Chris,
We have three in River Oaks.
On Apr 3, 2016, at 3:02 PM, Christopher Madsen wrote:

I need a number of undeveloped lots that are owned in your respective sub community. Please let me know we need this info for the PSC.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com
<image001.png><image002.png>



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: Clayton Lewis
Sent: Monday, April 04, 2016 8:46 AM
To: Robert Graves
Cc: Laura King
Subject: FW: Aquarina Development plans

FYI

From: eagleulf@aol.com [mailto:eagleulf@aol.com]
Sent: Sunday, April 03, 2016 8:33 PM
To: jtmiller70@gmail.com
Cc: aquarinanews@cfl.rr.com; Clayton Lewis; Robert Graves; jeroyer@cox.net; donschiwin@comcast.net; jtotten@maine.rr.com; brunsa@hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

John - You need to get up to date. What you are stating is incorrect. Kahama is part of ACSA PUD until such time as Kahama is able to withdraw its property through the process called "Brevard County Directive to Resolve Kahama issue". It is true, all prior Boards agreed with your position, however, not until this year, the County has provided Kahama with the process needed to withdraw from ACSA, and to comply with the 2009 Settlement Agreement. This includes a minor PUD amendment withdrawing 6 units from our total allocated density and a density variance, as Kahama has decided it will not join ACSA as member.

As you know, the 2009 Settlement Agreement provided Kahama, or successor the option to join ACSA as member. ACSA Declaration reflects that Kahama is not a member at this time. However, the Aquarina PUD is a separate document which must be amended to reflect that Kahama is not a member of the HOA by the "withdrawal" of 2 residential lots or 6 units authorized in the Settlement Agreement. The issue is density, and a variance has to be requested and approved by the County Commissioners through public hearing. Kahama has received assurances that the County Staff will recommend granting a density variance, provided ACSA and Kahama agrees to jointly apply for the variance.

You should know that Brevard County Rules will not allow an owner to be part of an PUD unless he is a member of the HOA.

As you know, this confrontation and legal battle has been going on since 2012, when Paul Laveque/Virginia Carney/Ralph Young negotiated a settlement, by granting access to the beach with the understanding that Kahama would join as a member, remain in the PUD, with 6 units. It was the intent to convey the Kinberg Parcel, until the Board decided to negotiate with Kahama. As you know, this effort failed and has been a failure ever since.

To add to the confrontation, MRTA issue needs to be finalized and taken off the table.

If you need any additional information, let me know

Arnie

From: John Miller <jtmiller70@gmail.com>
To: (eagleulf@aol.com) <eagleulf@aol.com>
Cc: Aquarina Community <aquarinanews@cfl.rr.com>; CLewis <CLewis@psc.state.fl.us>; RGRAVES <RGRAVES@psc.state.fl.us>; Jim Royer <jeroyer@cox.net>; Don Schwinn <donschiwin@comcast.net>; Jim Totten <jtotten@maine.rr.com>; brunsa <brunsa@hotmail.com>; Dale Helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>
Sent: Sun, Apr 3, 2016 7:36 pm
Subject: Re: Aquarina Development plans

ACSA will not be transferring any units to Kahama because their property is not in ACSA nor the Aquarina PUD.

-----Original Message-----

John

On Sun, Apr 3, 2016 at 7:18 PM, <eagleulf@aol.com> wrote:
I believe Ocean Breeze has 3 units, Hawks Nest 50, Riversedge 219 and Marina/Commercial sites. Santamaria - reduced to 15 and 1 commercial, Sea Hawk 1, Beachfront 2. Check with Mike D regarding Riversedge and Hawks nest, as his plans are changing and the numbers will decrease. ACSA will be losing 6 units to be transferred to Kahama

Maritime Hammock - check with Dan as 1 or 2 lots are undeveloped.

Arnie

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: eagleulf <eagleulf@aol.com>; CLewis <CLewis@PSC.STATE.FL.US>
Cc: RGRAVES <RGRAVES@PSC.STATE.FL.US>; jeroyer <jeroyer@cox.net>; donschiwnn <donschiwnn@comcast.net>; jtotten <jtotten@maine.rr.com>; brunsa <brunsa@Hotmail.com>; dale.helmer <dale.helmer@yahoo.com>; jaynemariemiller <jaynemariemiller@gmail.com>; jtmiller70 <jtmiller70@gmail.com>; patrickpollock22 <patrickpollock22@gmail.com>; cappsfl <cappsfl@aol.com>
Sent: Sun, Apr 3, 2016 3:00 pm
Subject: RE: Aquarina Development plans

Thank you, yes I believe there are a total of 2 in River Oaks, 1 in Ocean Breeze and 2 in Crane's Point. I will double check with the subcommunity board presidents and send Mr. Lewis this additional info.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: eagleulf@aol.com [<mailto:eagleulf@aol.com>]
Sent: Saturday, April 02, 2016 12:32 PM
To: aquarinanews@cfl.rr.com; CLewis@PSC.STATE.FL.US
Cc: RGRAVES@PSC.STATE.FL.US; jeroyer@cox.net; donschiwnn@comcast.net; jtotten@maine.rr.com; brunsa@Hotmail.com; dale.helmer@yahoo.com; jaynemariemiller@gmail.com; jtmiller70@gmail.com; patrickpollock22@gmail.com; cappsfl@aol.com
Subject: Re: Aquarina Development plans

You should include undeveloped lots owner by individuals throughout the community

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>

To: 'Christopher Madsen' <aquarinanews@cfl.rr.com>; 'Clayton Lewis' <CLewis@PSC.STATE.FL.US>

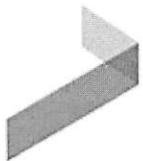
Cc: 'Robert Graves' <RGRAVES@PSC.STATE.FL.US>; 'Jim Royer' <jeroyer@cox.net>; 'Don Schwinn' <donschwinn@comcast.net>; jtotten <jtotten@maine.rr.com>; Ann Bruns <brunsa@Hotmail.com>; Arnie Thoresen <eagleulf@aol.com>; Dale Helmer <dale.helmer@yahoo.com>; Jayne Miller <jaynemariemiller@gmail.com>; John Miller <jtmiller70@gmail.com>; Patrick Pollock <patrickpollock22@gmail.com>; Stewart Capps <cappsfl@aol.com>

Sent: Fri, Apr 1, 2016 2:48 pm

Subject: RE: Aquarina Development plans

Just for clarification 'The Rivers Edge Parcel' is (Stage 4 Tract 5)

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



FirstService
RESIDENTIAL



From: Christopher Madsen [<mailto:aquarinanews@cfl.rr.com>]

Sent: Friday, April 01, 2016 2:47 PM

To: 'Clayton Lewis'

Cc: 'Robert Graves'; 'Jim Royer'; 'Don Schwinn'; 'jtotten@maine.rr.com'; Ann Bruns; Arnie Thoresen; Dale Helmer; Jayne Miller; John Miller; Patrick Pollock; Stewart Capps

Subject: RE: Aquarina Development plans

I just spoke with George Richie at Brevard County Planning and Zoning department he was able to give me the following information regarding proposed density on the undeveloped land in Aquarina:

Hawk's Nest (Stage 6 Tract 4) - Zoned for 54 units.

Mantilla Reef (Stage 3 Tract 1 unit 2) - Zoned for 25 units.

'The Rivers Edge Parcels' - Zoned for 221 units

That is a total of 300 additional zoned units.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office [321.952.6919](tel:321.952.6919) | Fax [321.952.2101](tel:321.952.2101)
www.fsresidential.com
www.aquarinabeachandcountryclub.com



From: Clayton Lewis [mailto:CLewis@PSC.STATE.FL.US]
Sent: Thursday, March 31, 2016 1:52 PM
To: Christopher Madsen (aquarinanews@cfl.rr.com)
Cc: Robert Graves
Subject: Aquarina Development plans

Mr. Madsen,

We have a couple of questions related to comments from the customer meeting.

1. How many undeveloped lots are there currently in the Aquarina master development plan?
2. If available, may we have a copy of the master community plan?

Thank you,

Clayton K. Lewis
Division of Engineering
850 413-6578



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Monday, April 04, 2016 8:57 AM
To: Clayton Lewis
Subject: FW: Undeveloped units in your community

Follow up..(see below)..

From: Charles Bosco [mailto:cbosco@comcast.net]
Sent: Sunday, April 03, 2016 5:49 PM
To: Christopher Madsen
Subject: Re: Undeveloped units in your community

I believe the Marlin has one undeveloped lot which runs parallel to the south beach access path.

Sent from my iPhone

On Apr 3, 2016, at 3:02 PM, Christopher Madsen <aquarinanews@cfl.rr.com> wrote:

I need a number of undeveloped lots that are owned in your respective sub community. Please let me know we need this info for the PSC.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com
<image001.png><image002.png>



Virus-free. www.avast.com



Virus-free. www.avast.com

Clayton Lewis

From: Christopher Madsen <aquarinanews@cfl.rr.com>
Sent: Monday, April 04, 2016 8:57 AM
To: Clayton Lewis
Subject: FW: Undeveloped units in your community

(more to add to the number, see below)..

From: wer4ccs@aol.com [mailto:wer4ccs@aol.com]
Sent: Sunday, April 03, 2016 4:43 PM
To: aquarinanews@cfl.rr.com
Subject: Re: Undeveloped units in your community

Cranes Point has 2 lots owned by CBC.

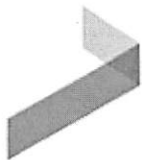
Colleen Connors

-----Original Message-----

From: Christopher Madsen <aquarinanews@cfl.rr.com>
To: Bob McKnight <cloisters204@yahoo.com>; Carl Grizer <cgrizer@bellsouth.net>; Charles Bosco <cbosco@Comcast.net>; Christa Stanley <cmstanley57@gmail.com>; Cliff Howes <cliff@aquarinaproperties.com>; Colleen Connors <Wer4ccs@aol.com>; Dan Winkler <dan@buildwithcbc.com>; Doug Spice <douglasspice@gmail.com>; Janice Davis <janicedavis@cfl.rr.com>; John Ratkowski <ERJRTR1@verizon.net>; Nancy Easton <naeaston@earthlink.net>; Susan McConaty <mscmcon@aol.com>
Sent: Sun, Apr 3, 2016 3:01 pm
Subject: Undeveloped units in your community

I need a number of undeveloped lots that are owned in your respective sub community. Please let me know we need this info for the PSC.

Chris Madsen, Community Association Manager
Aquarina Community Services Association
450 Aquarina Blvd | Melbourne Beach, FL 32951
Office 321.952.6919 | Fax 321.952.2101
www.fsresidential.com
www.aquarinabeachandcountryclub.com



Virus-free. www.avast.com



Virus-free. www.avast.com