

# Viera Today

January 2009



Viera began with a vision in the mid-1980s to master plan and build an entire community on the Duda family's Cocoa Ranch. The family knew this long-term project would take a lot of faith to achieve: thus, the name of the town, Viera, which means faith in the Duda family's native Slovak language.

From the outset, the community has had the benefit of a single developer, The Viera Company, which has provided consistency and continuity in the planning and creation of the balanced, mixed-use community. Today, Viera is delivering its promise as a thoughtfully planned and highly desirable place to live, work and play.

This hand out provides a quick look at some of the community's current vital statistics.

## Current Population

19,200 Residents

8,170 Homes

57 Neighborhoods

## Total Area

The Viera Development of Regional Impact (DRI) was approved in 1990 for about 3,000 acres, making up Viera East. In 1995, a 6,000-acre expansion was approved by Brevard County as a Substantial Deviation to the original DRI. Application was made for Substantial Deviation #2 in 2006 which sets out the plan for the final expansion of the community; of the 11,567-acre expansion, over half will be set aside as actively managed protected land, conservation areas, parks and open space.

## Environmental Protection



*A great blue heron awaits his catch.*

Land protected under current DRI -- 2,200 acres (24% of current DRI area) set aside as conservation areas, parks and open space.

Land protected under Substantial Deviation #2 -- 5,112 acres to be set aside and actively managed as the Viera Wilderness Park. This area adjoins the 44,000-acre River Lakes Conservation Area which includes 14,000 acres of the Cocoa Ranch purchased by the St. Johns River Water Management District in 1999. Additional acres will be set aside within development areas as conservation, parks and open space bringing the total of actively managed protected land in the expansion area to over 50 percent of the total area.

## Economic Benefits of West Viera Expansion

**\$133.8 million**

Additional Impact Fees  
over the entire project

**\$91 million**

Additional annual ad  
valorem tax revenue at  
completion

**\$3 million**

Additional initial  
document stamp and  
intangibile tax  
revenue

**Millions**

Sales tax revenue

## Infrastructure and Public Safety

The Viera Company has funded or constructed over \$68 million in new roads and road improvements on and off site, with an additional \$9 million committed for Wickham Road improvements.

In 1999, The Viera Company constructed Brevard County Fire Station #47 in Viera East and funded a fully equipped engine and advanced life support rescue vehicle for the new station. Today, The Viera Company and Brevard County are finalizing plans for Fire Station #48 in Central Viera and the fire and rescue vehicles to be based there. Construction of Fire Station #48 will commence later this year and will be completed and its vehicles acquired in 2010.

121 acres of land have been conveyed to the County to build schools (Manatee Elementary, Quest Elementary, Viera High School and a planned Middle School).



## Major Community Contributions

Brevard Community College Foundation  
Brevard Schools Foundation  
Brevard Zoo  
Harmony Farms  
Health First Foundation  
LEAD Brevard  
Viera Schools

## Donations of Land

Brevard County Educational Services Facility (30 acres)  
Brevard County Regional Park (125 acres)  
Brevard County Government Operations Center (53 acres)  
Brevard Zoo (56 acres)  
Devereux Hospital and Children's Center (55 acres)  
Harry T. and Harriet V. Moore Justice Center (30 acres)  
Ralph M. Williams Elementary School (15 acres)  
Space Coast Stadium & Spring Training Complex (74 acres)  
Veterans Administration Clinic (40 acres)



## Current Business Economy

**200+ Businesses**

**6,500+ Jobs**  
Plus new business  
opportunities

**2,000,000+ SF**  
Commercial and  
Retail Space