

F. Consent Agenda - Planning and Development
ITEM 6.



AGENDA REPORT
July 9, 2019

Final Plat Approval, Re: Heron Creek (18SDM00002) (District 2)

SUBJECT:

Final Plat Approval, Re: Heron Creek
Developer: Grand Lakes Estates, LLC. and Vintage Estate Homes, LLC. District 2

FISCAL IMPACT:

None

DEPT/OFFICE:

Planning and Development

REQUESTED ACTION:

In accordance with Section 62-2841(i), it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat for Heron Creek.

SUMMARY EXPLANATION and BACKGROUND:

Section 62-2805(d) allows replats and subdivisions that do not require the creation of new streets or right-of-way, and are not located within a flood zone, to be reviewed under an application for final plat review. Heron Creek is a replat of Grand Lake Estates. The applicant has provide a Letter of Map Revision Based on Fill (LOMR-F) from Federal Emergency Management Agency indicating the buildable lot area and the road are above the 1% annual chance (100 year) flood elevation. The plat does not require the construction of any new streets, right-of-way, or public infrastructure.

Staff has reviewed the final plat for the Heron Creek, and has determined that it is in compliance with the applicable ordinances. The proposed subdivision is for 38 lots on 40.42 acres. It is located in Residential 1 District designated by Brevard County's Future Land Use Map, at Ambrosia Lane on the north side of Chase Hammock Road.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 18SDM00002, 18WV00023

Contact: Rebecca Ragain, Assistant Director Ext. 52362

CLERK TO THE BOARD INSTRUCTIONS:

Please have the Chair sign the plat mylar and return to Planning and Development.

ATTACHMENTS:

Description

- **FEMA Letter of Map Revision Based on Fill**
- **Plat**
- **Location Map**



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972
Tammy.Rowe@brevardclerk.us

July 10, 2019

MEMORANDUM

TO: Tad Calkins, Planning and Development Director Attn: Rebecca Ragain

RE: Item F.6., Final Plat Approval for Heron Creek (18SDM00002)

The Board of County Commissioners, in regular session on July 9, 2019, granted final final plat approval; and authorized the Chair to sign the final plat for Heron Creek, subject to all minor engineering changes, as applicable, and developer responsible for obtaining all other necessary jurisdictional permits.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp



Federal Emergency Management Agency

Washington, D.C. 20472

May 09, 2019

THE HONORABLE KRISTINE ISNARDI
CHAIR, BOARD OF COMMISSIONERS
BREVARD COUNTY
2725 JUDGE FRAN JAMIESON WAY,
BUILDING C, SUITE 214
VIERA, FL 32940

CASE NO.: 19-04-3415A
COMMUNITY: BREVARD COUNTY, FLORIDA
(UNINCORPORATED AREAS)
COMMUNITY NO.: 125092

DEAR MS. ISNARDI:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. D. Wayne Wright



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	BREVARD COUNTY, FLORIDA (Unincorporated Areas)	Tract B, and a portion of Lots 1 through 28, Block A, Grand Lake Estates, as shown on the Plat recorded in Book 58, Pages 68 through 72, in the Office of the Clerk of the Circuit Court, Brevard County, Florida The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 125092	
AFFECTED MAP PANEL	NUMBER: 12009C0329G	
	DATE: 3/17/2014	
FLOODING SOURCE: LOCAL FLOODING		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 28.452217, -80.689095 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	A	Grand Lake Estates	Ambrosia Lane	Portion of Property	X (unshaded)	2.0 feet	--	2.1 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION

FILL RECOMMENDATION

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 28, THENCE S.89°38'01"W., ALONG THE SOUTH LINE OF SAID LOT 28, A DISTANCE OF 120.10 FEET TO THE INTERSECTION WITH A BOUNDARY LINE OF A PRIVATE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF GRAND LAKE ESTATES AND SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°38'01"W., ALONG SAID SOUTH LINE OF LOT 28 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 339.83 FEET TO ANOTHER INTERSECTION WITH A BOUNDARY LINE OF SAID PRIVATE DRAINAGE EASEMENT; THENCE ALONG THE BOUNDARIES OF SAID PRIVATE DRAINAGE EASEMENT, THE FOLLOWING NINETEEN COURSES AND DISTANCES: THENCE N.00°21'22"W., 48.29 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 204.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°42'11", 52.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 110.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°29'56", 27.84 FEET TO THE POINT OF TANGENCY; THENCE N.00°09'06"W., 347.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 835.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°37'37", 125.73 FEET TO THE POINT OF TANGENCY; THENCE N.08°46'43"W., 267.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1224.72 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°13'57", 432.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 835.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°05'43", 322.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 1227.54 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°24'31", 158.73 FEET TO THE POINT OF TANGENCY; THENCE N.03°13'59"W., 258.17 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 200°39'33", 700.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'03", 249.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 698.96 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°14'30", 76.14 FEET TO THE POINT OF TANGENCY; THENCE S.07°38'59"E., 43.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1165.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°24'23", 394.59 FEET TO THE POINT OF

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.


 Luis V. Rodriguez, P.E., Director
 Engineering and Modeling Division
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 835.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°32'08", 299.27 FEET TO THE POINT OF TANGENCY; THENCE S.08°46'43"E., 273.12 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1242.97 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°38'48", 187.58 FEET TO THE POINT OF TANGENCY; THENCE S.00°07'55"E., 466.17 FEET TO THE POINT OF BEGINNING

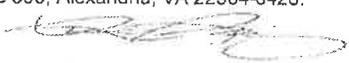
FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Information eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 3601 Eisenhower Ave Ste 500, Alexandria, VA 22304-6426.



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ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures.

Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by contacting the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

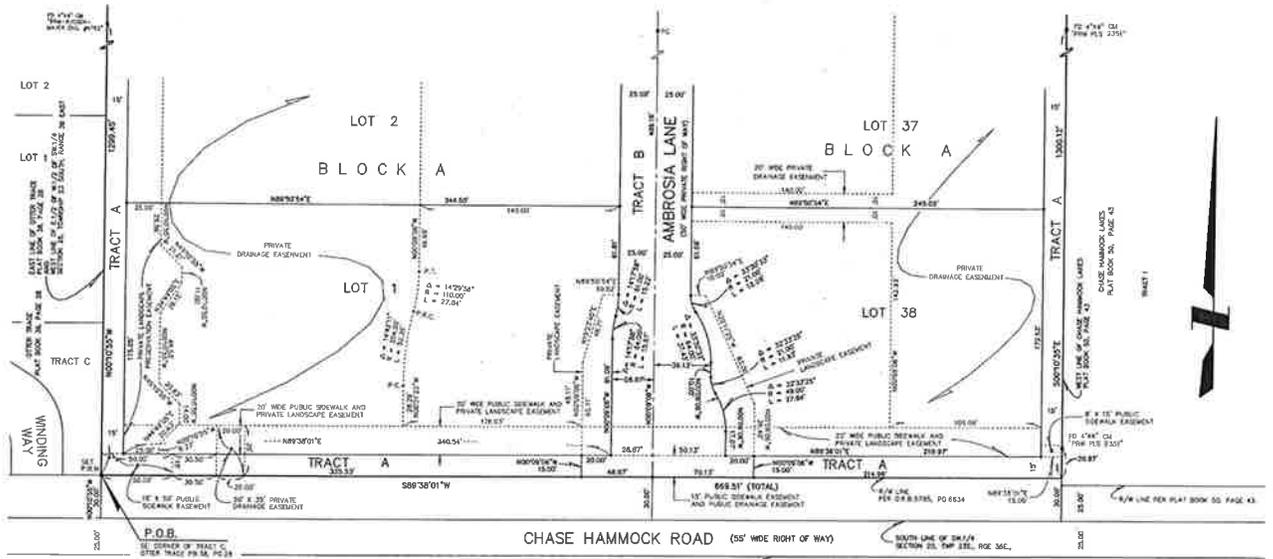
FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

HERON CREEK

A SUBDIVISION LYING IN THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND BEING A REPLAY OF GRAND LAKE ESTATES AS RECORDED IN PLAT BOOK 58, PAGE 68 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____
 SHEET 5 OF 5
 SECTION 25, TWP 23 S, RANGE 36 E

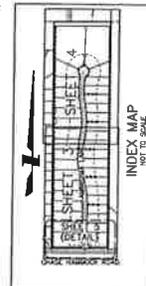


CHASE HAMMOCK ROAD (55' WIDE RIGHT OF WAY)

DETAIL A
(SEE SHEET 3)

- LEGEND**
- ODD = CHORD BEARING AND DISTANCE
 - ODR = CURVED
 - OC = CONCRETE MONUMENT
 - OT = POINT
 - FLA. = FL. = FLORIDA
 - FLC = FLORIDA POWER AND LIGHT COMPANY
 - UL = UTM GRID
 - GPS = GLOBAL POSITIONING SYSTEM
 - U = UNDEVELOPED
 - N/E = NAIL & DISK
 - ODR = O.D. RADIUS
 - ODR (D) = NO IDENTIFICATION
 - PE = HONEYCUTT
 - PR = PLAT BOOK AND PAGE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.D.E. = PUBLIC DRAINAGE EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.L. = PERMANENT OUTSIDE MONUMENT
 - P.P.C. = POINT OF CURVATURE
 - P.O. = POINT OF BEGINNING
 - P.C.C. = POINT OF COMPOUND CURVATURE

- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- R = RADIUS
- RS = RADIAL
- ROD = RODDED
- R/W = RIGHT-OF-WAY
- ⊙ = TYPICAL CORNER IDENTIFIER ON MAP
- 3543/997 = TYPICAL IDENTIFIER FOR OFFICIAL RECORDS BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
- SET = INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM ODD STAMPED "PMS PLS 401" UNLESS OTHERWISE SHOWN HERON
- INDICATES SET PLAIN 1/2" ALUMINUM ODD STAMPED "PMS PLS 401"
- INDICATES SET 1/2" ALUM. ROD WITH PLASTIC CAP STAMPED "LB 8781" UNLESS OTHERWISE NOTED
- Δ = DELTA ANGLE

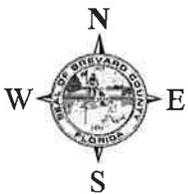
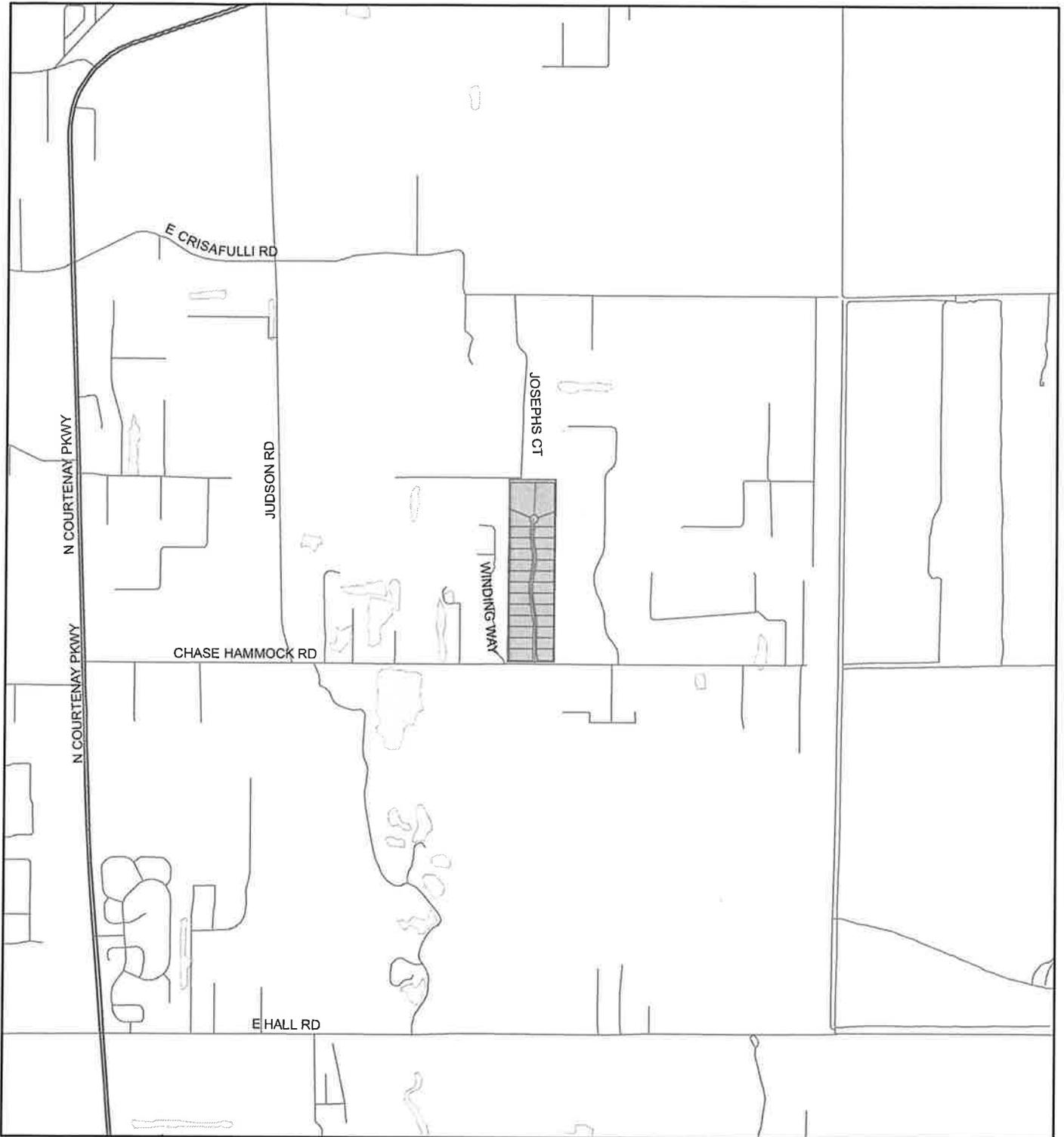


PREPARED BY
Honeycutt & Associates, Inc.
 ENGINEERING-SURVEYORS-PLANNERS
 2750 SOUTH WASHINGTON AVENUE, SUITE 100, BOCA RATON, FL 33433
 (561) 369-8833 FAX (561) 369-1945
 CERTIFICATE OF AUTHORIZATION NO. LB 6752

LOCATION MAP

HERON CREEK

18SDM00002



1:24,000 or 1 inch = 2,000 feet

 Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 3/15/2019