



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Public Hearing

H.5.

11/4/2021

Subject:

Julia A. and James W. Garrison request a change of zoning classification from AU to RU-1-11. (21Z00024) (Tax Account 2419400) (District 2)

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

It is requested that the Board of County Commissioners conduct a public hearing to consider a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential).

Summary Explanation and Background:

The applicant is seeking a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential) for the purpose of legitimizing a substandard AU lot and constructing a single-family residence on the property.

The subject parcel was recorded in July 1966 when AU zoning required a minimum lot size of one acre and a minimum lot depth of 125 feet. The property is 10,454 square feet in size and has a depth of 89.75 feet, making it substandard in regards to lot size and depth for AU. The RU-1-11 zoning classification requires a minimum lot size of 7,500 sq. ft. and a minimum lot depth of 75 feet. This lot meets both requirements.

The subject property is currently designated as RES 15 (Residential 15) FLU (Future Land Use). The existing AU zoning classification and proposed RU-1-11 can be considered with RES 15.

The proposed RU-1-11 classification permits single family residences on minimum 7,500 square-foot lots, with a minimum width and depth of 75 feet, and a minimum house size of 1,100 square feet.

The abutting parcels to the north and east are vacant lands zoned AU. The abutting parcel to the west is zoned AU and developed with a single-family home. The parcel to the south across Bevis Road is zoned RU-1-7 and is developed with a single-family home.

There is a gravity main that runs along Bevis Road. The parcel can be serviced by City of Cocoa water.

The Board may wish to consider whether the request to RU-1-11 is consistent and compatible with the surrounding area.

On October 11, 2021, the Planning and Zoning Board heard the request and unanimously recommended approval.

Clerk to the Board Instructions:

Once resolution is received, please execute and return to Planning and Development.

Resolution 21Z00024

On motion by Commissioner Lober, seconded by Commissioner Zonka, the following resolution was adopted by a unanimous vote:

WHEREAS, Julia A. and James W. Garrison have requested a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential), on property described as Tax Parcel 266.1, as recorded in ORB 8886, Pages 1691 - 1692, of the Public Records of Brevard County, Florida. Section 26, Township 24, Range 36. (0.24 acres) Located approximately 365 ft. south of Lucas Rd., approx. 145 ft. east of Bevis Rd., on the north side of Bevis Rd. (1048 Bevis Rd., Merritt Island); and

WHEREAS, a public hearing of the Brevard County Planning and Zoning Board was advertised and held, as required by law, and after hearing all interested parties and considering the adjacent areas, the Brevard County Planning and Zoning Board recommended that the application be approved; and

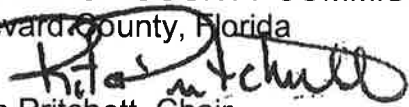
WHEREAS, the Board, after considering said application and Brevard County Planning and Zoning Board's recommendation, and hearing all interested parties, and after due and proper consideration having been given to the matter, find that the application should be approved as recommended; now therefore,

BE IT RESOLVED by the Board of County Commissioners of Brevard County, Florida, that the requested change of zoning classification from AU to RU-1-11 be approved. The Planning and Development Director, or designee, is hereby directed to make this change on the official zoning maps of Brevard County, Florida.

BE IT FURTHER RESOLVED that this resolution shall become effective as of November 4, 2021.

BOARD OF COUNTY COMMISSIONERS

Brevard County, Florida


Rita Pritchett, Chair

Brevard County Commission

As approved by the Board on November 4, 2021.

ATTEST:


RACHEL SADOFF, CLERK

(SEAL)

Planning and Zoning Board Hearing – October 11, 2021

Please note: A CUP (Conditional Use Permit) will generally expire on the three-year anniversary of its approval if the use is not established prior to that date. CUPs for Towers and Antennas shall expire if a site plan for the tower is not submitted within one year of approval or if construction does not commence within two years of approval. A Planned Unit Development Preliminary Development Plan expires if a final development plan is not filed within three years. **The granting of this zoning does not guarantee physical development of the property. At the time of development, said development must be in accordance with the criteria of the Brevard County Comprehensive Plan and other applicable laws and ordinances.**

ADMINISTRATIVE POLICIES OF THE FUTURE LAND USE ELEMENT

Administrative Policies in the Future Land Use Element establish the expertise of staff with regard to zoning land use issues and set forth criteria when considering a rezoning action or request for Conditional Use Permit, as follows:

Administrative Policy 1

The Brevard County zoning official, planners and the director of the Planning and Development staff, however designated, are recognized as expert witnesses for the purposes of Comprehensive Plan amendments as well as zoning, conditional use, special exception, and variance applications.

Administrative Policy 2

Upon Board request, members of the Brevard County Planning and Development staff shall be required to present written analysis and a recommendation, which shall constitute an expert opinion, on all applications for development approval that come before the Board of County Commissioners for quasi-judicial review and action. The Board may table an item if additional time is required to obtain the analysis requested or to hire an expert witness if the Board deems such action appropriate. Staff input may include the following:

Criteria:

- A. Staff shall analyze an application for consistency or compliance with comprehensive plan policies, zoning approval criteria and other applicable written standards.
- B. Staff shall conduct site visits of property which are the subject of analysis and recommendation. As part of the site visit, the staff shall take a videotape or photographs where helpful to the analysis and conduct an inventory of surrounding existing uses. Aerial photographs shall also be used where they would aid in an understanding of the issues of the case.
- C. In cases where staff analysis is required, both the applicant and the staff shall present proposed findings of fact for consideration by the Board.
- D. For re-zoning applications where a specific use has not been proposed, the worst case adverse impacts of potential uses available under the applicable land use classification shall be evaluated by the staff.

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use.
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through analysis of:

1. historical land use patterns;
 2. actual development over the immediately preceding three years; and
 3. development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Administrative Policy 4

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types of intensity of traffic (including but not limited to volume, time of day of traffic activity, type of vehicles, et cetera), parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.
- B. In determining whether an established residential neighborhood exists, the following factors must be present:
 1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.
 2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.
 3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

Administrative Policy 5

In addition to the factors specified in Administrative Policies 2, 3, and 4, in reviewing a rezoning, conditional use permit or other application for development approval, the impact of the proposed use or uses on transportation facilities either serving the site or impacted by the use(s) shall be considered. In evaluating whether substantial and adverse transportation impacts are likely to result if an application is approved, the staff shall consider the following criteria:

Criteria:

- A. Whether adopted levels of services will be compromised;
- B. Whether the physical quality of the existing road system that will serve the proposed use(s) is sufficient to support the use(s) without significant deterioration;

- C. Whether the surrounding existing road system is of sufficient width and construction quality to serve the proposed use(s) without the need for substantial public improvements;
- D. Whether the surrounding existing road system is of such width and construction quality that the proposed use(s) would realistically pose a potential for material danger to public safety in the surrounding area;
- E. Whether the proposed use(s) would be likely to result in such a material and adverse change in traffic capacity of a road or roads in the surrounding area such that either design capacities would be significantly exceeded or a de facto change in functional classification would result;
- F. Whether the proposed use(s) would cause such material and adverse changes in the types of traffic that would be generated on the surrounding road system, that physical deterioration of the surrounding road system would be likely;
- G. Whether projected traffic impacts of the proposed use(s) would materially and adversely impact the safety or welfare of residents in existing residential neighborhoods.

Administrative Policy 6

The use(s) proposed under the rezoning, conditional use or other application for development approval must be consistent with, (a), all written land development policies set forth in these administrative policies; and (b), the future land use element, coastal management element, conservation element, potable water element, sanitary sewer element, solid waste management element, capital improvements element, recreation and open space element, surface water element, and transportation elements of the comprehensive plan.

Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any, (a), substantial drainage problem on surrounding properties; or (b), significant, adverse and unmitigatable impact on significant natural wetlands, water bodies or habitat for listed species.

Administrative Policy 8

These policies, the staff analysis based upon these policies, and the applicant's written analysis, if any, shall be incorporated into the record of every quasi-judicial review application for development approval presented to the Board including rezoning, conditional use permits, and vested rights determinations.

Section 62-1151(c) of the Code of Ordinances of Brevard County directs, "The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.

- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.
- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare.

The minutes of the planning and zoning board shall specify the reasons for the recommendation of approval or denial of each application.”

CONDITIONAL USE PERMITS (CUPs)

In addition to the specific requirements for each Conditional Use Permit (CUP), Section 62-1901 provides that the following approval procedure and general standards of review are to be applied to all CUP requests, as applicable.

- (b) Approval procedure. An application for a specific conditional use within the applicable zoning classification shall be submitted and considered in the same manner and according to the same procedure as an amendment to the official zoning map as specified in Section 62-1151. The approval of a conditional use shall authorize an additional use for the affected parcel of real property in addition to those permitted in the applicable zoning classification. The initial burden is on the applicant to demonstrate that all applicable standards and criteria are met. Applications which do not satisfy this burden cannot be approved. If the applicant meets its initial burden, then the Board has the burden to show, by substantial and competent evidence, that the applicant has failed to meet such standards and the request is adverse to the public interest. As part of the approval of the conditional use permit, the Board may prescribe appropriate and reasonable conditions and safeguards to reduce the impact of the proposed use on adjacent and nearby properties or the neighborhood. A nearby property, for the purpose of this section, is defined as any property which, because of the character of the proposed use, lies within the area which may be substantially and adversely impacted by such use. In stating grounds in support of an application for a conditional use permit, it is necessary to show how the request fulfills both the general and specific standards for review. The applicant must show the effect the granting of the conditional use permit will have on adjacent and nearby properties, including, but not limited to traffic and pedestrian flow and safety, curb-cuts, off-street loading and parking, off-street pickup of passengers, odors, glare and noise, particulates, smoke, fumes, and other emissions, refuse and service areas, drainage, screening and buffering for protection of adjacent and nearby properties, and open space and economic impact on nearby properties. The applicant, at his discretion, may choose to present expert testimony where necessary to show the effect of granting the conditional use permit.

(c) General Standards of Review.

- (1) The planning and zoning board and the board of county commissioners shall base the denial or approval of each application for a conditional use based upon

a consideration of the factors specified in Section 62-1151(c) plus a determination whether an application meets the intent of this section.

- a. The proposed conditional use will not result in a substantial and adverse impact on adjacent and nearby properties due to: (1), the number of persons anticipated to be using, residing or working under the conditional use; (2), noise, odor, particulates, smoke, fumes and other emissions, or other nuisance activities generated by the conditional use; or (3), the increase of traffic within the vicinity caused by the proposed conditional use.
 - b. The proposed use will be compatible with the character of adjacent and nearby properties with regard to use, function, operation, hours of operation, type and amount of traffic generated, building size and setback, and parking availability.
 - c. The proposed use will not cause a substantial diminution in value of abutting residential property. A substantial diminution shall be irrebuttably presumed to have occurred if abutting property suffers a 15% reduction in value as a result of the proposed conditional use. A reduction of 10% of the value of abutting property shall create a rebuttable presumption that a substantial diminution has occurred. The Board of County Commissioners carries the burden to show, as evidenced by either testimony from or an appraisal conducted by an M A I certified appraiser, that a substantial diminution in value would occur. The applicant may rebut the findings with his own expert witnesses.
- (2) The following specific standards shall be considered, when applicable, in making a determination that the general standards specified in subsection (1) of this section are satisfied:
- a. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire and catastrophe, shall be: (1), adequate to serve the proposed use without burdening adjacent and nearby uses, and (2), built to applicable county standards, if any. Burdening adjacent and nearby uses means increasing existing traffic on the closest collector or arterial road by more than 20%, or 10% if the new traffic is primarily comprised of heavy vehicles, except where the affected road is at Level of Service A or B. New traffic generated by the proposed use shall not cause the adopted level of service for transportation on applicable roadways, as determined by applicable Brevard County standards, to be exceeded. Where the design of a public road to be used by the proposed use is physically inadequate to handle the numbers, types or weights of vehicles expected to be generated by the proposed use without damage to the road, the conditional use permit cannot be approved without a commitment to improve the road to a standard adequate to handle the proposed traffic, or to maintain the road through a maintenance bond or other means as required by the Board of County Commissioners.
 - b. The noise, glare, odor, particulates, smoke, fumes or other emissions from the conditional use shall not substantially interfere with the use or enjoyment of the adjacent and nearby property.
 - c. Noise levels for a conditional use are governed by Section 62-2271.

- d. The proposed conditional use shall not cause the adopted level of service for solid waste disposal applicable to the property or area covered by such level of service, to be exceeded.
- e. The proposed conditional use shall not cause the adopted level of service for potable water or wastewater applicable to the property or the area covered by such level of service, to be exceeded by the proposed use.
- f. The proposed conditional use must have existing or proposed screening or buffering, with reference to type, dimensions and character to eliminate or reduce substantial, adverse nuisance, sight, or noise impacts on adjacent and nearby properties containing less intensive uses.
- g. Proposed signs and exterior lighting shall not cause unreasonable glare or hazard to traffic safety, or interference with the use or enjoyment of adjacent and nearby properties.
- h. Hours of operation of the proposed use shall be consistent with the use and enjoyment of the properties in the surrounding residential community, if any. For commercial and industrial uses adjacent to or near residential uses, the hours of operation shall not adversely affect the use and enjoyment of the residential character of the area.
- i. The height of the proposed use shall be compatible with the character of the area, and the maximum height of any habitable structure shall be not more than 35 feet higher than the highest residence within 1,000 feet of the property line.
- j. Off-street parking and loading areas, where required, shall not be created or maintained in a manner which adversely impacts or impairs the use and enjoyment of adjacent and nearby properties. For existing structures, the applicant shall provide competent, substantial evidence to demonstrate that actual or anticipated parking shall not be greater than that which is approved as part of the site plan under applicable county standards.

FACTORS TO CONSIDER FOR A REZONING REQUEST

Section 62-1151(c) sets forth factors to consider in connection with a rezoning request, as follows:

"The planning and zoning board shall recommend to the board of county commissioners the denial or approval of each application for amendment to the official zoning maps based upon a consideration of the following factors:

- (1) The character of the land use of the property surrounding the property being considered.
- (2) The change in conditions of the land use of the property being considered and the surrounding property since the establishment of the current applicable zoning classification, special use or conditional use.
- (3) The impact of the proposed zoning classification or conditional use on available and projected traffic patterns, water and sewer systems, other public facilities and utilities and the established character of the surrounding property.

- (4) The compatibility of the proposed zoning classification or conditional use with existing land use plans for the affected area.
- (5) The appropriateness of the proposed zoning classification or conditional use based upon a consideration of the applicable provisions and conditions contained in this article and other applicable laws, ordinances and regulations relating to zoning and land use regulations and based upon a consideration of the public health, safety and welfare."

These staff comments contain references to zoning classifications found in the Brevard County Zoning Regulations, Chapter 62, Article VI, Code of Ordinances of Brevard County. These references include brief summaries of some of the characteristics of that zoning classification. Reference to each zoning classification shall be deemed to incorporate the full text of the section or sections defining and regulating that classification into the Zoning file and Public Record for that item.

These staff comments contain references to sections of the Code of Ordinances of Brevard County. Reference to each code section shall be deemed to incorporate this section into the Zoning file and Public Record for that item.

These staff comments contain references to Policies of the Brevard County Comprehensive Plan. Reference to each Policy shall be deemed to incorporate the entire Policy into the Zoning file and Public Record for that item.

These staff comments refer to previous zoning actions which are part of the Public Records of Brevard County, Florida. These records will be referred to by reference to the file number. Reference to zoning files are intended to make the entire contents of the cited file a part of the Zoning file and Public Record for that item.

DEFINITIONS OF CONCURRENCY TERMS

Maximum Acceptable Volume (MAV): Maximum acceptable daily volume that a roadway can carry at the adopted Level of Service (LOS).

Current Volume: Building permit related trips added to the latest TPO (Transportation Planning Organization) traffic counts.

Volume with Development (VOL W/DEV): Equals Current Volume plus trip generation projected for the proposed development.

Volume/Maximum Acceptable Volume (VOL/MAV): Equals the ratio of current traffic volume to the maximum acceptable roadway volume.

Volume/Maximum Acceptable Volume with Development (VOL/MAV W/DEV): Ratio of volume with development to the Maximum Acceptable Volume.

Acceptable Level of Service (CURRENT LOS): The Level of Service at which a roadway is currently operating.

Level of Service with Development (LOS W/DEV): The Level of Service that a proposed development may generate on a roadway.



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

2725 Judge Fran Jamieson Way

Building A, Room 114

Viera, Florida 32940

(321)633-2070 Phone / (321)633-2074 Fax

<https://www.brevardfl.gov/PlanningDev>

STAFF COMMENTS

21Z00024

James and Julia Garrison

AU (Agricultural Residential) to RU-1-11 (Single-Family Residential)

Tax Account Number: 2419400
Parcel I.D.: 24-36-26-00-266.1
Location: North side of Bevis Rd, approx. 486 feet southeast of Lucas Rd. (District 2)
Acreage: 0.24 acres

Planning & Zoning Board: 10/11/2021
Board of County Commissioners: 11/04/2021

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposed zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	AU	RU-1-11
Potential*	0 units	One single-family unit
Can be Considered under the Future Land Use Map	YES, RES 15	Yes, RES 15

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations.

Background and Purpose of Request

The applicant is seeking a change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential) for the purpose of legitimizing a substandard AU lot and constructing a single-family residence on the property.

The subject parcel was recorded in Official Records Book 886, Page 887 in July 1966, when AU zoning required a minimum lot size of one acre and a minimum lot depth of 125 feet. The parcel is therefore not a nonconforming lot. The subject lot is 10,454 square feet in size and has a depth of 89.75 feet, making it substandard in regards to lot size and depth for AU. The RU-1-11 zoning classification requires a minimum lot size of 7,500 sq. ft. and a minimum lot depth of 75 feet. This lot meets both requirements. AU is the original zoning classification of the lot.

Per Sec. 62-2102 of the Zoning Code, "No person shall sever any lot in such a manner that a violation of any of the provisions of this chapter would be created on any new or altered lot, including their uses or structures."

Land Use

The subject property is currently designated as RES 15 (Residential 15). The existing AU zoning classification can be considered with RES 15 FLU. The proposed RU-1-11 zoning classification can also be considered with RES 15 FLU.

Applicable Future Land Use Policies

FLUE Policy 1.4 – The Residential 15 land use designation affords the second highest density allowance, permitting a maximum density of up to fifteen (15) units per acre, except as otherwise may be provided for within this element. The Residential 15 land use designation may be considered for lands within the following generalized locations, unless otherwise limited by this Comprehensive Plan

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

The subject parcel retains a FLU designation of RES 15, which is consistent with the surrounding area. The abutting parcels to the north, east, and west have a FLU designation of RES 15. Bordering the subject parcel on the south is a road (Bevis Road), the other side of which contains parcels with RES 15 FLU. The parcels to the north and east are vacant, while the parcels to the west and across Bevis Road to the south contain existing single-family residences. Additional uses on the south side of Lucas Avenue include a house of worship and a multi-family apartment complex, both of which retain a RES 15 FLU.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

To the north of the subject property are two vacant lots zoned AU that are substandard. The parcel to the east, also owned by the applicant, is an AU-zoned lot that is substandard in regards to lot size, lot width, and lot depth. This lot was not included in this rezoning as it will need variances, which the applicant wishes to do at a later date. Combining these parcels would not resolve the substandard issues. The parcel to the west is a lot with a single-family home zoned AU. This lot was created and the home built in 1957, prior to the establishment of zoning regulations in the county on May 22, 1958. Across Bevis Road to the south is a lot with a single-family home zoned RU-1-7. This lot was rezoned on February 6, 2019, in order to rectify its substandard status.

Outside of the adjacent parcels, the developed character of the area along Bevis Road consists of small parcels zoned AU containing single-family homes, many of which are included in the Bevis Subdivision plat, which was approved in July 1963 and are considered developable despite not meeting the minimum lot size for AU. The subject property is not included in this plat.

Additionally, there is a house of worship on a parcel zoned Institutional Use – Low Intensity (IN(L)) on the south side of Lucas Avenue, as well as two multi-family apartment complexes across from each other on either side of Lucas Avenue, both zoned RU-2-15.

The current AU zoning classification permits single-family residences and agricultural uses. These agricultural uses may be commercial in nature and include the raising and grazing of animals, the packing, processing, and sales of commodities raised on the premises, and plant nurseries.

There are three undeveloped lots zoned RU-1-11 approximately 135 feet west of the subject property across Bevis Road.

RU-1-7 and RU-1-9 are also present along Bevis Road. These classifications permit single-family homes with a minimum living area of 700 sq. ft. and 900 sq. ft. respectively.

The proposed RU-1-11 classification permits single family residences on minimum 7,500 square foot lots, with a minimum width and depth of 75 feet. The minimum house size is 1,100 square feet. RU-1-11 does not permit horses, barns or horticulture. The subject property is rezoning to RU-1-11 instead of RU-1-7 or RU-1-9 due to lots in RU-1-7 and RU-1-9 zoning requiring 100 feet of depth, while RU-1-11 requires 75 feet of depth.

There have been five rezoning applications in the surrounding area in the past 3 years:

1. On September 6, 2018, **18PZ00051** rezoned 11.88 acres from PUD to RU-2-15 approximately 2,572 feet southeast of the subject property.
2. On February 7, 2019, **18PZ000123** rezoned 0.69 acres from AU and RU-1-9 to all RU-1-7 directly across the street from the subject property.
3. On October 8, 2019, **18PZ00130** rezoned 2.92 acres from RU-1-9 and EU to all RU-1-9 with a Binding Development Plan (BDP) limited to two lots, each developed with one single-family dwelling and one guesthouse with kitchen facilities, and that sewer be installed at the owner's expense approximately 2,896 feet northwest of the subject property.
4. On October 3, 2019, **19PZ00092** rezoned 0.95 acres from AU to SR approximately 903 feet southwest of the subject property.
5. On May 4, 2021, **20Z00033** rezoned 8.47 acres from RU-1-7 and RU-2-30 to RU-2-12 with a BDP limited to 85 units, approx. .22 miles northwest of the subject property.

Surrounding Area

The abutting parcels to the north and east are vacant land zoned AU. The abutting parcel to the west is zoned AU and has a single-family home built in 1957. The parcel to the south across Bevis Road is zoned RU-1-7 and is developed with a single-family home.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected Species

Preliminary Concurrency

The closest concurrency management segment to the subject property is Lucas Road, between N. Tropical Trail and North Courtenay Parkway, which has a Maximum Acceptable Volume of 15,600 trips per day, a Level of Service (LOS) of D, and currently operates at 21.86% of capacity daily. The maximum development potential from the proposed rezoning increases the percentage of MAV utilization by 0.06%. The corridor is anticipated to continue to operate at 21.92% of capacity daily (LOS D). The proposal is not anticipated to create a deficiency in LOS.

No school concurrency information has been provided as the development potential of this site falls below the minimum number of new residential lots that would require a formal review.

There is a gravity main that runs along Bevis Road. The parcel can be serviced by City of Cocoa water.

For Board Consideration

The Board may wish to consider whether the request to RU-1-11 is consistent and compatible with the surrounding area given the fact that RU-1-11 zoning has been established in the surrounding area.

**NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary**

Item # 21Z00024

Applicant: James and Julia Garrison

Zoning Request: AU to RU-1-11

Note: Applicant wants to legitimize substandard lot to build a single-family residence.

P&Z Hearing Date: 10-11-21; **BCC Hearing Date:** 11-04-21

Tax ID No: 2419400

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected Species

Land Use Comments:

Indian River Lagoon Nitrogen Reduction Overlay

The entire parcel is mapped within the Indian River Lagoon Nitrogen Reduction Overlay per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay. If adequate sewer for the development is not

available, then the use of an alternative septic system designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes shall be required. At time of building permit, NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts.

Land Clearing and Landscape Requirements

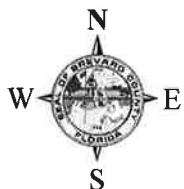
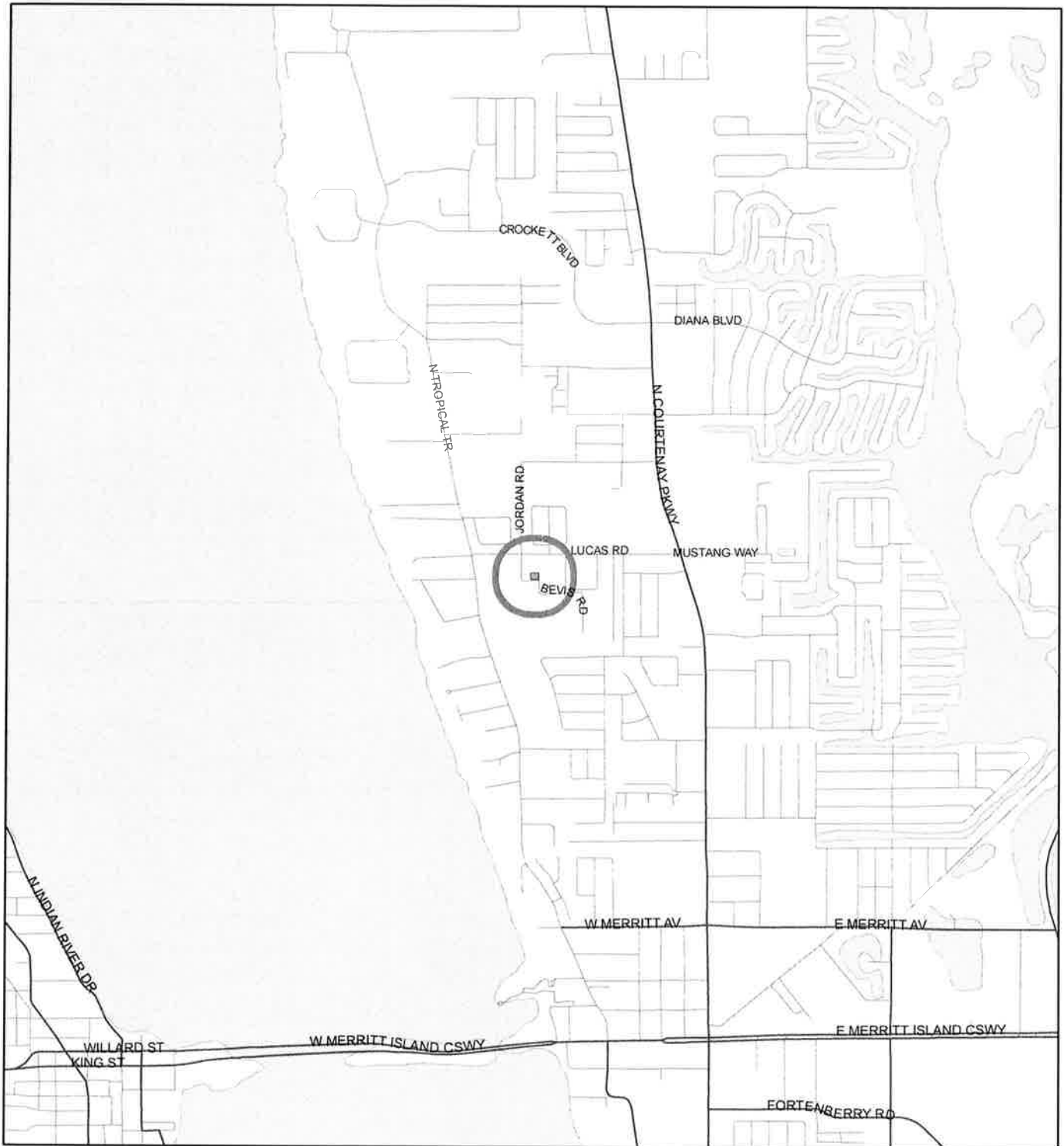
The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements. Land clearing is not permitted without prior authorization by NRM. The applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.

Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the Florida Fish and Wildlife Conservation Commission and/or U.S. Fish and Wildlife Service, as applicable.

LOCATION MAP

GARRISON, JULIA A. AND JAMES W.
21Z00024



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

Buffer Distance: 500 feet

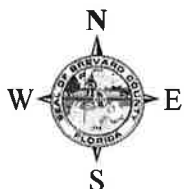
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/11/2021

Buffer
Subject Property

ZONING MAP

GARRISON, JULIA A. AND JAMES W.
21Z00024



1:4,800 or 1 inch = 400 feet

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: 8/10/2021

— Subject Property

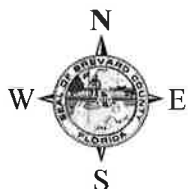
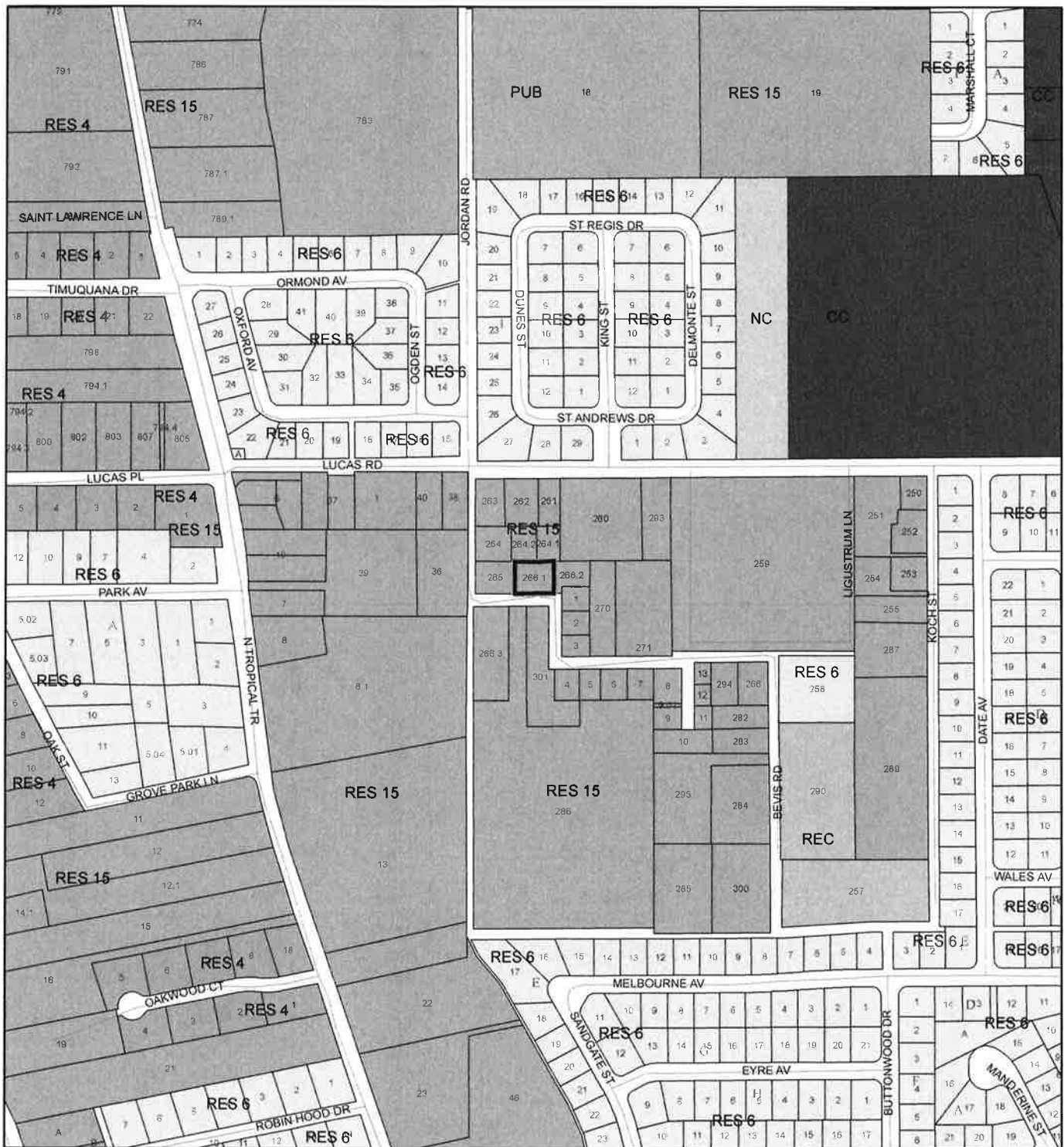
□ Parcels

□ Zoning

FUTURE LAND USE MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024



1:4,800 or 1 inch = 400 feet

Subject Property
Parcels

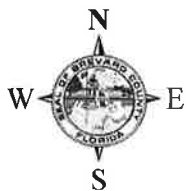
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/10/2021

AERIAL MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024



1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2021

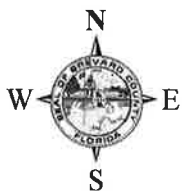
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 8/11/2021

— Subject Property
□ Parcels

NWI WETLANDS MAP

GARRISON, JULIA A. AND JAMES W.
21Z00024



1:4,800 or 1 inch = 400 feet

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: 8/10/2021

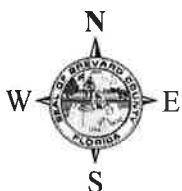
National Wetlands Inventory (NWI)

	Estuarine and Marine Deepwater		Freshwater Pond
	Estuarine and Marine Wetland		Lake
	Freshwater Emergent Wetland		Other
	Freshwater Forested/Shrub Wetland		Riverine
	Subject Property		Parcels

SJRWMD FLUCCS WETLANDS - 6000 Series MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024








1:4,800 or 1 inch = 400 feet

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: 8/10/2021

SJRWMD FLUCCS WETLANDS

-  Wetland Hardwood Forests - Series 6100
-  Wetland Coniferous Forest - Series 6200
-  Wetland Forested Mixed - Series 6300
-  Vegetated Non-Forested Wetlands - Series 6400
-  Non-Vegetated Wetland - Series 6500

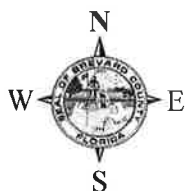
 Subject Property

 Parcels

USDA SCSSS SOILS MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024



1:4,800 or 1 inch = 400 feet

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: 8/10/2021

USDA SCSSS Soils

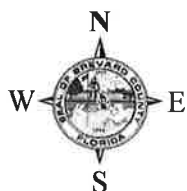
- Aquifer and Hydric
- Aquifer
- Hydric
- None

- Subject Property
- Parcels

FEMA FLOOD ZONES MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024



1:4,800 or 1 inch = 400 feet

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: 8/10/2021

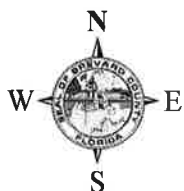
FEMA Flood Zones

- | | | |
|------------------|------------|---|
| A | AO | X |
| AE | Open Water | |
| AH | VE | |
| Subject Property | Parcels | |

COASTAL HIGH HAZARD AREA MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024



1:4,800 or 1 inch = 400 feet

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: 8/10/2021

— Subject Property

□ Parcels

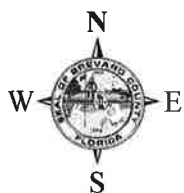
Coastal High Hazard Area

■ SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024



1:4,800 or 1 inch = 400 feet

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: 8/10/2021

— Subject Property

□ Parcels

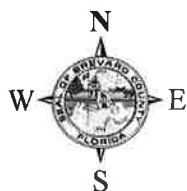
Septic Overlay

■ 40 Meters

■ 60 Meters

■ All Distances

21Z00024



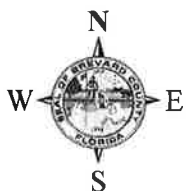
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Eagle Nests
FWS 2010

SCRUB JAY OCCUPANCY MAP

GARRISON, JULIA A. AND JAMES W.




21Z00024



1:4,800 or 1 inch = 400 feet

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.

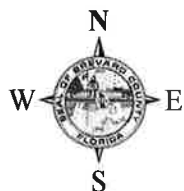
Produced by BoCC - GIS Date: 8/10/2021

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

GARRISON, JULIA A. AND JAMES W.

21Z00024



1:4,800 or 1 inch = 400 feet

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: 8/10/2021

SJRWMD FLUCCS Upland Forests

- Upland Coniferous Forest - 4100 Series
- Upland Hardwood Forest - 4200 Series
- Upland Mixed Forest - 4300 Series
- Tree Plantations - 4400 Series

Subject Property Parcels

PLANNING AND ZONING BOARD MINUTES

The Brevard County Planning & Zoning Board met in regular session on **Monday, October 11, 2021**, at **3:00 p.m.**, in the Florida Room, Building C, Brevard County Government Center, 2725 Judge Fran Jamieson Way, Viera, Florida.

The meeting was called to order at 3:00 p.m.

Board members present were: Ron Bartcher (D1); Brian Hodggers (D2); Mark Wadsworth, Chair (D4); Liz Alward (D4 - Alt); Bruce Moia (D5); Peter Filiberto, Vice Chair (D5); and David Bassford (D5 - Alt).

Staff members present were: Jeffrey Ball, Planning and Zoning Manager; George Ritchie, Planner III; Peter Martin, Planner II; Alex Esseeesse, Assistant County Attorney; and Jennifer Jones, Special Projects Coordinator.

Excerpt from Complete Minutes

Julia A. and James W. Garrison

A change of zoning classification from AU (Agricultural Residential) to RU-1-11 (Single-Family Residential). The property is 0.24 acres, located approx. 365 ft. south of Lucas Rd., approx. 145 ft. east of Bevis Rd., on the north side of Bevis Rd. (21Z00024) (1048 Bevis Rd., Merritt Island) (Tax Account 2419400) (District 2)

John Campbell stated he is a registered land surveyor representing the applicants.

Julia Garrison stated she and her husband would like to build a two-bedroom residential home, but it currently does not meet the required lot size for AU, and she would like to rezone to RU-1-11.

Mr. Campbell explained the lot was created in 1965 when there wasn't much officiality in the County and people split up properties however they wished. There are five other properties in the surrounding area that are of the same size and the same general position of Ms. Garrison's. In addition, the homes in the surrounding area are compatible with what the Garrison's want to build. [Mr. Campbell displayed photos, survey, and floor plans to the board. The exhibits can be found in file 21Z00024, located in the Planning and Development Department]. He stated the lot is well drained and there are no wetlands on the property. Concurrency indicates the roads can handle the requested zoning classification and the City of Cocoa will provide water service.

No public comment

Mr. Campbell stated there is no sewer available, but the lot has every other utility and will hook up to City of Cocoa water.

Peter Filiberto asked staff for clarification on the gravity main near the property.

Jeffrey Ball stated it would be up to the utility provider to provide that service. If they decide to go with septic, they will need to get a permit from Environmental Health. If sewer is available, the applicants will have to hook up to sewer.

Liz Alward noted there are many small AU lots in the area that are rezoning to residential and she supports the request.

Motion by Bruce Moia, seconded by Peter Filiberto, to recommend approval of the change of classification from AU to RU-1-11. The motion passed was unanimously.

LEGAL DESCRIPTION:

The West 141.5 feet of the following described parcel:
 COMMENCE at the Northwest corner of the Northwest 1/4 of Section 26, Township 24, South, Range 36 East, Brevard County, Florida and run South 00°18'55" West along the West line of said Northwest 1/4, 354.00 feet thence run North 89°57'25" East, 134.50 feet to a point on the North right of way line of Bevis Road in BEVIS SUBDIVISION, recorded in Plat Book 17, Page 441, of the Public Records of Brevard County, Florida, the POINT OF BEGINNING of this description; from the POINT OF BEGINNING continue along said North right of way line North 89°57'25" East, 134.50 feet, to a point in the West line of Lot 1 in said BEVIS SUBDIVISION, thence run along said West line of Lot 1, North 00°18'55" East, 18.00 feet to the Northwest corner of said Lot 1; thence run along the North line of Lot 1, North 89°57'25" East, 79.00 feet to the Northeast corner of said Lot 1; thence run North 00°18'55" East, 71.75 feet thence run South 89°57'25" West 213.50 feet; thence run South 00°18'55" West 89.75 feet to the POINT OF BEGINNING.

EXPLANATION OF ABBREVIATIONS

- CLF Chain Link Fence
- CW Concrete Wall
- (D) Described Information
- ID Identification
- LB Licensed Business
- LD Measured Distance
- PB Plat Book
- PG Page or Pages
- PSM Professional Surveyor
- Section #, Township #, South, Range # East
- STR

LEGEND:

- Found 5/8" iron rebar, with ID
- Found nail and disk, with ID
- Found 1/2" iron rebar, no ID
- Clapnet
- Drainage Flow

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF THE
 NORTHWEST 1/4 OF STR 26-24-36
 OF STR 26-24-36
 S0°10'09"E 364.00' (C)
 S00°18'55"W 354.00' (D)
 N89°09'47"E 134.50' (C)
 N89°57'25"E 134.50' (D)

FEMA FLOOD

FOR INFORMATION ONLY:

The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. As a result, the client, this surveyor, and the subject parcel appear to be in FEMA Zone "X" Community to be FEMA Zone "X" Community. Plat No. 2009-035AUC dated 5/17/2020.

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the standards of practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 461-022, Florida Administrative Code pursuant to Section 472.002, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

John R. Campbell
 John R. Campbell
 Professional Surveyor No. 43551
 State of Florida

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL 24-36-26-00-260
 OWNER MT TABOR PRIMITIVE BAPTIST CHURCH

PARCEL 24-36-26-00-264.1
 OWNER SHAH SHAH PROPERTY INC

N89°58'37"W 213.50' (C)
 S89°57'25"W 213.50' (D)

FOUND 5/8" LB6710
 FOUND 1/2" NO ID

S89°58'37"E 114.51' (M)

PROPOSED RETENTION POND 6" DEEP

PROPOSED ONE STORY C.B.S. RESIDENCE F.F.E. = 8.00

36"± ABOVE CROWN OF ROAD

PROPOSED DRIVEWAY

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

PROPOSED PORCH

LEGAL DESCRIPTION:

The West 141.5 feet of the following described parcel:
 COMMENCE at the Northwest corner of the Northwest 1/4 of Section 26, Township 24, South, Range 36 East, Brevard County, Florida and run South 00°18'55" West along the West line of said Northwest 1/4, 354.00 feet thence run North 89°57'25" East, 134.50 feet to a point on the North right of way line of Bevis Road in BEVIS SUBDIVISION, recorded in Plat Book 17, Page 441, of the Public Records of Brevard County, Florida, the POINT OF BEGINNING of this description; from the POINT OF BEGINNING continue along said North right of way line North 89°57'25" East, 134.50 feet, to a point in the West line of Lot 1 in said BEVIS SUBDIVISION, thence run along said West line of Lot 1, North 00°18'55" East, 18.00 feet to the Northwest corner of said Lot 1; thence run along the North line of Lot 1, North 89°57'25" East, 79.00 feet to the Northeast corner of said Lot 1; thence run North 00°18'55" East, 71.75 feet thence run South 89°57'25" West 213.50 feet; thence run South 00°18'55" West 89.75 feet to the POINT OF BEGINNING.

LEGEND:

- Found 5/8" iron rebar, with ID
- Found nail and disk, with ID
- Found 1/2" iron rebar, no ID
- Clapnet
- Drainage Flow

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF THE
 NORTHWEST 1/4 OF STR 26-24-36
 OF STR 26-24-36
 S0°10'09"E 364.00' (C)
 S00°18'55"W 354.00' (D)
 N89°09'47"E 134.50' (C)
 N89°57'25"E 134.50' (D)

FEMA FLOOD

FOR INFORMATION ONLY:

The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. As a result, the client, this surveyor, and the subject parcel appear to be in FEMA Zone "X" Community to be FEMA Zone "X" Community. Plat No. 2009-035AUC dated 5/17/2020.

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the standards of practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 461-022, Florida Administrative Code pursuant to Section 472.002, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

John R. Campbell
 John R. Campbell
 Professional Surveyor No. 43551
 State of Florida

LEGAL DESCRIPTION:

The West 141.5 feet of the following described parcel:
 COMMENCE at the Northwest corner of the Northwest 1/4 of Section 26, Township 24, South, Range 36 East, Brevard County, Florida and run South 00°18'55" West along the West line of said Northwest 1/4, 354.00 feet thence run North 89°57'25" East, 134.50 feet to a point on the North right of way line of Bevis Road in BEVIS SUBDIVISION, recorded in Plat Book 17, Page 441, of the Public Records of Brevard County, Florida, the POINT OF BEGINNING of this description; from the POINT OF BEGINNING continue along said North right of way line North 89°57'25" East, 134.50 feet, to a point in the West line of Lot 1 in said BEVIS SUBDIVISION, thence run along said West line of Lot 1, North 00°18'55" East, 18.00 feet to the Northwest corner of said Lot 1; thence run along the North line of Lot 1, North 89°57'25" East, 79.00 feet to the Northeast corner of said Lot 1; thence run North 00°18'55" East, 71.75 feet thence run South 89°57'25" West 213.50 feet; thence run South 00°18'55" West 89.75 feet to the POINT OF BEGINNING.

LEGEND:

- Found 5/8" iron rebar, with ID
- Found nail and disk, with ID
- Found 1/2" iron rebar, no ID
- Clapnet
- Drainage Flow

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF THE
 NORTHWEST 1/4 OF STR 26-24-36
 OF STR 26-24-36
 S0°10'09"E 364.00' (C)
 S00°18'55"W 354.00' (D)
 N89°09'47"E 134.50' (C)
 N89°57'25"E 134.50' (D)

FEMA FLOOD

FOR INFORMATION ONLY:

The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. As a result, the client, this surveyor, and the subject parcel appear to be in FEMA Zone "X" Community to be FEMA Zone "X" Community. Plat No. 2009-035AUC dated 5/17/2020.

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the standards of practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 461-022, Florida Administrative Code pursuant to Section 472.002, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

John R. Campbell
 John R. Campbell
 Professional Surveyor No. 43551
 State of Florida

LEGAL DESCRIPTION:

The West 141.5 feet of the following described parcel:
 COMMENCE at the Northwest corner of the Northwest 1/4 of Section 26, Township 24, South, Range 36 East, Brevard County, Florida and run South 00°18'55" West along the West line of said Northwest 1/4, 354.00 feet thence run North 89°57'25" East, 134.50 feet to a point on the North right of way line of Bevis Road in BEVIS SUBDIVISION, recorded in Plat Book 17, Page 441, of the Public Records of Brevard County, Florida, the POINT OF BEGINNING of this description; from the POINT OF BEGINNING continue along said North right of way line North 89°57'25" East, 134.50 feet, to a point in the West line of Lot 1 in said BEVIS SUBDIVISION, thence run along said West line of Lot 1, North 00°18'55" East, 18.00 feet to the Northwest corner of said Lot 1; thence run along the North line of Lot 1, North 89°57'25" East, 79.00 feet to the Northeast corner of said Lot 1; thence run North 00°18'55" East, 71.75 feet thence run South 89°57'25" West 213.50 feet; thence run South 00°18'55" West 89.75 feet to the POINT OF BEGINNING.

LEGEND:

- Found 5/8" iron rebar, with ID
- Found nail and disk, with ID
- Found 1/2" iron rebar, no ID
- Clapnet
- Drainage Flow

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF THE
 NORTHWEST 1/4 OF STR 26-24-36
 OF STR 26-24-36
 S0°10'09"E 364.00' (C)
 S00°18'55"W 354.00' (D)
 N89°09'47"E 134.50' (C)
 N89°57'25"E 134.50' (D)

FEMA FLOOD

FOR INFORMATION ONLY:

The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. As a result, the client, this surveyor, and the subject parcel appear to be in FEMA Zone "X" Community to be FEMA Zone "X" Community. Plat No. 2009-035AUC dated 5/17/2020.

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets the standards of practice as set forth by the Florida Board of Professional Land Surveyors found in Chapter 461-022, Florida Administrative Code pursuant to Section 472.002, Florida Statutes.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

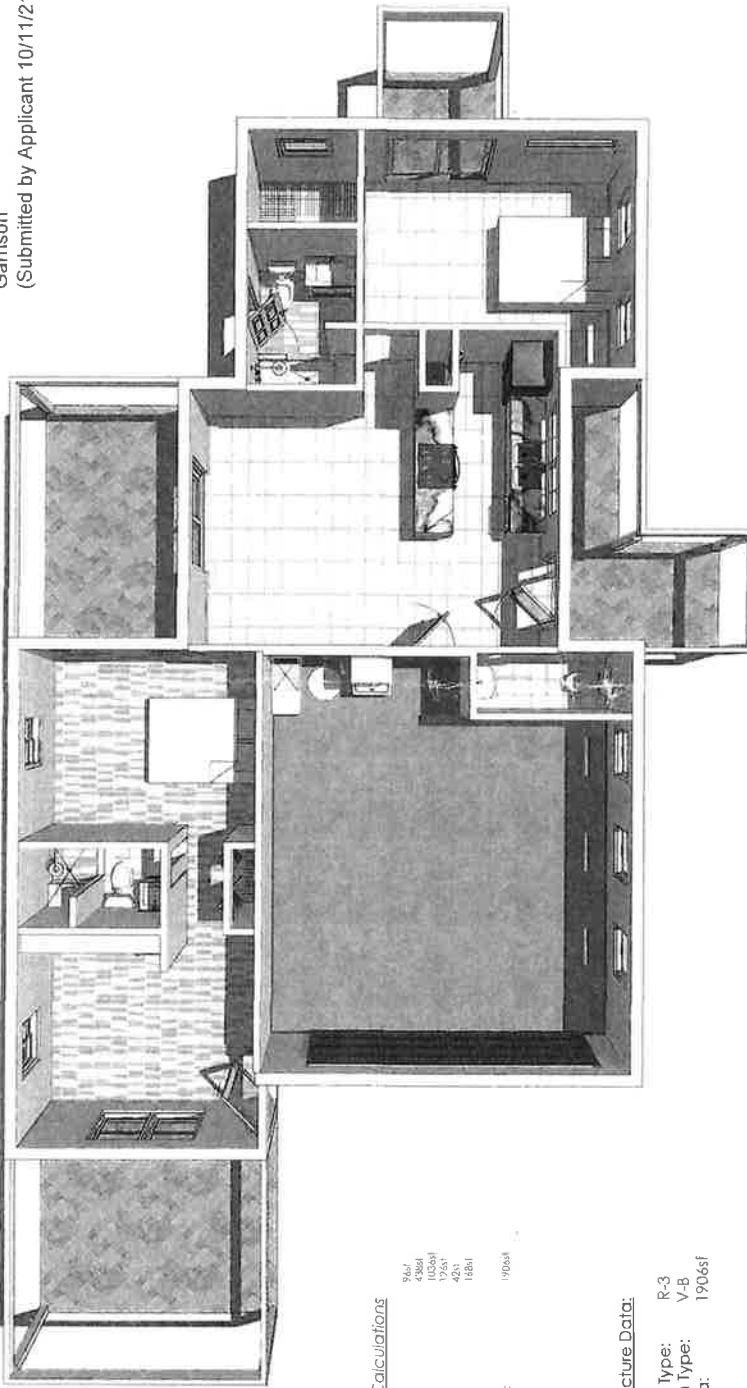
John R. Campbell
 John R. Campbell
 Professional Surveyor No. 43551
 State of Florida

The West 141.5 feet of the following described parcel:
 COMMENCE at the Northwest corner of the Northwest 1/4 of Section 26, Township 24, South, Range 36 East, Brevard County, Florida and run South 00°18'55" West along the West line of said Northwest 1/4, 354.00 feet thence run North 89°57'25" East, 134.50 feet to a point on the North right of way line of Bevis Road in BEVIS SUBDIVISION, recorded in Plat Book 17, Page 441, of the Public Records of Brevard County, Florida, the POINT OF BEGINNING of this description; from the POINT OF BEGINNING continue along said North right of way line North 89°57'25" East, 134.50 feet, to a point in the West line of Lot 1 in said BEVIS SUBDIVISION, thence run along said West line of Lot 1, North 00°18'55" East, 18.00 feet to the Northwest corner of said Lot 1; thence run along the North line of Lot 1, North 89°57'25" East, 79.00 feet to the Northeast corner of said Lot 1; thence run North 00°18'55" East, 71.75 feet thence run South 89°57'25" West 213.50 feet; thence run South 00°18'55" West 89.75 feet to the POINT OF BEGINNING.

- Found 5/8" iron rebar, with ID
- Found nail and disk, with ID
- Found 1/2" iron rebar, no ID
- Clapnet
- Drainage Flow

The surveyor no longer certifies the FEMA Flood Zones. This certification is made by an independent contractor of the Federal Government. As a result, the client, this surveyor, and the subject parcel appear to be in FEMA Zone "X" Community to be FEMA Zone "X" Community. Plat No. 2009-035AUC dated 5/17/2020.

Construction Plans
21Z00024
Garrison
(Submitted by Applicant 10/11/21)



Area Calculations

Entry/Hallway	96sf
Kitchen	102sf
Dining	176sf
Living	420sf
Side Porch	188sf
Car Port	190sf
Total Square Footage:	1906sf

General Structure Data:

Occupancy Type: R-3
Construction Type: V-B
Building Area: 1906sf



675 Fern Drive
Mentif Island, Florida 32932
Phone: (321) 451-6499
www.ArmisteadDesign.com

Project
DESIGNER
Chris Pedersen

STRUCTURAL ONLY
S.E. ARMISTEAD, P.E.
10-00000000000000000000
3200 Fern Drive, Mentif Island, FL 32932
(321) 451-6499

Date: 2021.06.18
130639-0400

21Z00024
Description

Garrison Custom Home

When it's all done
YOU'RE GOING TO LOVE THIS HOUSE

James Garrison
1048 Bevit Rd,
Mentif Island, FL 32933

Project No
02232021

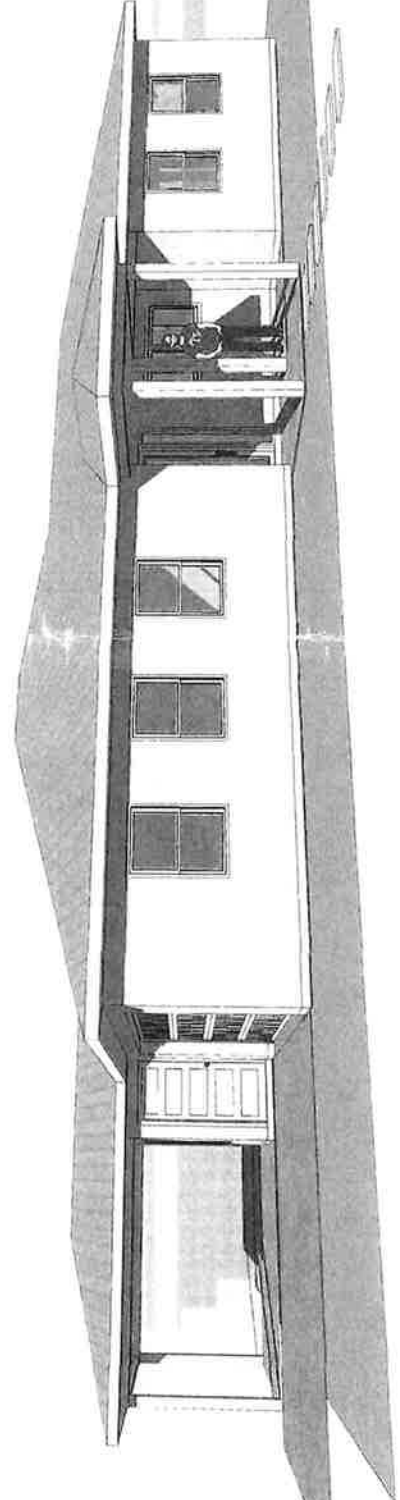
THIS DOCUMENT, INCLUDING ANY AND ALL INFORMATION CONTAINED HEREIN, IS THE PROPERTY OF ARMISTEAD DESIGN, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ARMISTEAD DESIGN, INC.

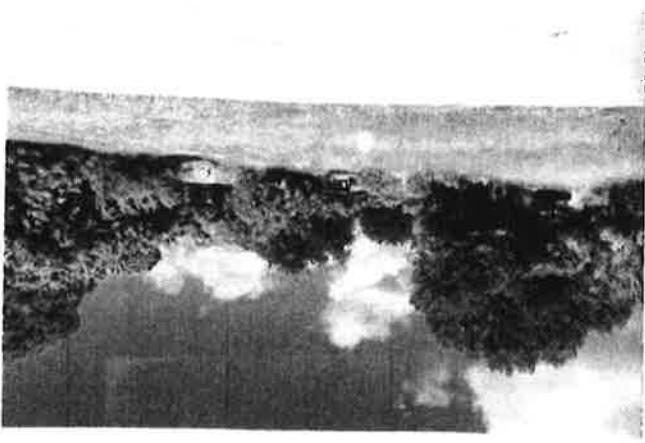
Gr Cover Page 1

Scale ♦ NTS

PAGE: 1

01





Photos / Garrison / 21Z00024
Submitted by Applicant 10/11/21

