



SITE INFORMATION

GENERAL STATEMENT  
THE PROPOSED PROJECT INVOLVES JOINING ADJACENT PARCELS TO AN EXISTING P.U.D. TO ALLOW FOR CONSTRUCTION OF 18-SLIP BOAT DOCK (17 POWER BOAT SLIPS, AND 1 SAILBOAT SLIP), BOARDWALK, TENNIS COURT, AND PAVILION FOR AN EXISTING CONDOMINIUM.

OWNER  
DR. WASIM NIAZI, PRESIDENT  
RIVER FLY IN CONDOMINIUM INC.  
1910 ROCKLEDGE BLVD.  
ROCKLEDGE, FL 32955

ENGINEER  
MBV ENGINEERING, INC.  
1250 W. EAU GALIE BLVD, UNIT H  
MELBOURNE, FL 32935  
PHONE: (321) 253-1510

APPLICANT  
DR. WASIM NIAZI, PRESIDENT  
RIVER FLY IN CONDOMINIUM INC  
1910 ROCKLEDGE BLVD.  
ROCKLEDGE, FL 32955

SITE ADDRESS  
701 PILOT LANE  
MERRITT ISLAND, FLORIDA 32952

FUTURE LAND USE  
RES15 (2501008)  
RES15 (2501000)

ZONING  
PUD (2501008)  
IU (2501000)

TAX PARCEL I.D. NUMBER(S)  
25-36-01-00-254 (EXISTING)  
25-36-01-00-1 (ADD)

TAX ACCOUNT NO.  
2501008 (EXISTING)  
2501000 (ADD)

PROJECT INFORMATION

EXISTING SITE  
PROPOSED ADDITION  
NEW TOTAL PROJECT AREA

13.04 AC  
15.05 AC  
28.09 AC

46.42%  
53.58%  
100.00%

PROJECT UNITS  
PROJECT DENSITY (LOT 3 - PROPOSED)

122 UNITS  
9.38 UNITS PER ACRE

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED = 35%  
NUMBER OF ACRES PROPOSED = 28.09  
NUMBER OF UNITS PROPOSED = 112  
ACTIVE SPACE COMPONENT REQUIRED = 1.12  
PASSIVE SPACE COMPONENT REQUIRED = 8.22  
TOTAL OPEN SPACE REQUIRED = 9.34  
PROVIDED ACTIVE OPEN SPACE COMPONENT = 1.59  
PROVIDED PASSIVE OPEN SPACE COMPONENT = 23.68  
PROVIDED TOTAL OPEN SPACE = 25.27

EXHIBIT "A"  
PROPERTY  
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT BEING ON THE CENTERLINE OF CONE ROAD, THENCE SOUTH 1° 38' 22" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 144.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 47' 42" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 416, PAGE 19 AND DEED BOOK 416, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 150.22 FEET; THENCE NORTH 1° 12' 22" WEST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 14.74 FEET; THENCE NORTH 88° 47' 42" EAST ALONG A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 426.00 FEET; THENCE SOUTH 1° 12' 22" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 426.00 FEET; THENCE SOUTH 1° 12' 22" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 426.00 FEET; THENCE SOUTH 1° 12' 22" WEST ALONG THE CENTER OF AN APPROXIMATE 15 FEET WIDE LEVEE, THENCE SOUTH 1° 12' 22" WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 918.62 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 1, THENCE NORTH 1° 12' 22" WEST ALONG THE WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 325.19 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:  
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT BEING ON THE CENTERLINE OF CONE ROAD, THENCE SOUTH 1° 12' 22" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 144.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 47' 42" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED BOOK 416, PAGE 19 AND DEED BOOK 416, PAGE 10 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE OF 150.22 FEET; THENCE NORTH 1° 12' 22" WEST PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 14.74 FEET; THENCE NORTH 88° 47' 42" EAST ALONG A LINE 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 426.00 FEET; THENCE SOUTH 1° 12' 22" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 426.00 FEET; THENCE SOUTH 1° 12' 22" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 426.00 FEET; THENCE SOUTH 1° 12' 22" WEST ALONG THE CENTER OF AN APPROXIMATE 15 FEET WIDE LEVEE, THENCE SOUTH 1° 12' 22" WEST PARALLEL WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 918.62 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 1, THENCE NORTH 1° 12' 22" WEST ALONG THE WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 325.19 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY ROAD RIGHT OF WAY.  
All of Government Lot 1 in Section 1, Township 25 South, Range 36 East, Brevard County, Florida, together with any and all submerged lands in Newfound Harbor lying East of said Government Lot 1 of said Section, LESS AND EXCEPT lands described in Deed Book 416, Page 19, Deed Book 416, Page 10 and O.R. Book 692, Page 522, O.R. Book 1764, Page 418 and O.R. Book 1956, Page 621, of the Public Records of Brevard County, Florida, and LESS AND EXCEPT any portion in Case No. 16.  
Parcel Identification Number: 25-36-01-00-1  
Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.  
The Subject Property is Vacant Land

GENERAL MARINA NOTE

PER SECTION 62-3606(13)(A), THE MARINA SHALL AFFIRMATIVELY DEMONSTRATE COMPLIANCE WITH POLICY 9.9 OF THE CONSERVATION ELEMENT AND OBJECTIVE 5 AND SUBSEQUENT POLICIES OF THE COASTAL MANAGEMENT ELEMENT OF THE BREVARD COUNTY COMPREHENSIVE PLAN, AS AMENDED. THE AFFIRMATION SHALL INCLUDE, BUT NOT BE LIMITED TO, SITING, HABITAT, MANATEE EDUCATION, AND WATER QUALITY CRITERIA.

FIRE PROTECTION NOTES

ADEQUATE WATER SUPPLY SHALL BE EXTENDED TO THE PROPOSED MARINA AND TURNAROUND, INCLUDING BUT NOT LIMITED TO HYDRANT(S), A STANDPIPE, AND ADEQUATE PIPE SIZE TO PROVIDE THE REQUIRED FIRE FLOW (1,500 GPM MINIMUM). ADDITIONAL INFORMATION AND DETAILS TO BE PROVIDED DURING SITE PLAN SUBMITTAL.

NOTES

1. THERE SHALL BE NO FILL PROPOSED IN THE WATERS OF THE STATE FOR CONSTRUCTION OF THE PROPOSED FIRE ACCESS AND TURNAROUND.
2. THE EXISTING PUBLIC KAYAK/ CANOE/ PADDLEBOARD LAUNCH, OR ACCESS TO, SHALL NOT BE IMPACTED BY THE PROPOSED FIRE ACCESS AND TURNAROUND.
3. ALL REQUIRED PERMITTING FOR THE FIRE ACCESS AND DOCK, WITHIN THE WATERS OF THE STATE, SHALL BE CONDUCTED DURING THE SITE PLAN APPROVAL PROCESS.
4. MAINTENANCE OF THE FIRE ACCESS AND DOCK SHALL BE THE RESPONSIBILITY OF THE PROJECT PROPERTY OWNERSHIP ENTITY VIA REQUIRED AGREEMENTS OF THE STATE AND/OR COUNTY, WHICH WILL BE PROVIDED AS PART OF THE SITE PLAN APPROVAL PROCESS.

5. THE SAFE UP-AND LINE SHALL BE INCLUDED IN THE UPDATED SURVEY AS PART OF THE SITE PLAN APPROVAL PROCESS.

| REVISIONS   |                             | DATE       |
|---|-----------------------------|------------|
| 7   | REVISED PER COUNTY COMMENTS | 03/17/2025 |
| 6   | REVISED PER COUNTY COMMENTS | 09/10/2024 |
| 5   | REVISED PER COUNTY COMMENTS | 08/08/2024 |
| 4   | REVISED PER COUNTY COMMENTS | 07/15/2024 |
| 3   | REVISED PER COUNTY COMMENTS | 03/27/2024 |
| 2   | REVISED PER COUNTY COMMENTS | 03/27/2024 |
| 1   | REVISED PER COUNTY COMMENTS | 03/04/2024 |
| COMMENTS  |                             |            |
| 25-1084   |                             | 4/29/2025  |
| JOB NO.   | DESIGNED                    | BAM        |
|   | DRAWN                       | DWB/AFR    |
|   | CHECKED                     | 12/11/2023 |
|   | DATE                        |            |
|   | DATE                        | ISSUED     |
|   | DATE                        | ISSUED     |
| PUD PLAN  |                             | FLORIDA    |
| RIVER FLY-IN PUD  |                             |            |
| NOT FOR CONSTRUCTION  |                             |            |
| PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHALL ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ACCORD TO ANY PROPERTY DISTRIBUTED PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE. |                             |            |
| PUD-1   |                             |            |
| SHEET   |                             |            |
| 23-1084   |                             |            |
| PRELIMINARY SET   |                             |            |