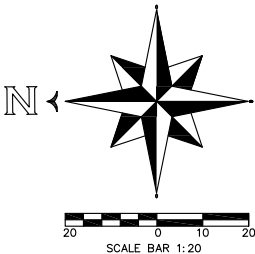


EXHIBIT "A" CUP SITE PLAN



DIRECTIONS: <<ADDRESS: MARYWOOD DRIVE, MELBOURNE, FL 32934>>  
TAKE INTERSTATE HIGHWAY 95 TO EXIT 183, EAU GALLE BOULEVARD, MELBOURNE. CONTINUE EAST ON EAU GALLE BOULEVARD FOR 0.30 MILES. TURN NORTH ON JOHN RODES BOULEVARD. THIS ROAD WILL CURVE AND TURN INTO AURORA ROAD. CONTINUE FOR 1 MILE TO MARYWOOD ROAD. TURN NORTH & CONTINUE FOR 0.12 MILES. SITE IS LOCATED ON THE WEST SIDE OF THE ROAD ON THE NORTH SIDE OF THE COMMUNITY CENTER.

VICINITY

GENERAL STATEMENT: CONSTRUCT (1) NEW SINGLE STORY ±4,000 SF COMMERCIAL MAINTENANCE BUILDING WITH (3) ASSOCIATED INTERIOR OFFICES, PARKING, STORMWATER, CITY OF MELBOURNE WATER SERVICE AND CITY OF MELBOURNE GRAVITY SEWER SERVICE.

OWNER: HOUSING AUTHORITY BREVARD COUNTY  
1401 GUAVA AVENUE  
MELBOURNE, FLORIDA 32925  
CONTACT: MR. MIKE DEAN, CEO  
PHONE: 321-775-1592

ENGINEER: MONROE ENGINEERING, INC.  
P.O. BOX 121094  
MELBOURNE, FLORIDA 32912  
CONTACT: MR. STEVEN W. MONROE, P.E.  
PHONE: 321-544-8177  
EMAIL: STEVE@MONROE-ENGINEERING.COM

ARCHITECT: TBD

CONTRACTOR: TBD

SURVEYOR: KANE SURVEYING, INC.  
505 DISTRIBUTION DRIVE  
MELBOURNE, FLORIDA 32904  
CONTACT: MR. JOEL SEYMOUR  
PHONE: 321-676-0427  
EMAIL: KANESURVEYING@BELLSOUTH.NET

SITE ADDRESS: TBD

TAX PARCEL IDENTIFICATION: 27-36-14-01--\*-66

LEGAL DESCRIPTION: SEE THIS SHEET

FLOOD ZONE: FLOOD ZONE X PER FIRM MAP#12009C0514G, DATED 3/17/20141

AREA OWNED/PROJECT AREA: 529,254 SF = 12.15 AC

CONSTRUCTION TYPE: PRE-ENGINEERED METAL BUILDING, TYPE IIB  
UNPROTECTED, NON-COMBUSTIBLE, UNSPRINKLED

MUNICIPALITY: BREVARD COUNTY

FUTURE LAND USE: RES 4 (RESIDENTIAL 4 UNITS PER ACRE)

ZONING: RU-2-30 (HIGH-DENSITY MULTIPLE FAMILY RESIDENTIAL)

ADJACENT ZONING: NORTH TR-3/WHITE RD SOUTH RU-1-7/AURORA RD  
EAST RU-1-13/MARYWOOD RD WEST IN(L)

PROPOSED USE: MAINTENANCE

BUILDING SETBACK REQUIRED: NORTH 15' SOUTH 15' EAST 25' WEST 20'  
\*NOTE, BUILDING FRONTS MARYWOOD ROAD.

BUILDING SETBACK PROVIDED: NORTH 161.5' SOUTH 548.02' EAST 115.0' WEST 434.94'

ALLOWABLE BUILDING HEIGHT: 45'

PROPOSED BUILDING HEIGHT: 20'-0" EAVE (SINGLE STORY)

PARKING:

| PARKING CALCULATION (PER BREVARD COUNTY STANDARD) |              |               |          |
|---|--------------|---------------|----------|
| SITE USE  | AREA (SF)    | PARKING RATIO | REQUIRED |
| BUSINESS (OFFICE/WAREHOUSING)                     | 4,000        | 1/325 SF      | 13       |
| PARKING REQUIRED                                  |              |               | 13       |
| HANDICAP PARKING REQUIRED                         |              |               | 1        |
| PARKING PROVIDED                                  | (INC. 1 H/C) |               | 14       |

SURVEY: SURVEY INFORMATION USED IN THIS PROJECT TO DEPICT PROPERTY BOUNDARY, TOPOGRAPHY, TREES, UTILITIES & OTHER IMPROVEMENTS WAS PROVIDED BY KANE SURVEYING, INC. JOB NO. 44175, DATED 6-18-25.



**MONROE**  
ENGINEERING, INC.

CIVIL ENGINEERING / STRUCTURAL ENGINEERING  
P.O. BOX 121094, WEST MELBOURNE, FL. 32912  
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: HABC MARYWOOD ROAD

SHEET TITLE: "EXHIBIT A" CUP SITE PLAN

|                     |              |              |              |               |
|---------------------|--------------|--------------|--------------|---------------|
| ISSUE DATE: 7-31-25 | DRAWN BY: SM | CHECK BY: SM | APPR. BY: SM | SCALE: 1:20   |
|                     |              |              |              | JOB NO.       |
|                     |              |              |              | 25-001        |
|                     |              |              |              | SHEET: 1 OF 1 |
|                     |              |              |              | CUP           |

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DIGITAL SIGNATURE:

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVEN W. MONROE, P.E. #61778 ON THE DATE APPEARING IN THE DIGITAL SEAL USING A SHA AUTHENTICATION CODE.

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Always call 811 two full business days before you dig

**Sunshine811.com**

\*SEE COVER SHEET FOR ADDITIONAL INFORMATION  
SUNSHINE 811 LOCATES: PHONE (811) OR (800)432-4770  
BREVARD COUNTY UTILITY SERVICES: PHONE (321) 633-2091  
2725 JUDGE FRAN JAMIESON WAY, VERA, FL 32940

LEGAL DESCRIPTION:

LOTS 66 AND 67, INDIAN RIVER GROVES AND GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 86, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA