



# Dana Blickley, CFA, Brevard County Property Appraiser

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Disclaimer

## REAL PROPERTY DETAILS

Account 2702763 - Roll Year 2025

**Owners** DEFENDER HOMES AIRWAY HEIGHTS LLC  
**Mailing Address** 850 WICKHAM LAKES DR VIERA FL 32940  
**Site Address** 1800 TURTLE MOUND RD MELBOURNE FL 32934  
**Parcel ID** 27-36-14-01-\*-33.01  
**Taxing District** 5300 - UNINCORP DISTRICT 5  
**Exemptions** NONE  
**Property Use** 1960 - RADIO OR TV STATION  
**Total Acres** 14.37  
**Site Code** 0001 - NO OTHER CODE APPL.  
**Plat Book/Page** 0006/0086  
**Subdivision** INDIAN RIVER GROVES & GARDENS  
**Land Description** INDIAN RIVER GROVES & GARDENS S 330 FT OF LOTS 33,34 & E 130 FT OF S 330 OF LOT 35 ALL OF LOTS 63,64 EXC RD R/W



### VALUE SUMMARY

Category	2025	2024	2023
Market Value	\$718,850	\$647,000	\$647,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$711,700	\$647,000	\$647,000
Assessed Value School	\$718,850	\$647,000	\$647,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$711,700	\$647,000	\$647,000
Taxable Value School	\$718,850	\$647,000	\$647,000

### SALES / TRANSFERS

Date	Price	Type	Instrument
10/20/2021	\$800,000	WD	9300/0518
05/04/2007	\$50,000	QC	5777/1055
02/23/2004	\$50,000	QC	5207/2429
08/30/1993	\$280,000	WD	3314/2443
10/01/1974	\$150,000	PT	1482/0112

### BUILDINGS

#### PROPERTY DATA CARD #1

**Building Use:** 1960 - RADIO OR TV STATION

Materials		Details	
Exterior Wall:	PAINTED EXTERIOR , STUCCO	Year Built	1955
Frame:	MASNRYCONC	Story Height	9
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	WOOD TRUSS	Residential Units	
		Commercial Units	1
Sub-Areas		Extra Features	
Base Area (1st)	2,746	Paving - Concrete	140
Open Porch	14		
Total Base Area	2,746		
Total Sub Area	2,760		

# Sec. 62-1255

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## Land Use Designations

Zoning Classifications	Land Use Designations										Res	Res	Res	Res	Res	Res	Res	NC	CC	PI	H/L	PUB
	Agric	Res	Res	Res	Res	Res	Res	Res	Res	Res												
GU, PA, AGR, RRMH-5, PUD, RPUD, THPUD, RVP	Y	1:2.5	1	2	4	6	10	15	30								Y*		N		N	
AU, REU, RRMH-2.5	N	Y															Y*		N		N	
ARR, RR-1, SEU, RRMH-1	N		Y														Y*		N		N	
SR, TR-2	N			Y													Y*		N		N	
EU, EU-1, EU-2, RU-1-13, RU-1-11, TR-1, RA-2-4, RU-2-4	N				Y												Y*		N		N	
RU-1-7, RU-1-9, TR-1-A, TR-3, TRC-1, RU-2-6, RA-2-6	N					Y											Y*		N		N	
RU-2-8, RA-2-8, RA-2-10, RU-2-10	N						Y										Y*		N		N	
RU-2-12, RU-2-15	N							Y									Y*		N		N	
RU-2-30	N											Y					Y*		N		N	
BU-1-A, IN	Y**																Y**		N		N	
RP	N									Y**							Y		N		N	
BU-1, TU-1, TU-2	N																N	Y	N		N	
BU-2	N																N	Y	Y**		N	
PBP	N																N	Y	Y		N	

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**Sec. 62-1340. Single-family residential, RU-1-13 and RU-1-11.**

The RU-1-13 and RU-1-11 single-family residential zoning classifications encompass lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings.

(1) *Permitted uses.*

a. Permitted uses are as follows:

One single-family residential detached dwelling.

Parks and public recreational facilities.

Private golf courses.

Foster homes.

Sewer lift stations.

b. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Group homes, level I, subject to the requirements set forth in section 62-1835.9.

Power substations, telephone exchanges and transmission facilities.

Preexisting use.

Private parks and playgrounds.

Resort dwellings.

Temporary living quarters during construction of a residence.

(2) *Accessory buildings or uses.* Accessory buildings and uses customary to residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5).

(3) *Conditional uses.* Conditional uses are as follows:

Accessory dwelling unit.

Bed and breakfast inn.

Change of nonconforming agricultural use.

Guesthouses or servants' quarters, without kitchen facilities.

Land alteration (over five acres and up to ten acres).

Recreational facilities.

Recreational/residential marina.

Resort dwellings.

Single-family residential second kitchen facility.

Skateboard ramps.

Substantial expansion to a preexisting use.

Wireless telecommunication facilities and broadcast towers.

Zero lot line subdivision.

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- (4) *Minimum lot size.* An area of not less than 7,500 square feet is required, having a width of not less than 75 feet and having a depth of not less than 75 feet.
- (5) *Setbacks.*
- a. Structures shall be set back not less than 20 feet from the front lot line, not less than seven and one-half feet from each side lot line, and not less than 20 feet from the rear lot line, except for screen porches, which shall be set back not less than ten feet from the rear lot line. On a corner lot, the side street setback shall be not less than 15 feet. If a corner lot is contiguous to a key lot, then the side street setback shall be not less than 20 feet.
  - b. Accessory buildings shall be located to the rear of the front building line of the principal building, and no closer than seven and one-half feet to the rear and side lot lines, but in no case within the setback from a side street, with a minimum spacing of five feet.
  - c. The front setback may be reduced to 15 feet where an alley is provided and all lots in the development utilize the alley for vehicular access.
- (6) *Minimum floor area.* Minimum floor area is as follows:
- a. *RU-1-13:* 1,300 square feet of living area.
  - b. *RU-1-11:* 1,100 square feet of living area.
- (7) *Maximum height of structures.* Maximum height of structures is 35 feet.

(Code 1979, § 14-20.08(J); Ord. No. 95-47, §§ 20, 21, 10-19-95; Ord. No. 95-49, § 18, 10-19-95; Ord. No. 96-16, §§ 20—22, 3-28-96; Ord. No. 98-08, § 2, 2-10-98; Ord. No. 2000-01, § 1, 1-11-00; Ord. No. 2000-03, § 6, 1-11-00; Ord. No. 2002-49, § 12, 9-17-02; Ord. No. 2003-03, § 13, 1-14-03; Ord. No. 04-29, § 13, 8-5-04; Ord. No. 2004-52, § 11, 12-14-04; Ord. No. 05-27, § 2, 5-19-05; Ord. No. 06-06, § 1, 1-24-06; Ord. No. 2007-59, § 16, 12-6-07; Ord. No. 2010-22, § 15, 11-23-10; Ord. No. 2014-30, § 3, 10-2-14; Ord. No. 2024-29, § 13, 11-7-24)

# Art. X, Div. 5, Floodplain Protection

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## Sec. 62-3723. General provisions.

All site plans, subdivision plats, building permits, and other active development orders shall be reviewed by the Natural Resources Management Department to determine their impact upon the estuarine, isolated, and riverine floodplains. The following regulations shall apply to development and redevelopment in, or impact to, designated floodplains and flood-prone areas:

- (1) The following uses shall be permitted within the riverine 100-year, riverine 25-year, riverine ten-year, estuarine, and isolated floodplains of the county:
  - (a) Agricultural pursuits, including forestry silviculture operations, utilizing best management practices, and agricultural structures which will not restrict the flow of floodwaters above the ten-year floodplain elevation;
  - (b) Recreation consistent with the requirements of the floodplain;
  - (c) Fish and wildlife management; and
  - (d) Open space.

All site plans, subdivision plats, building permits, and other active development orders shall meet floodway criteria in chapter 62, article XI, division 3, standards for flood hazard reduction, section 62-4062(5).

- (2) Development within floodplain areas shall not have adverse impacts upon adjoining properties.
- (3) Development within all floodplains shall be required to obtain a land alteration permit, if subsequently required by ordinance, with the exception of residences which are limiting fill to house pads, septic systems and single access roads. However, the amount and placement of fill being used must be included within the building permit applications for such single-family residences. This exception is not an exemption from 44 CFR § 60.3(a)(1), (b)(1), (c)(1), (d)(1), or (e)(1), but only from the requirement of obtaining a land alteration permit under article XIII, division 4.
- (4) Elevations of the riverine 100-year, riverine 25-year, and ten-year floodplains shall be determined utilizing the best available data, which includes FIRM maps and the Flood Insurance Study for Brevard County, Florida and Unincorporated Areas, April 3, 1989, prepared by the Federal Emergency Management Agency; and the Mean Annual, ten-year, 25-year and 100-year Profiles for the Upper St. Johns River Under the Existing Conditions, prepared by Dr. Donthamesetti V. Rao, P.E., St. Johns River Water Management District (March 1985).
- (5) Development in isolated floodplain areas shall ensure that off-site post development stormwater discharge rates shall not exceed off-site predevelopment discharge rates. All site plans, subdivision plats, building permits, and other active development orders shall meet the criteria in chapter 62, division 6, stormwater criteria, and article XI, division 3, standards for flood hazard reduction, section 62-3724(e)(4) as it relates to isolated floodplains.
- (6) All site plans, subdivision plats, building permits, and other active development orders shall meet standards for flood hazard reduction criteria in chapter 62, article XI, division 3, and stormwater criteria in chapter 62, division 6.
- (7) Development practices shall be encouraged to minimize total imperviousness and runoff within the riverine floodplain and preserve the flood storage capacity in order to minimize cost to life and property. Practices may include clustering of developed area, provisions for open space, low impact design features, and floodproofing.

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**Sec. 62-3724. Development regulations.**

- (1) There shall be no net change in the rate and volume of floodwater discharged from the pre-development 100-year, 25-year, ten-year, or mean annual riverine floodplain.
  - (a) Within the 100-year riverine floodplain (that is the area that is below the 100-year flood elevation but above the 25-year flood elevation).
    - (i) Residential density shall be limited to no more than two dwelling units per acre.
    - (ii) Commercial, institutional, and industrial land uses shall be limited to a filled footprint of no more than 15,000 square feet per acre, except for redevelopment as specified in subsection 62-3724(1)(f).
    - (iii) Density may be transferred from areas within the 25-year to 100-year riverine floodplain to areas above the riverine 100-year floodplain at a density consistent with the service sector.
    - (iv) Any expansion of commercial and industrial structure footprint, including parking areas, within the 100-year to 25-year riverine floodplain greater than 25 percent of the earliest permitted development footprint size shall be reviewed by the natural resources management department for compliance.
    - (v) Development shall not adversely impact the drainage of adjoining properties. There shall be no net loss of flood storage capacity of the 100-year riverine floodplain, except that undeveloped parcels created prior to February 17, 2011, may fill up to 1/3 acre for development without providing compensatory storage. For other parcels, compensatory storage shall be required for all fill within the floodplain. Compensatory storage calculations for proposed development shall be submitted and approved by engineering staff prior to final approval of any new lot creation, site plan or subdivision application. All site plans, subdivision plats, building permits, and other active development orders shall meet the criteria in chapter 62, division 6, stormwater criteria specific to CLOMR requirements, and increase(s) in flood elevations must be investigated by detailed hydraulic modeling in volume-sensitive floodplains (e.g. lakes, closed basins).
    - (vi) Development of a lot or parcel within the 100-year to 25-year riverine floodplain shall provide a contiguous area that includes the primary structure and perimeter buffer, accessory structures, on-site sewage disposal system and buffer, potable on-site well and buffer, and access to the primary and accessory structures. These areas shall be elevated to or above the 100-year base flood elevation (BFE). All site plans, subdivision plats, building permits, and other active development orders shall meet the criteria in chapter 62, division 6, stormwater criteria specific to CLOMR requirements, and increase(s) in flood elevations must be investigated by detailed hydraulic modeling in volume-sensitive floodplains (e.g. lakes, closed basins). All site plans, subdivision plats, building permits, and other active development orders shall also meet floodplain protection criteria in chapter 62, article X, division 5; standards for flood hazard reduction criteria in chapter 62, article XI, division 3; and stormwater criteria in chapter 62, division 6.
    - (vii) Access to single-family residential structures on lots adjoining a government maintained road that is not elevated to or above the 100-year BFE and not scheduled to be upgraded within five years from the time of residential permit submittal, may be developed at the elevation of the abutting government maintained roadway. This exception shall not apply to construction in FEMA Regulatory Floodways.
  - (b) Within the 25-year floodplain (that is the area that is at or below the 25-year flood elevation but above the ten-year flood elevation).

