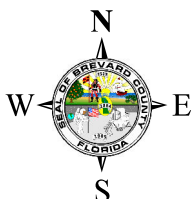
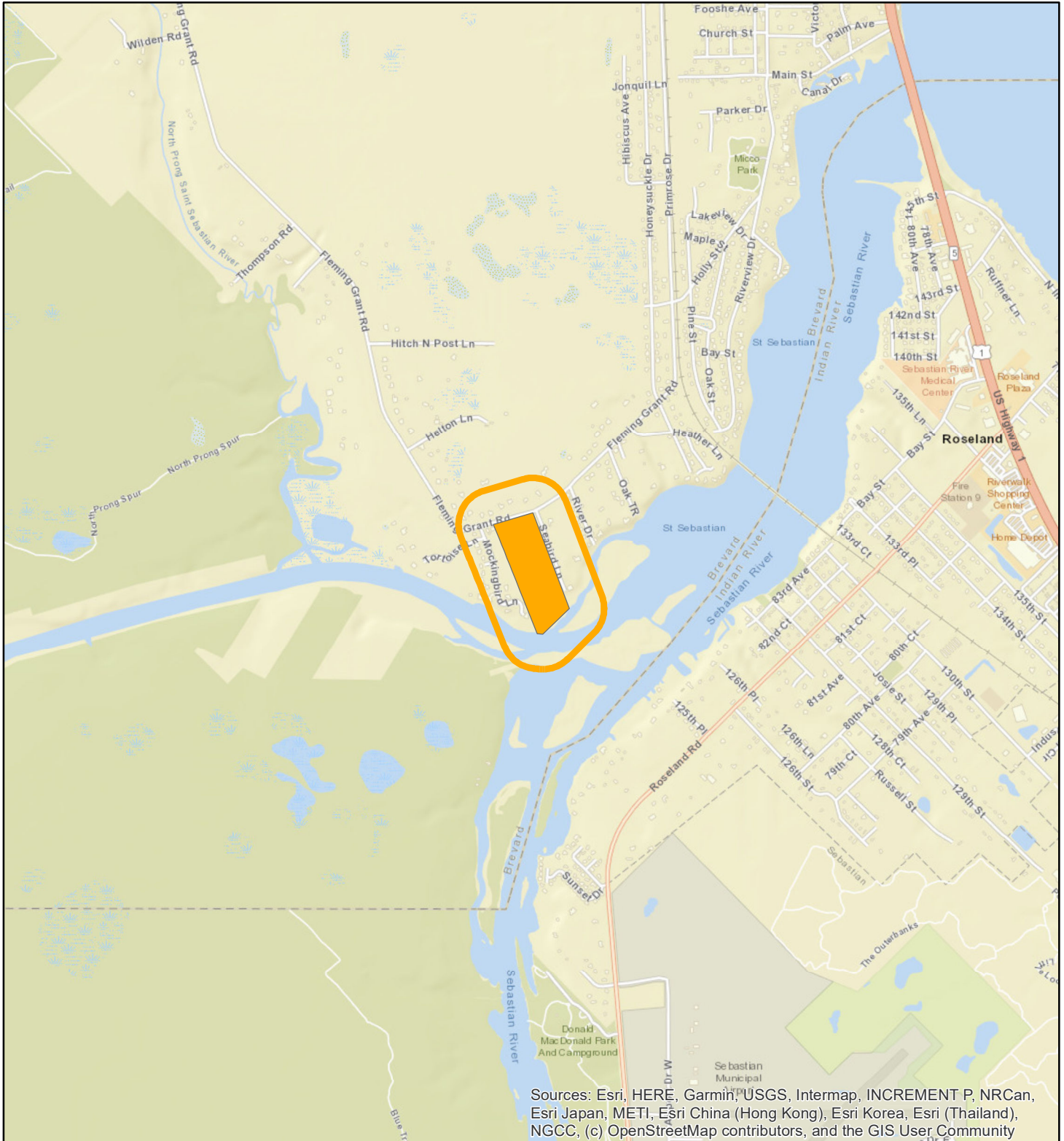


LOCATION MAP

LAZY RIVER INVESTMENTS LLC

25Z00049





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.

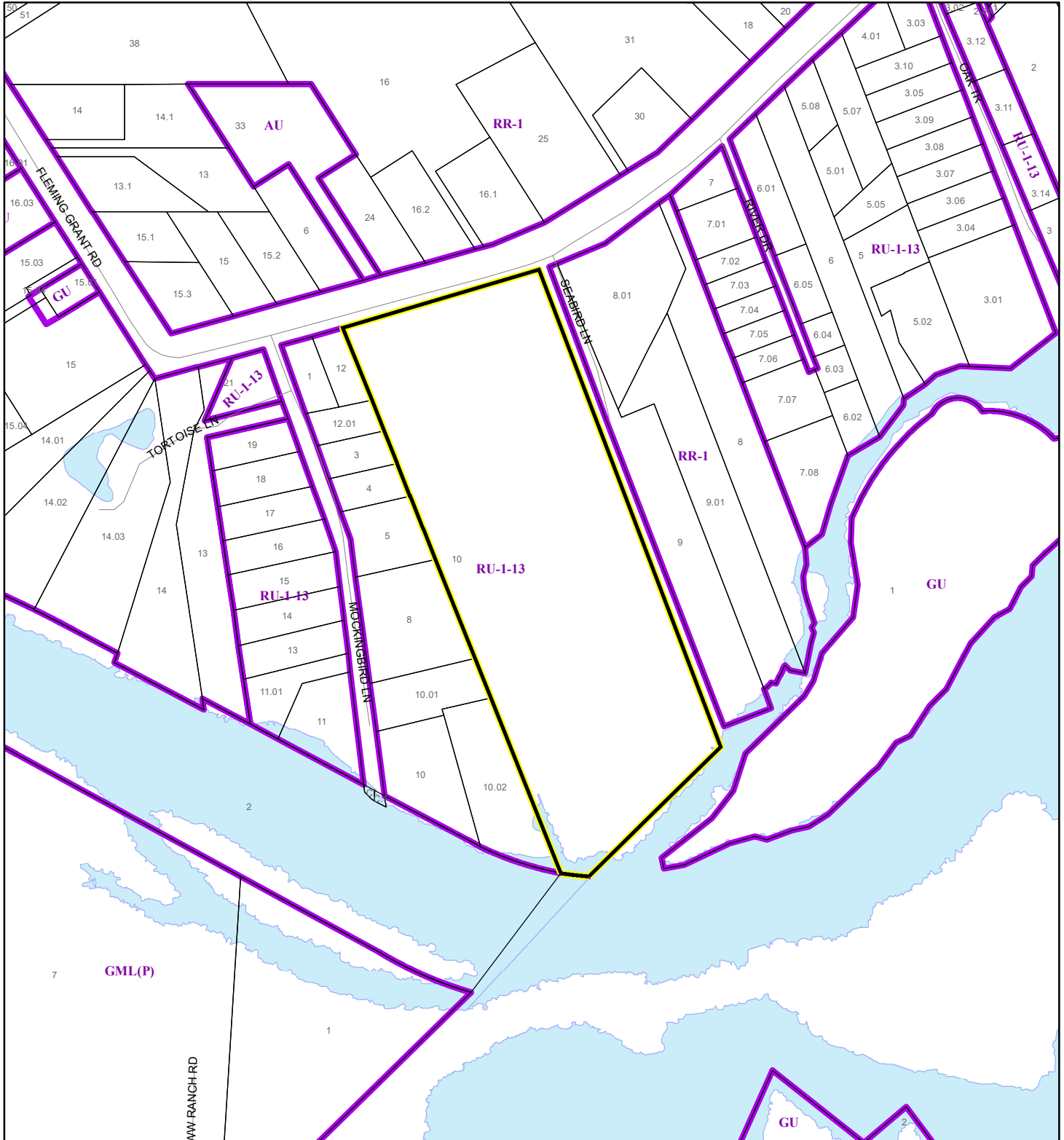
Produced by BoCC - GIS Date: 10/30/2025

 Buffer
 Subject Property

ZONING MAP

LAZY RIVER INVESTMENTS LLC


25Z00049



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 10/30/2025

 Subject Property

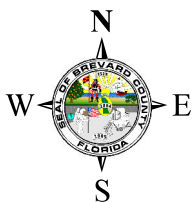
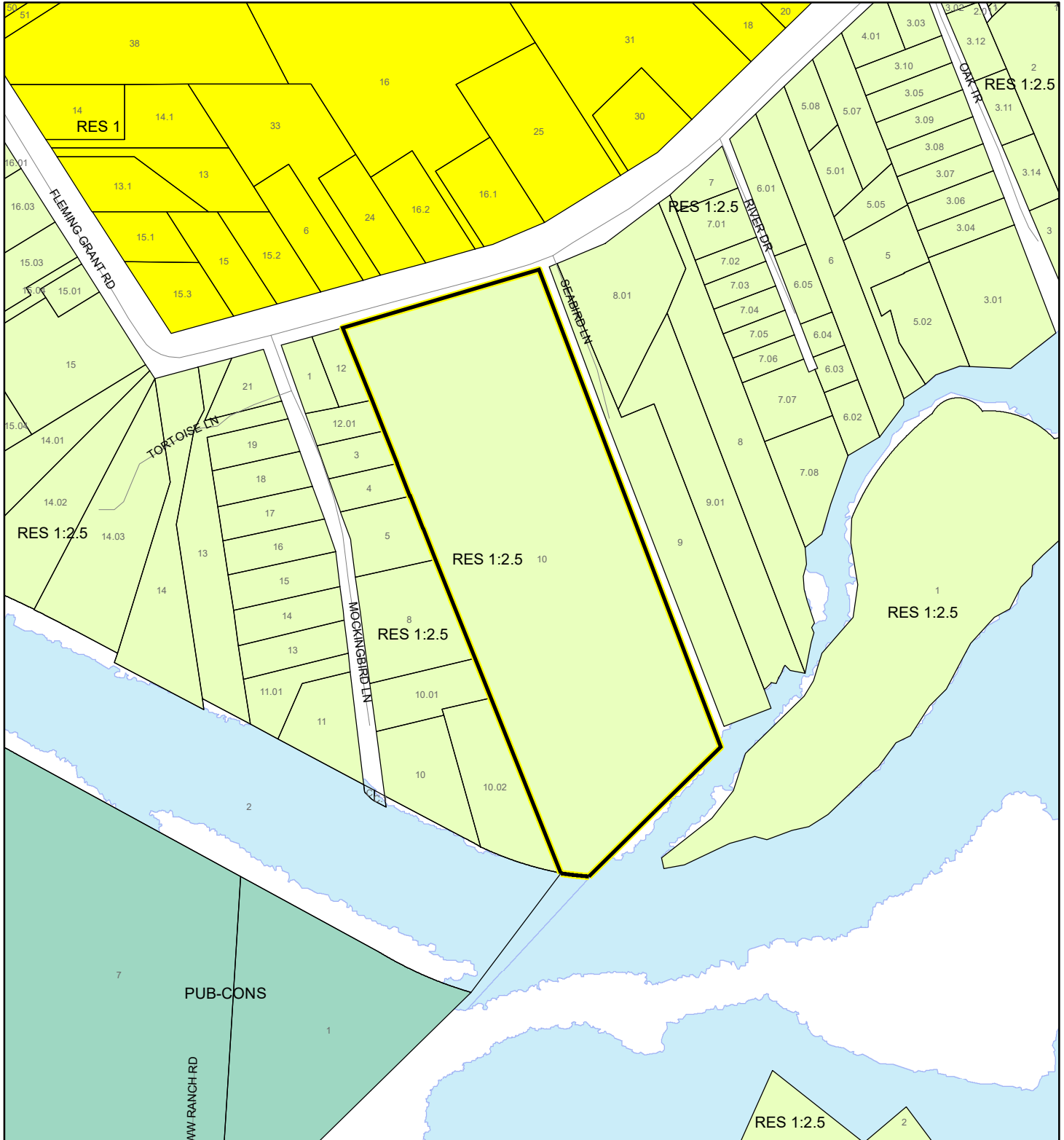
 Parcels

 Zoning

FUTURE LAND USE MAP

LAZY RIVER INVESTMENTS LLC

25Z00049



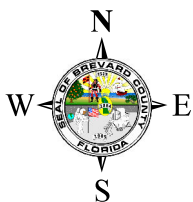
1:4,800 or 1 inch = 400 feet

Subject Property
Parcels

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AERIAL MAP
LAZY RIVER INVESTMENTS LLC
25Z00049





1:4,800 or 1 inch = 400 feet

PHOTO YEAR: 2025

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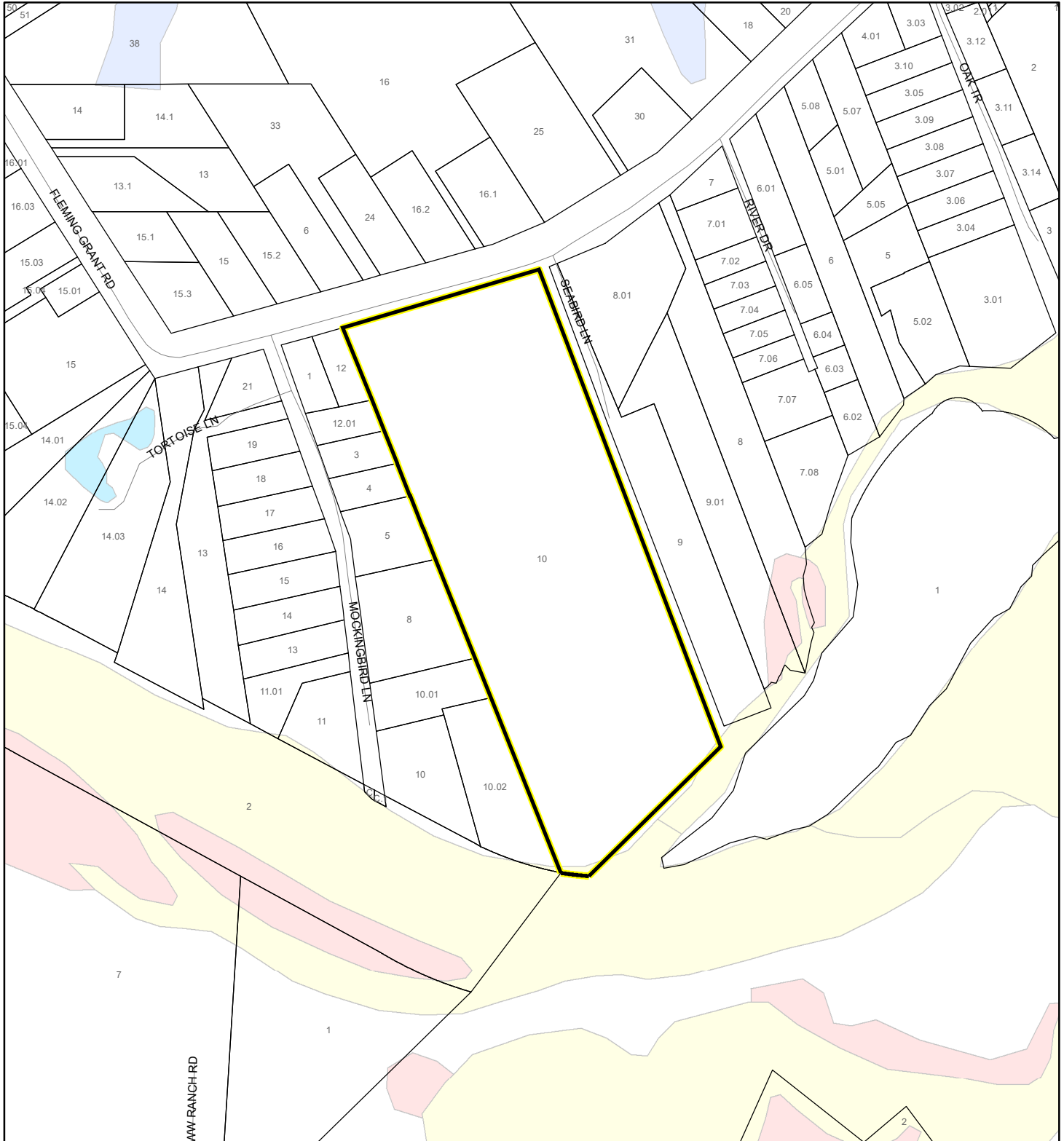
Produced by BoCC - GIS Date: 10/30/2025

 Subject Property
 Parcels

NWI WETLANDS MAP

LAZY RIVER INVESTMENTS LLC

25Z00049













1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 10/30/2025

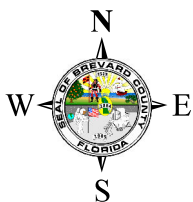
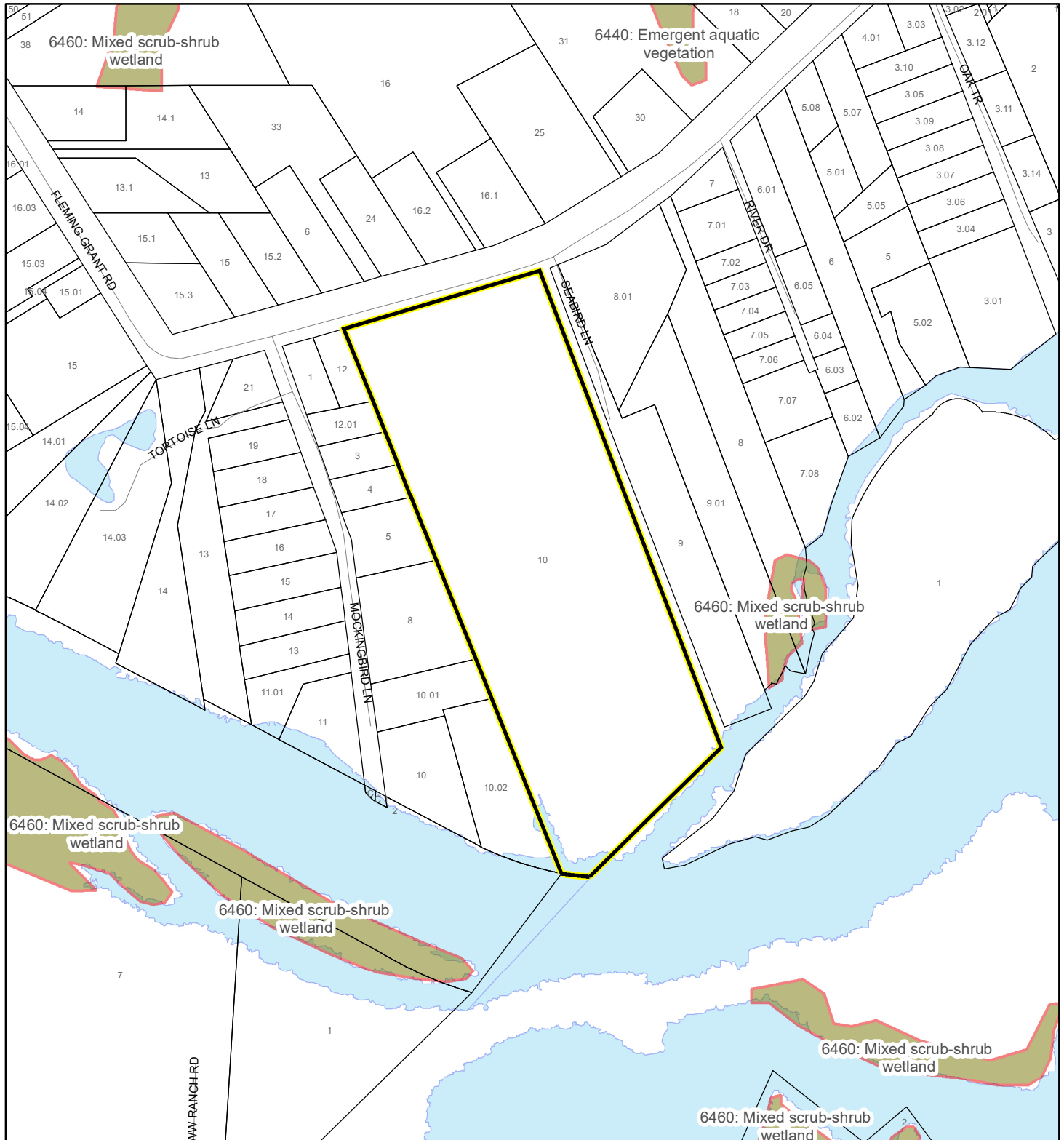
National Wetlands Inventory (NWI)

 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

LAZY RIVER INVESTMENTS LLC

25Z00049



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 10/30/2025

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

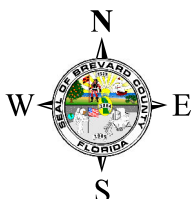
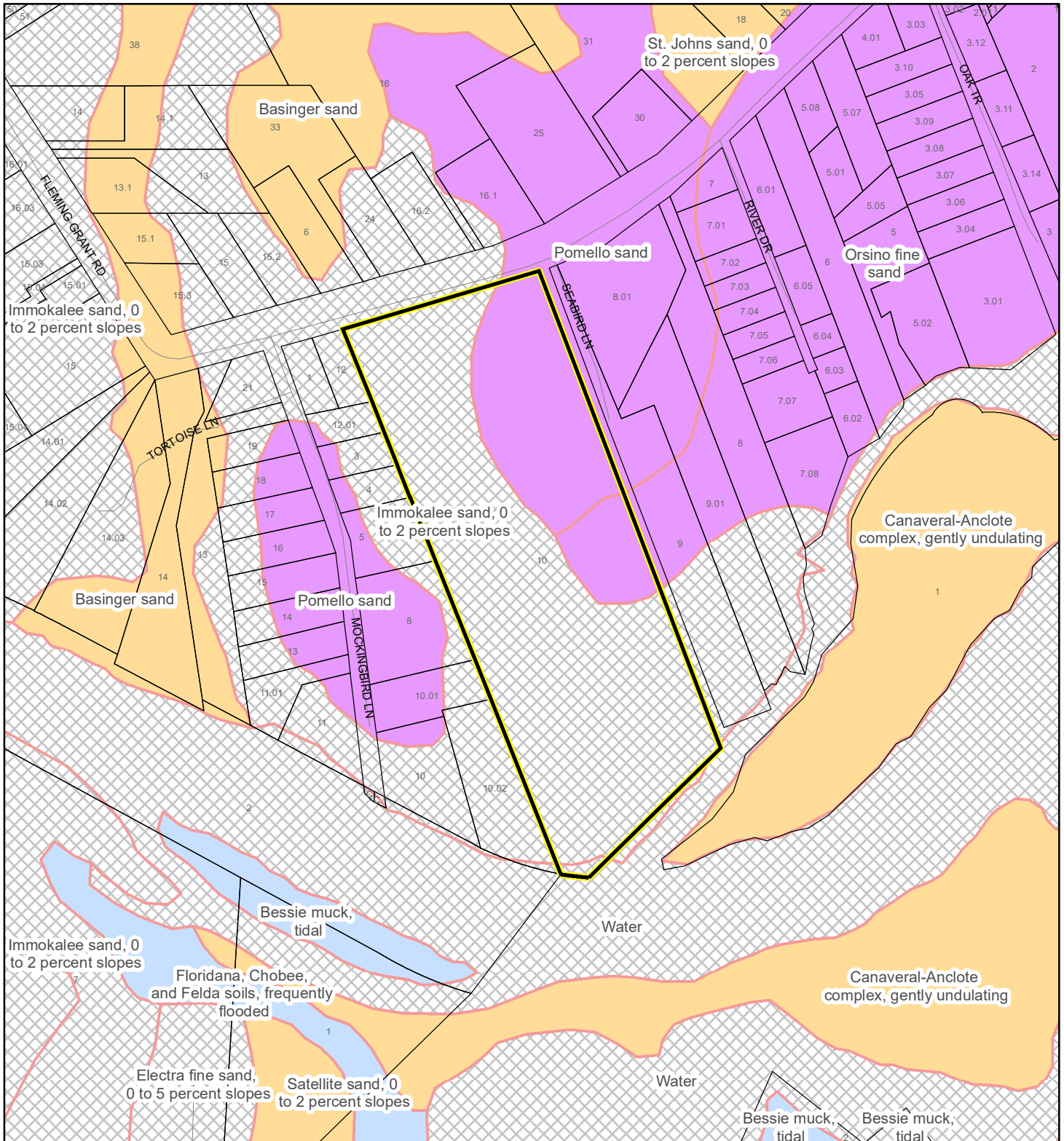
Subject Property

Parcels

USDA SCSSS SOILS MAP

LAZY RIVER INVESTMENTS LLC

25Z00049



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 10/30/2025

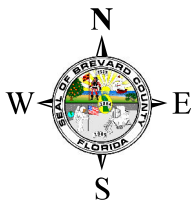
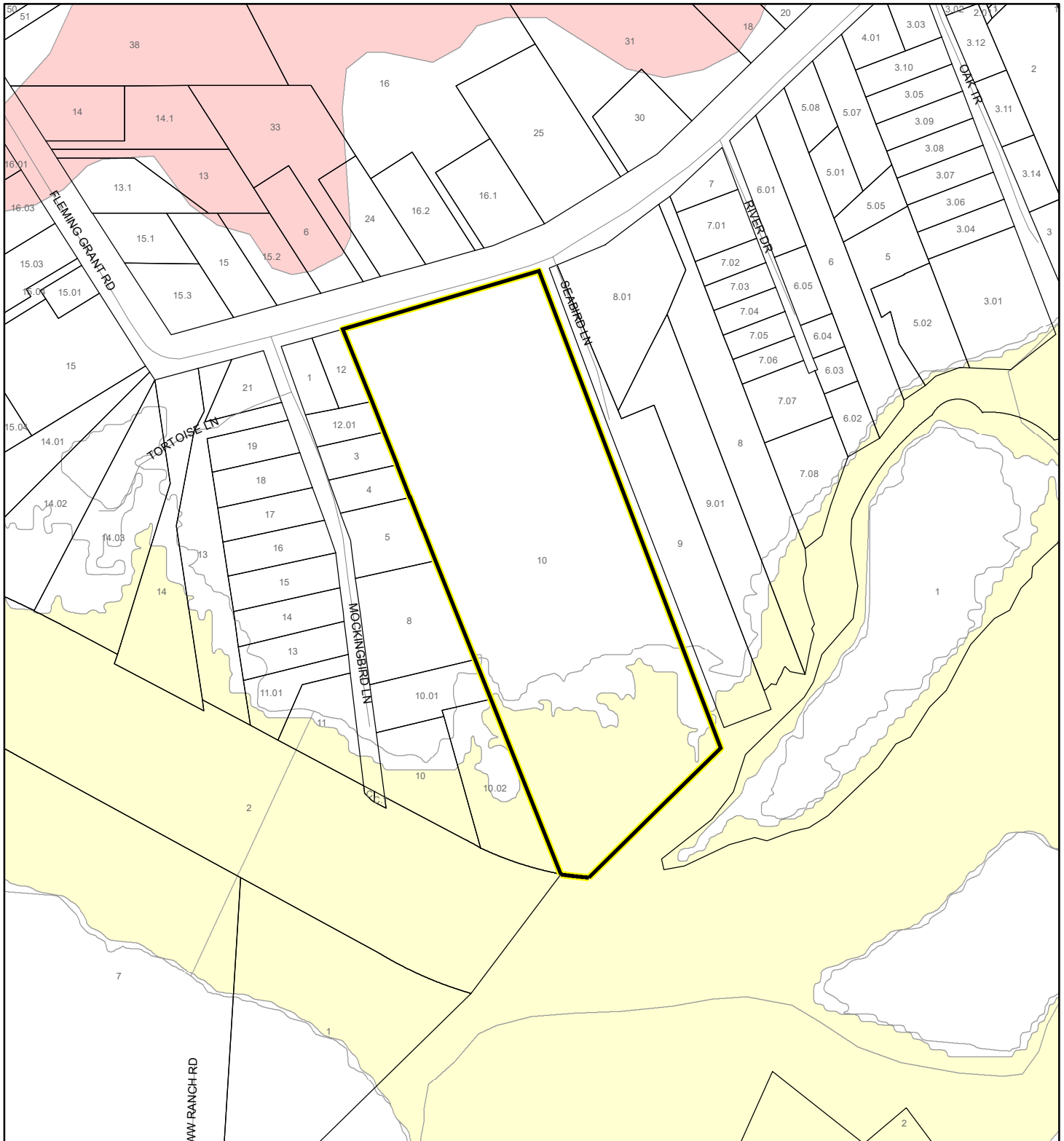
USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None

Subject Property

Parcels

25Z00049



1:4,800 or 1 inch = 400 feet

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FEMA Flood Zones



COASTAL HIGH HAZARD AREA MAP

LAZY RIVER INVESTMENTS LLC

25Z00049



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 10/30/2025

 Subject Property

 Parcels

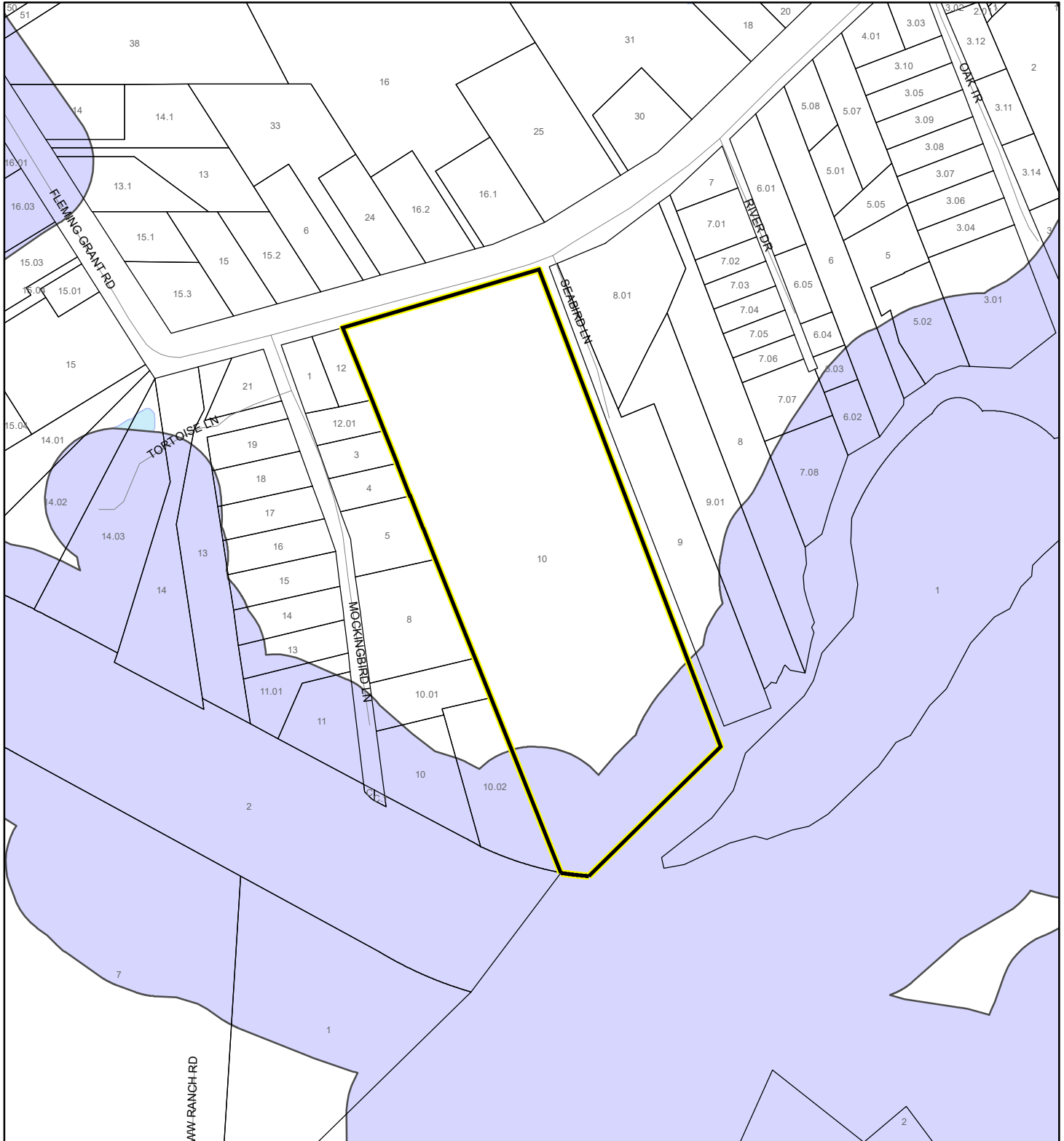
Coastal High Hazard Area

 SurgeZoneCat1

INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

LAZY RIVER INVESTMENTS LLC

25Z00049



1:4,800 or 1 inch = 400 feet

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 Subject Property

 Parcels

Septic Overlay

 40 Meters

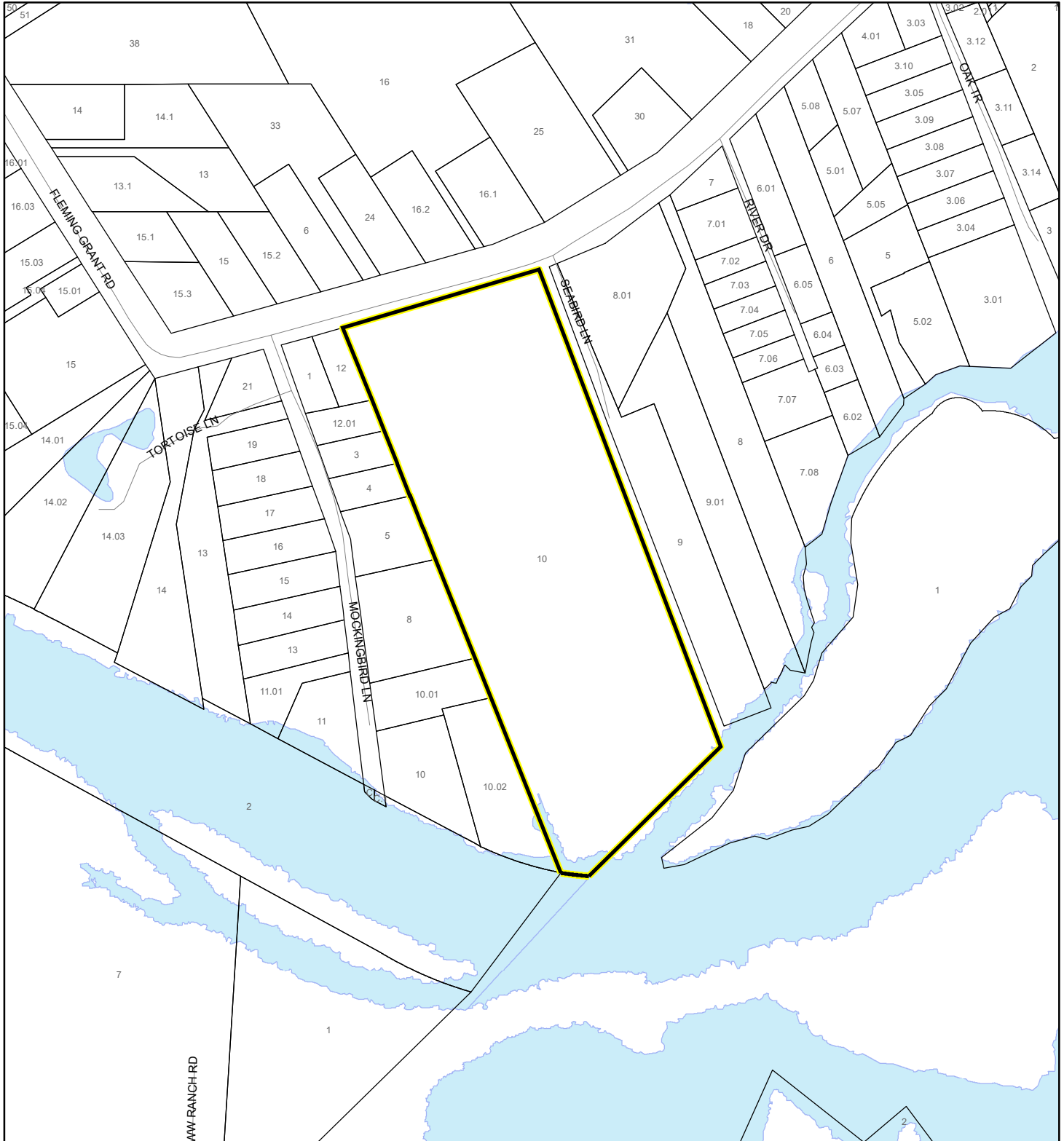
 60 Meters

 All Distances

EAGLE NESTS MAP

LAZY RIVER INVESTMENTS LLC

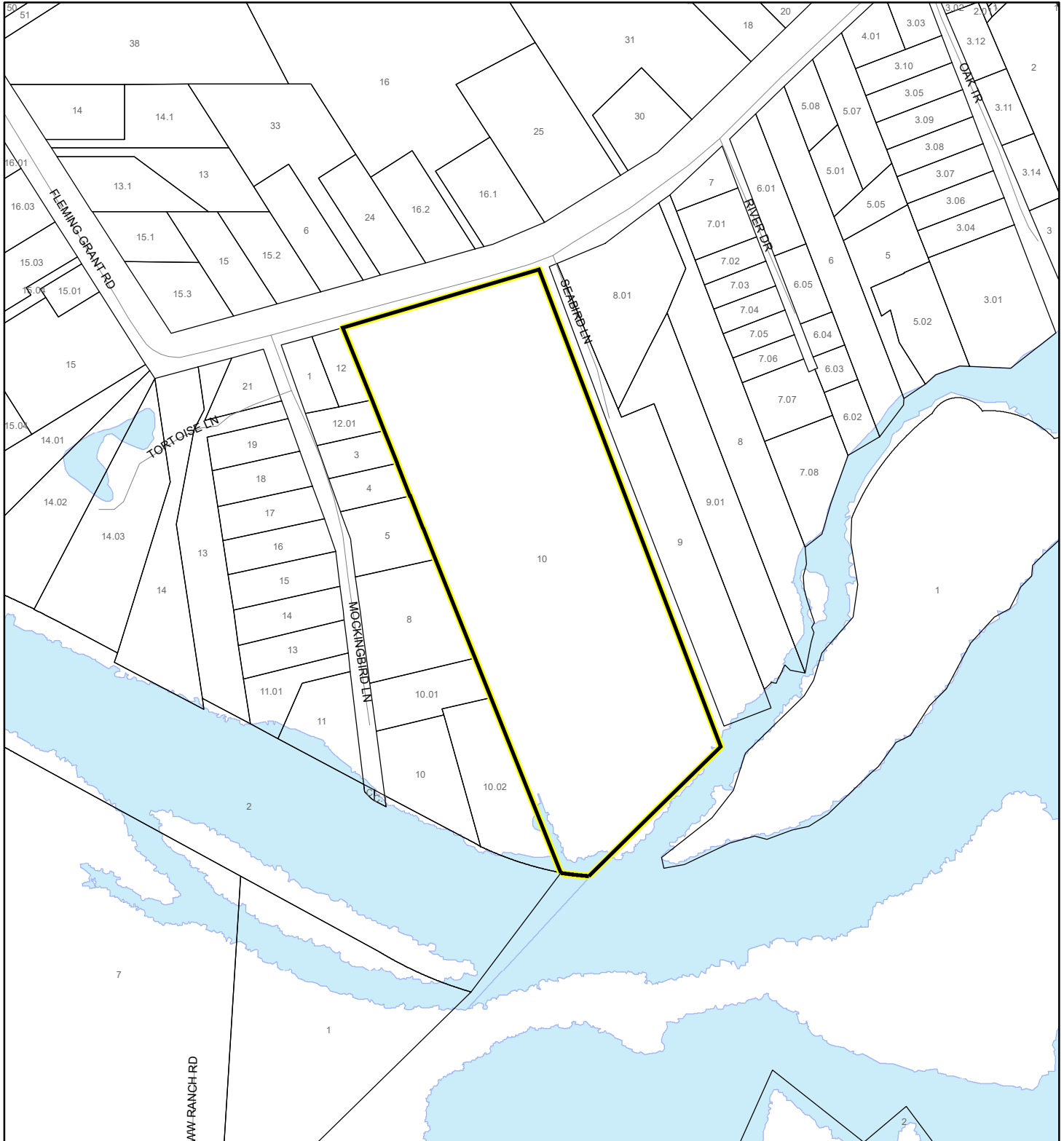
25Z00049



SCRUB JAY OCCUPANCY MAP

LAZY RIVER INVESTMENTS LLC




25Z00049



1:4,800 or 1 inch = 400 feet

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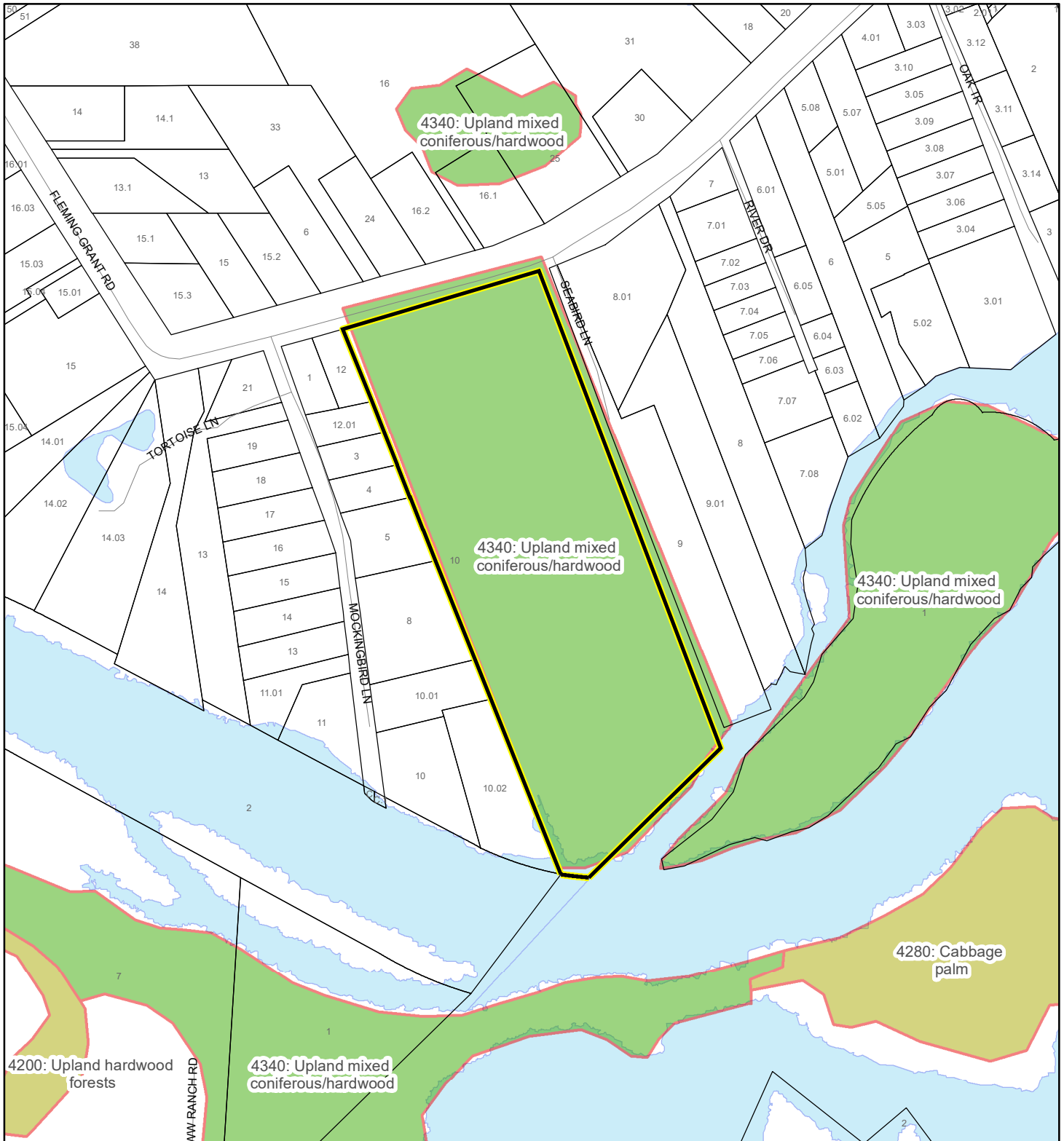
Produced by BoCC - GIS Date: 10/30/2025

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

LAZY RIVER INVESTMENTS LLC

25Z00049



1:4,800 or 1 inch = 400 feet

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SJRWMD FLUCCS Upland Forests

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

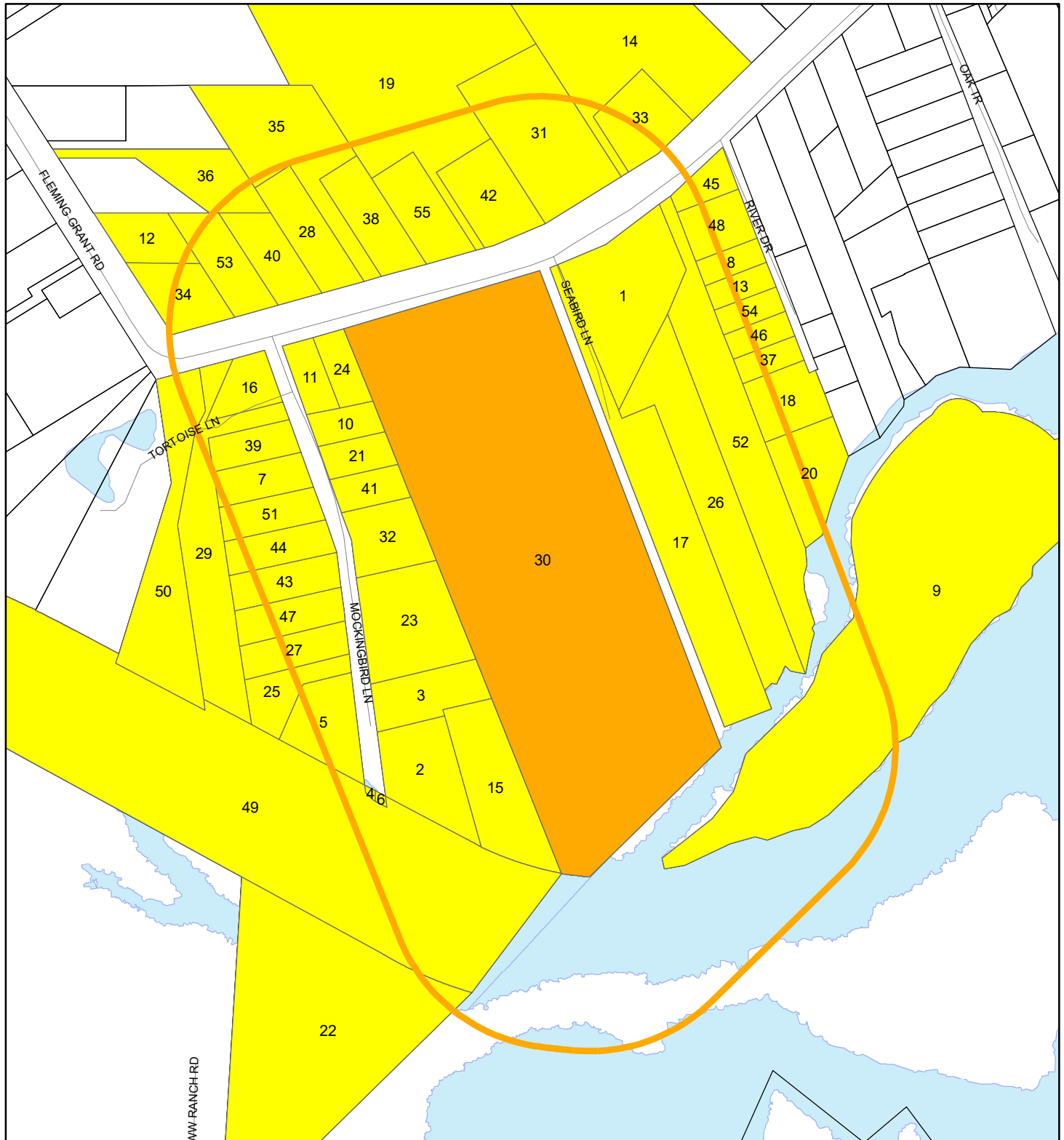
Subject Property

Parcels

RADIUS MAP

LAZY RIVER INVESTMENTS LLC

25Z00049



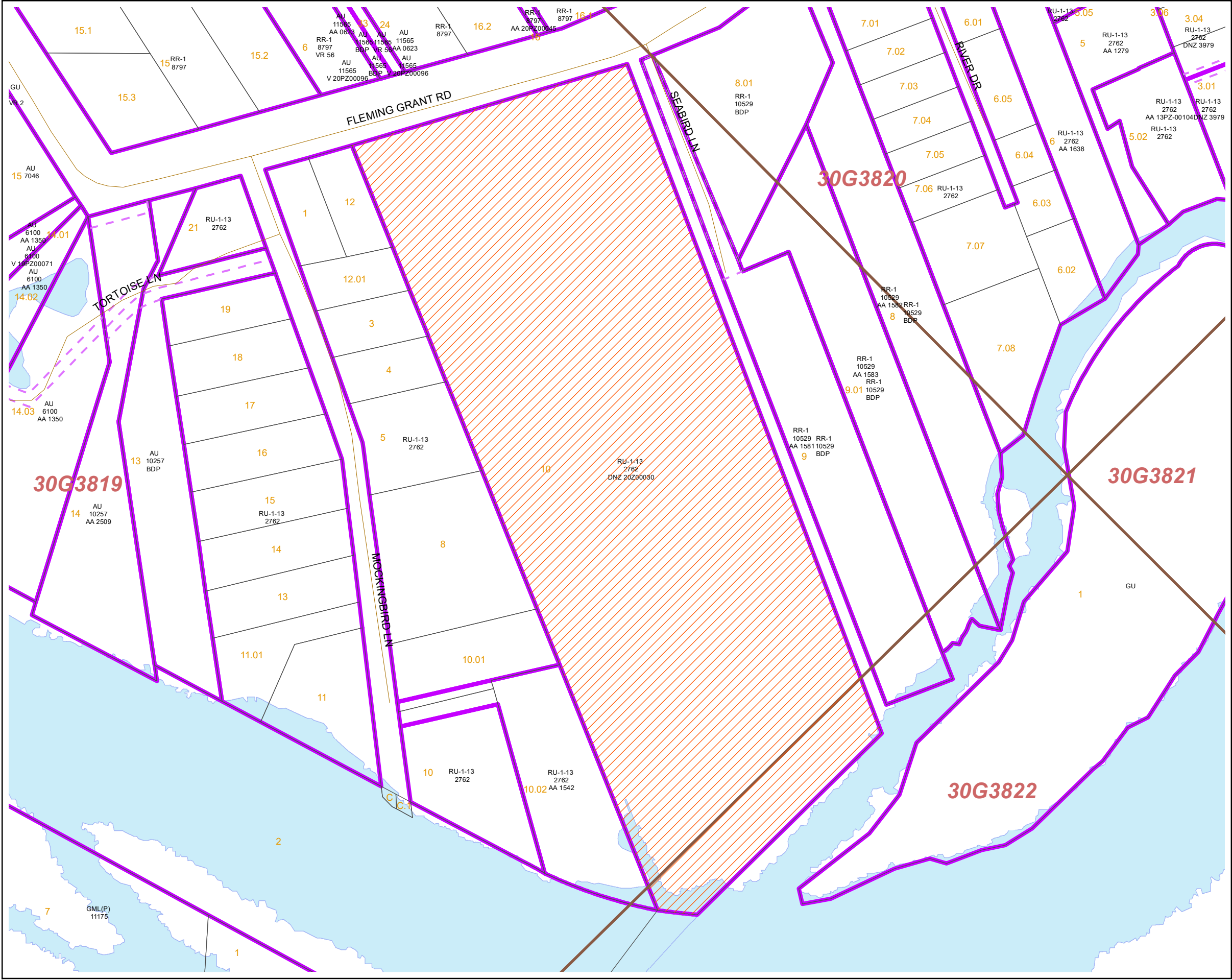
1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

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- Buffer
- Subject Property
- Notify Property
- Parcels



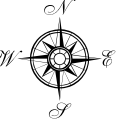
TOWNSHIP 30G, RANGE 38, SECTION 19

25Z00049

Brevard County Official Planning & Development Map

Legend

- Subject Property
- TwnRng_Lines
- Sections
- Parcels
- Streets
- Zoning Easements
- Zoning Actions
- Municipality



DISCLAIMER AND TERMS OF USE:

The official version of the Brevard County Zoning Map and Future Land Use Map can be viewed during regular business hours at the Brevard County Planning and Development Department, 321-633-2070, 2725 Judge Fran Jamieson Way, Bldg A-114, Viera, FL 32940.

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This map is for display and informational purposes only. The viewer must consult the official Zoning Map or Future Land Use Map on file in the Brevard County Planning and Zoning Office for official and precise Zoning or Future Land Use configurations.

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0 100 200 400 Feet

1 Inch = 200 Feet

Produced by Information Technology Department - GIS

Date: 10/30/2025