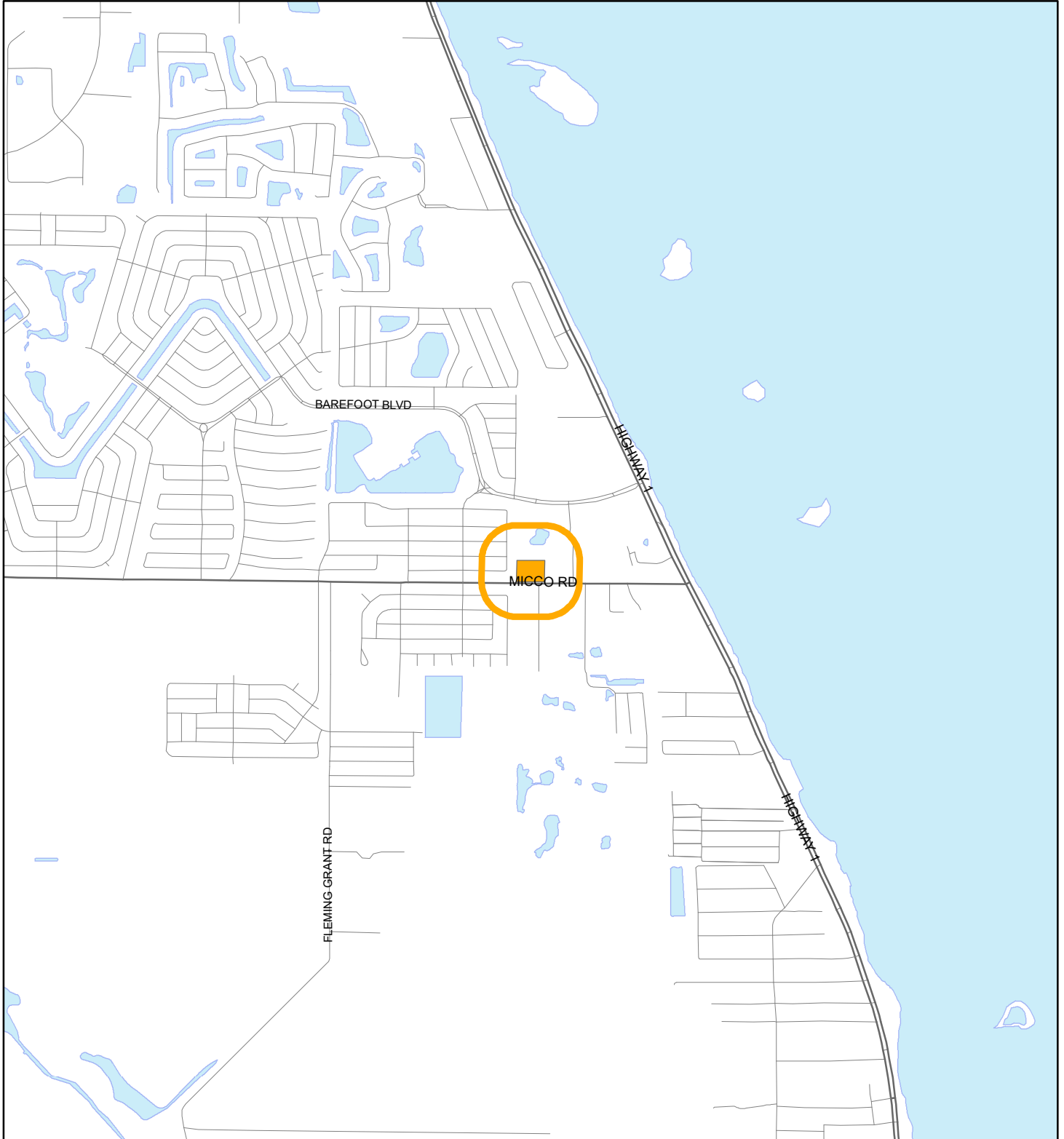


# LOCATION MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071





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: 1/7/2025

-  Buffer
-  Subject Property

# ZONING MAP

KIPPS COMMERCIAL PROPERTY LLC  
24Z00071



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.

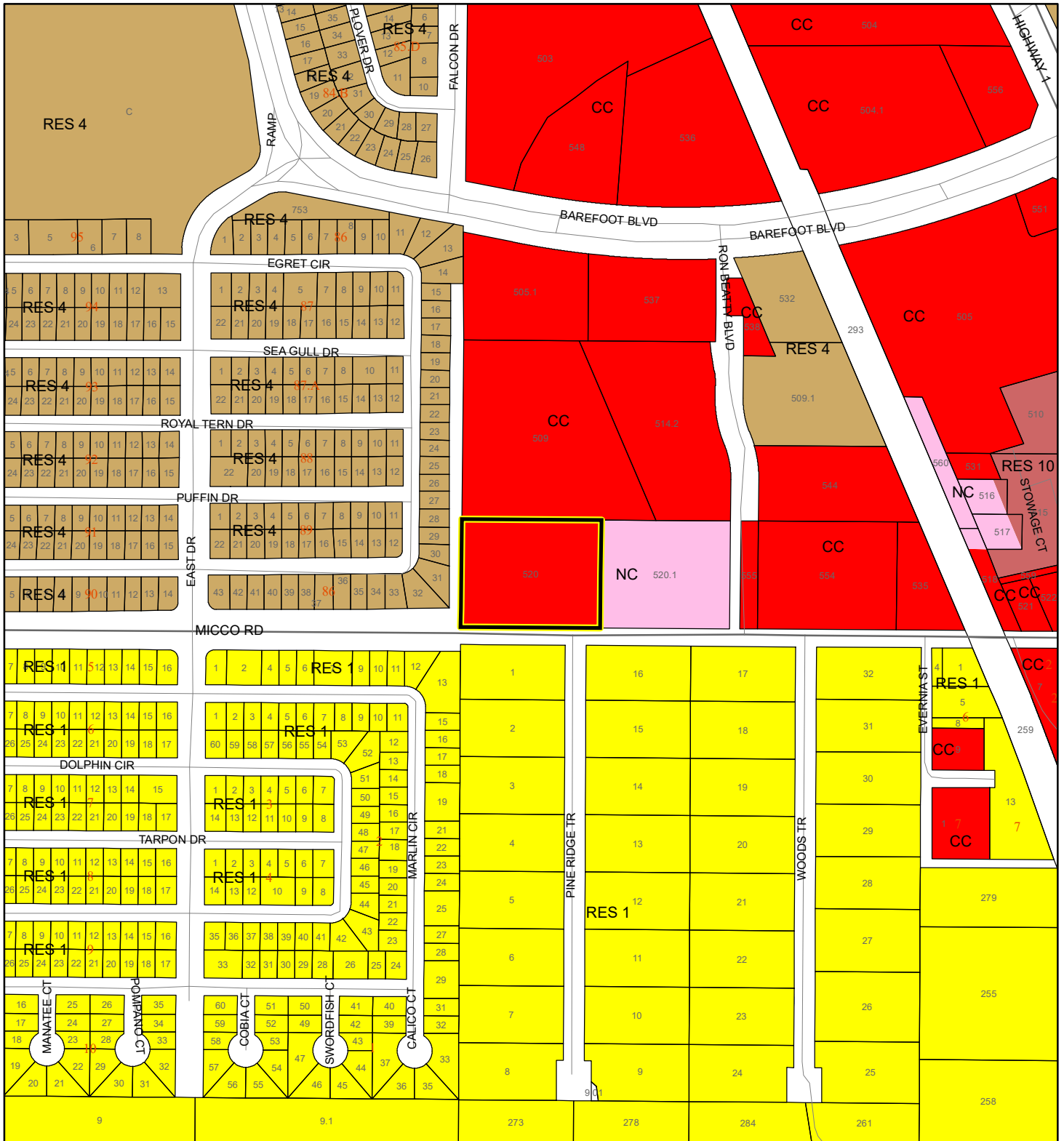
Produced by BoCC - GIS Date: 1/7/2025

- Subject Property
- Parcels
- Zoning



# FUTURE LAND USE MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



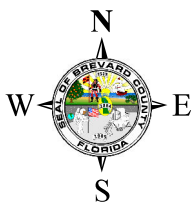
1:4,800 or 1 inch = 400 feet

 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: 1/7/2025

AERIAL MAP  
KIPPS COMMERCIAL PROPERTY LLC  
24Z00071





1:2,400 or 1 inch = 200 feet

PHOTO YEAR: 2024

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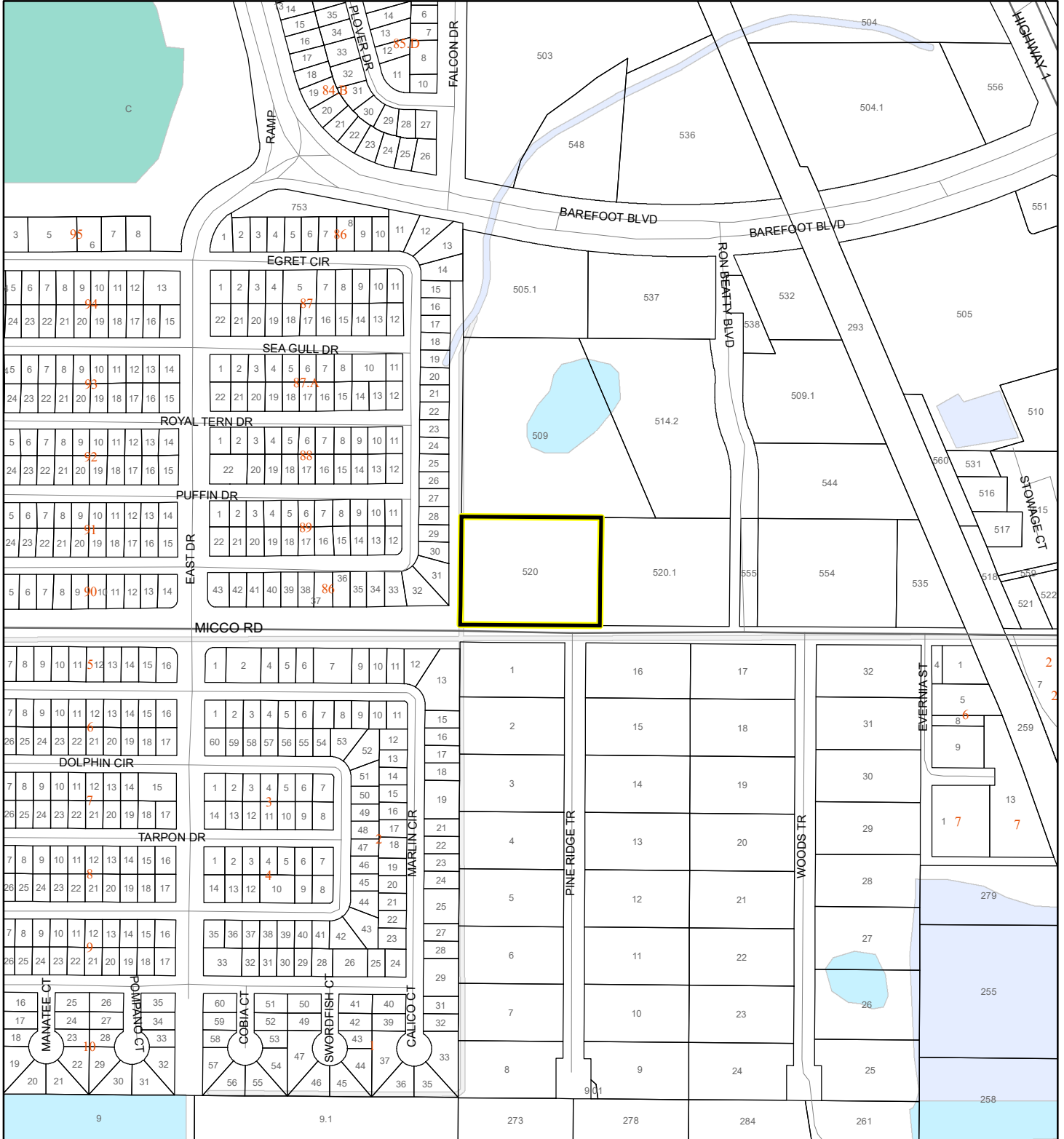
Produced by BoCC - GIS Date: 1/7/2025

 Subject Property  
 Parcels

# NWI WETLANDS MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/7/2025

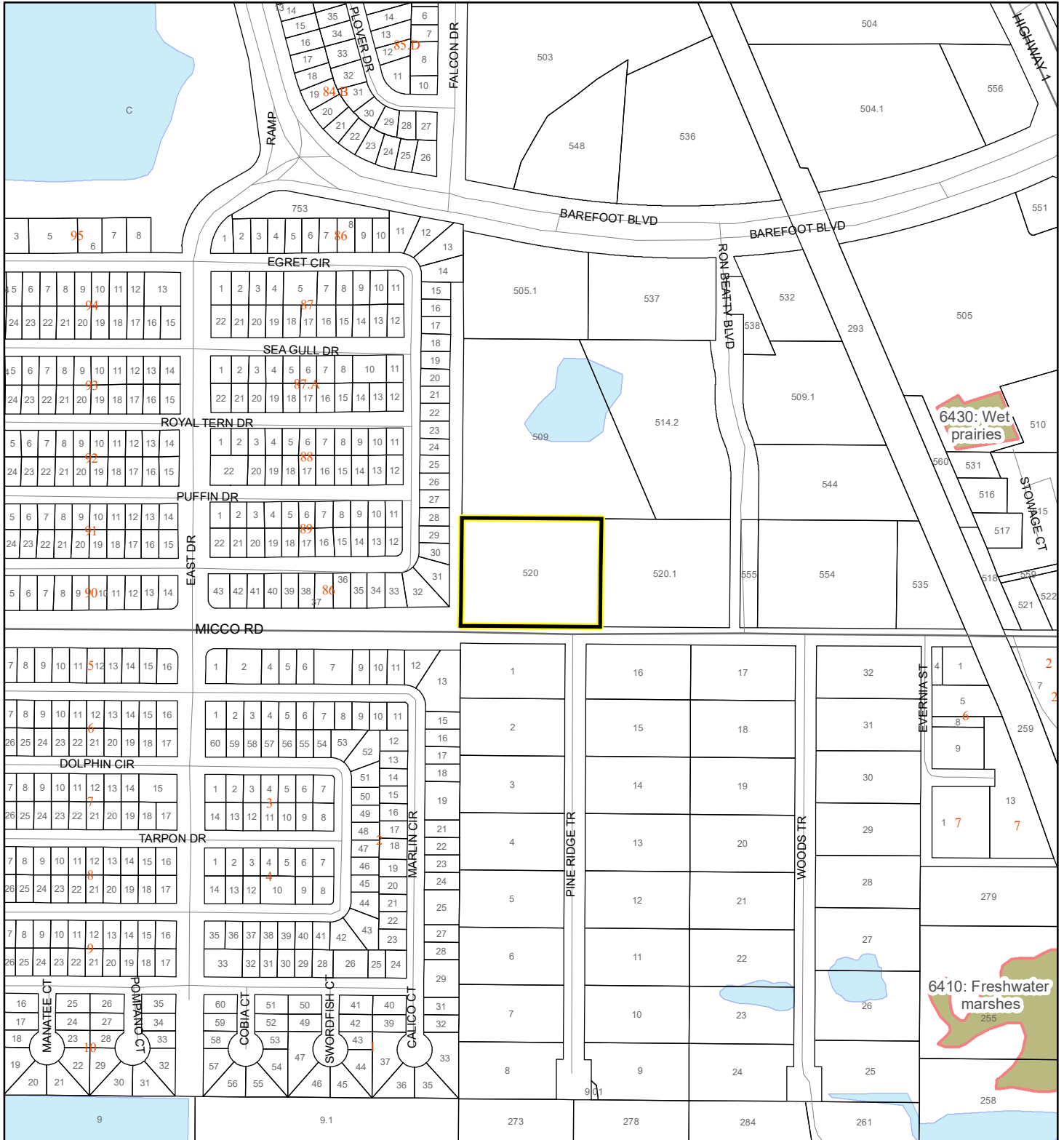
### National Wetlands Inventory (NWI)

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

# SJRWMD FLUCCS WETLANDS - 6000 Series MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



## 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

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.

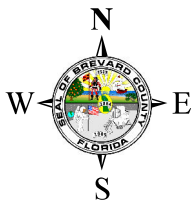
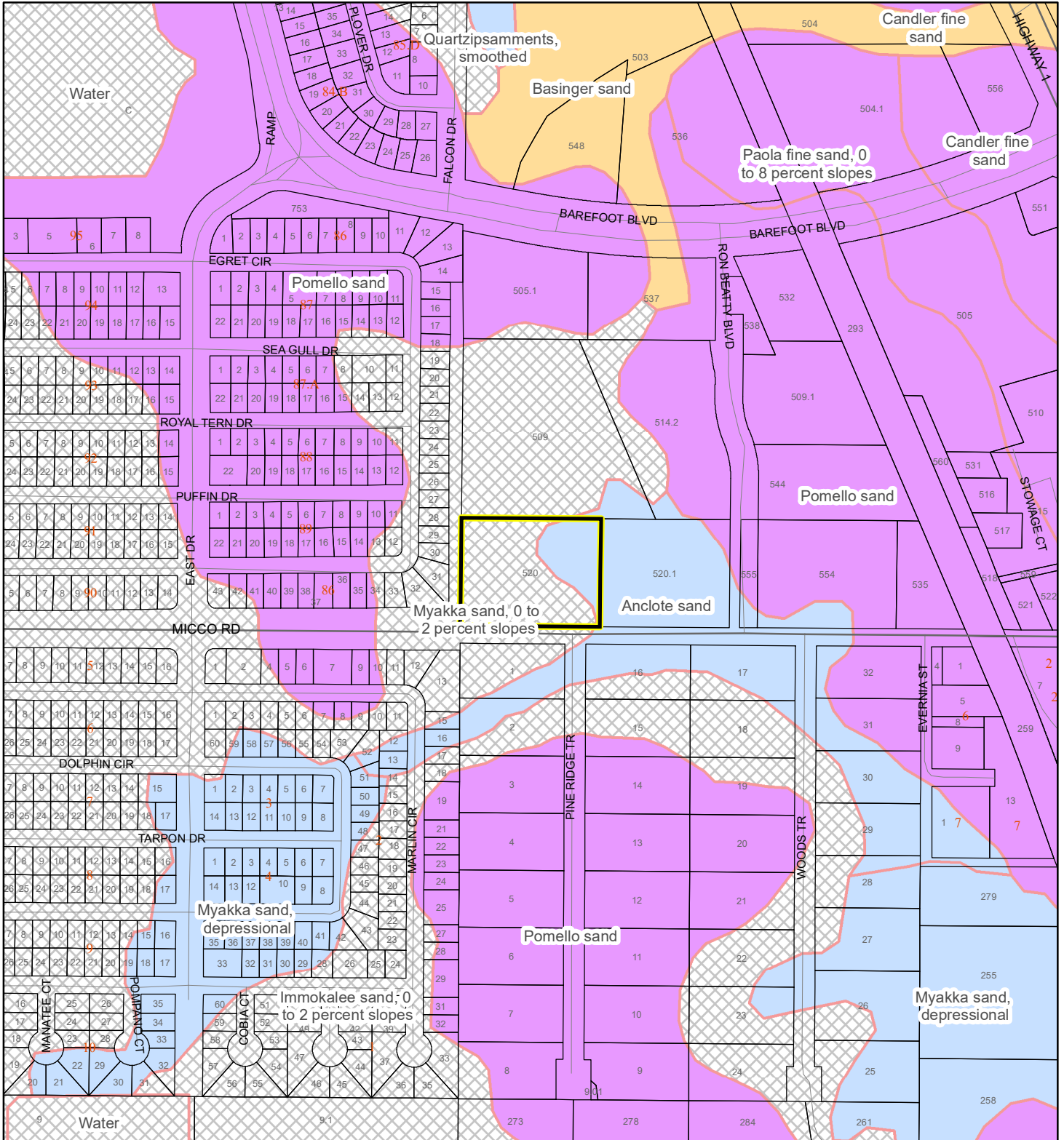
Produced by BoCC - GIS Date: 1/7/2025



# USDA SCSSS SOILS MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/7/2025

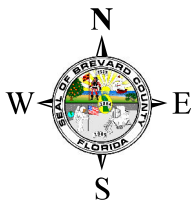
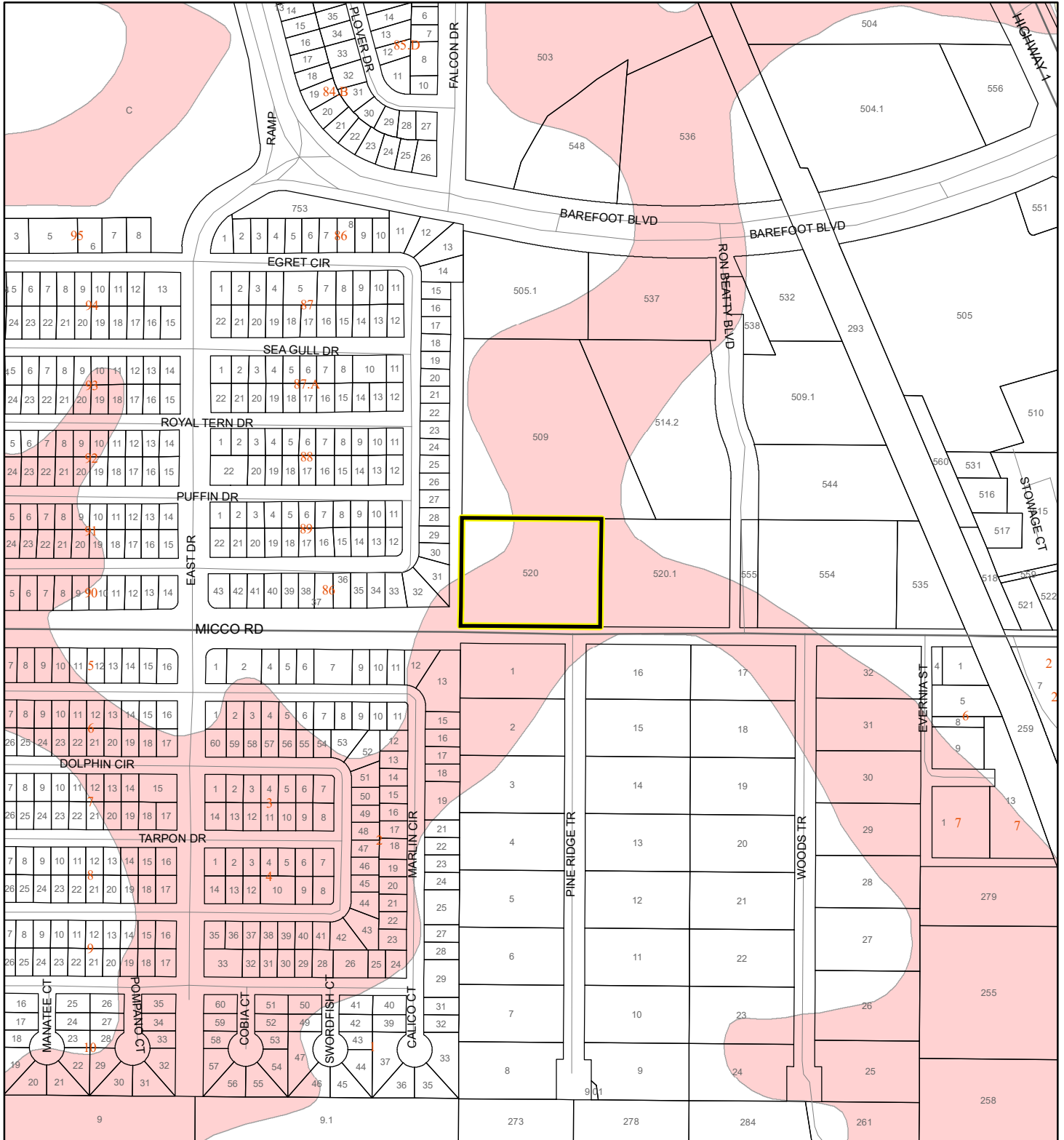
## USDA SCSSS Soils

- Aquifer and Hydric
- Aquifer
- Hydric
- None
- Subject Property
- Parcels

# FEMA FLOOD ZONES MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet

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### FEMA Flood Zones

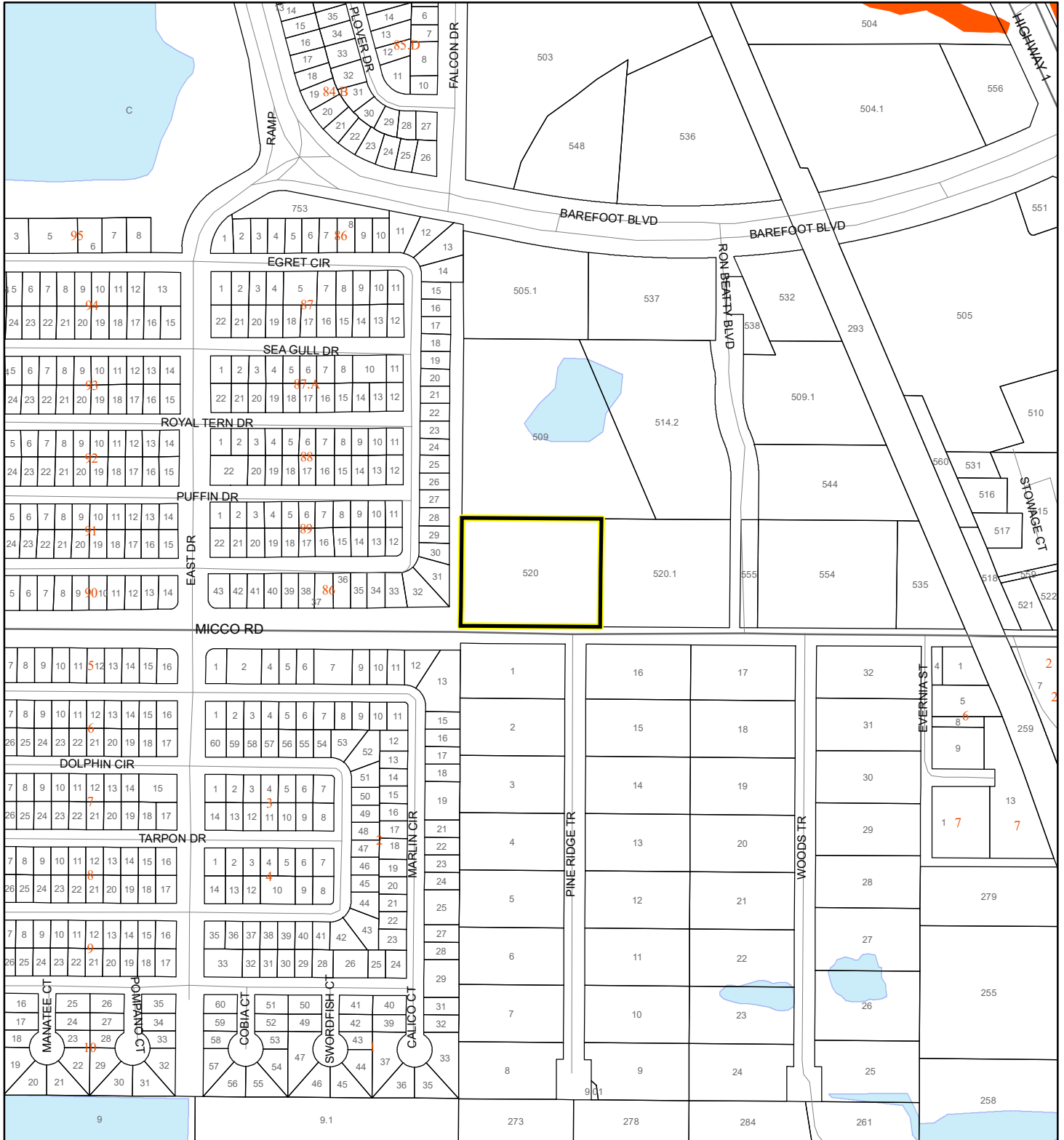
- A
- AE
- AH
- AO
- Open Water
- VE
- X
- Subject Property
- Parcels



# COASTAL HIGH HAZARD AREA MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet


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 Subject Property

 Parcels

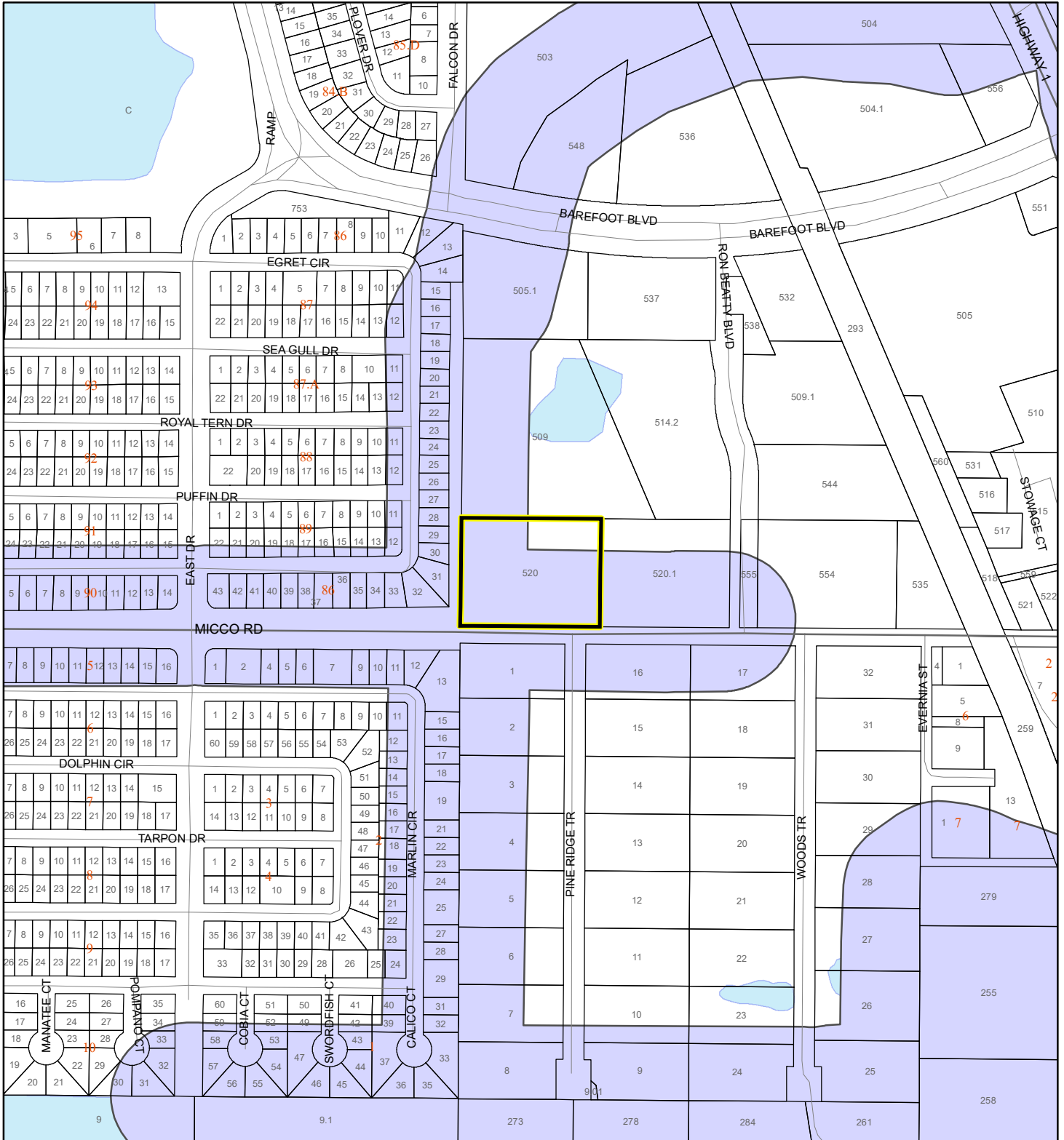
**Coastal High Hazard Area**

 SurgeZoneCat1

# INDIAN RIVER LAGOON SEPTIC OVERLAY MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet

**Subject Property**

Parcels

**Septic Overlay**

- 40 Meters
- 60 Meters
- All Distances

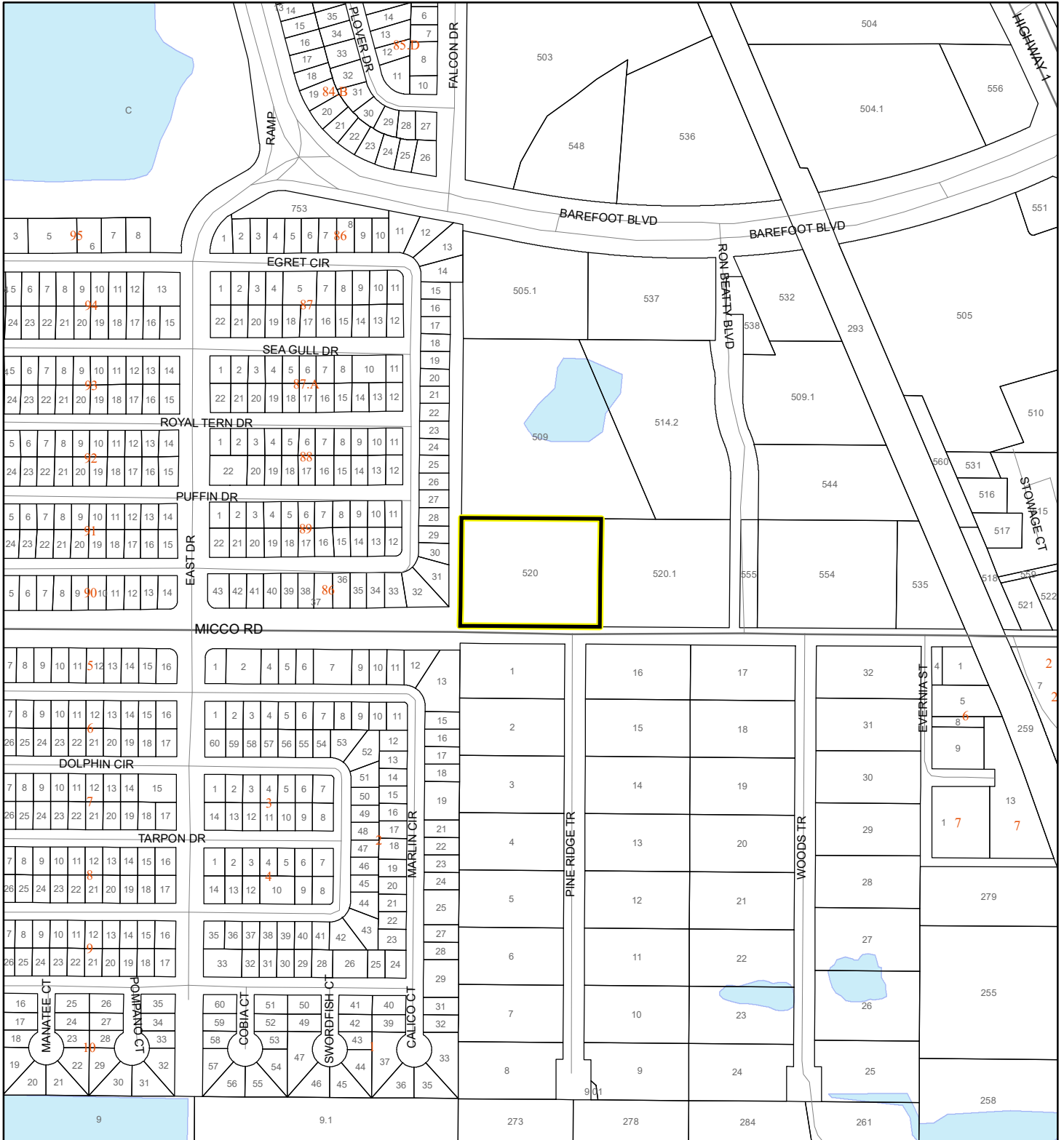
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 1/7/2025

# EAGLE NESTS MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet

 Subject Property

 Parcels

 Eagle Nests  
FWS

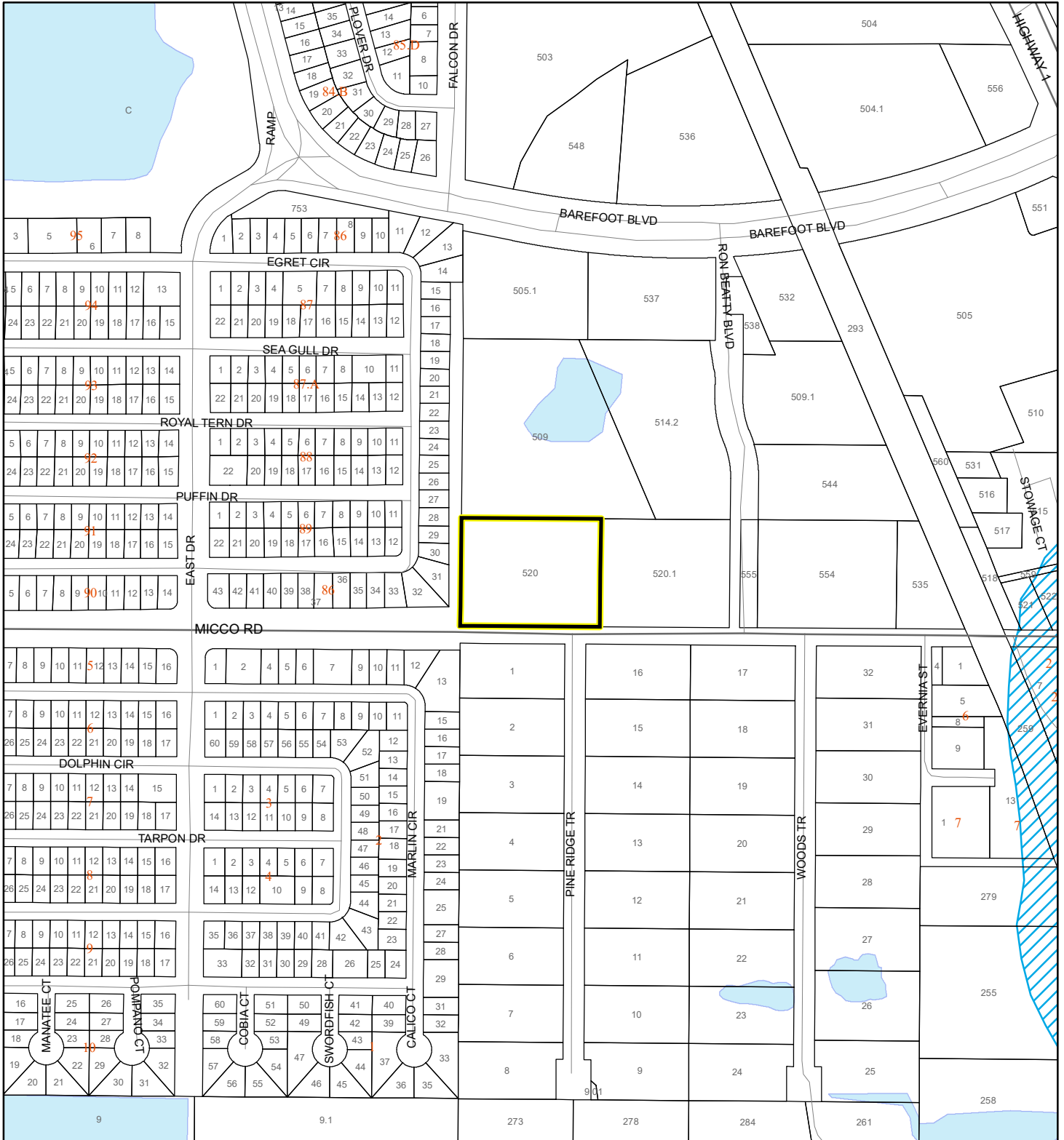
This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 1/7/2025




# SCRUB JAY OCCUPANCY MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet

-  Subject Property
-  Parcels
-  Scrub Jay Occupancy

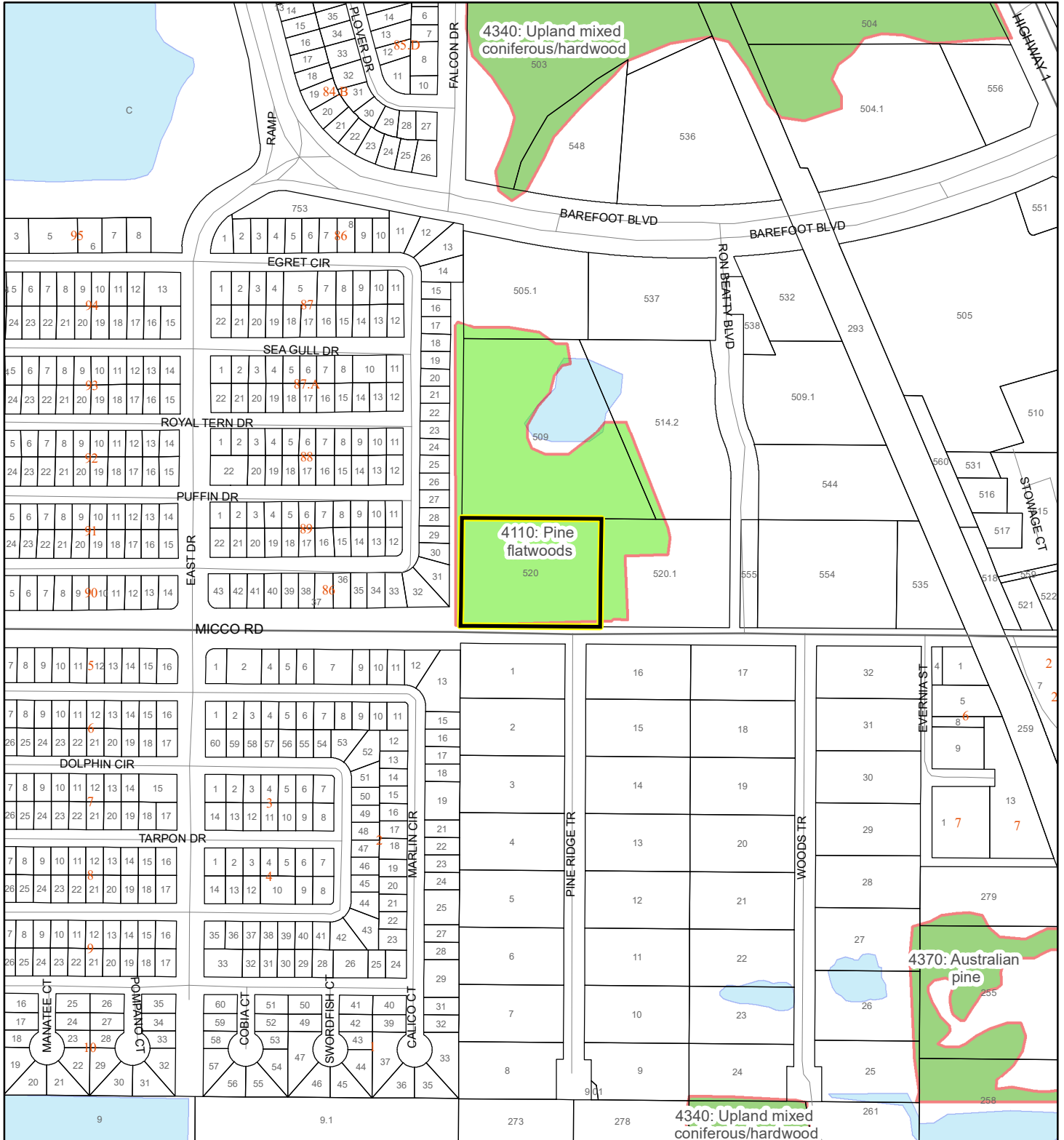
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Produced by BoCC - GIS Date: 1/7/2025

# SJRWMD FLUCCS UPLAND FORESTS - 4000 Series MAP

KIPPS COMMERCIAL PROPERTY LLC

24Z00071



1:4,800 or 1 inch = 400 feet

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Produced by BoCC - GIS Date: 1/7/2025

## 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