



BOARD OF COUNTY COMMISSIONERS

Planning and Development Department

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**STAFF COMMENTS
 26Z00007**

Turtle Mound Ventures LLC (Kimberly Rezanka)

GML(I) (Government Managed Lands - Institutional) and TR-1 (Single-family Mobile Home) to RVP (Recreational Vehicle Park)

Tax Account Number: 2316247, 2316452, 2316451, and 2315413
 Parcel I.D.: 23-36-22-00-12, 23-36-23-00-253, 23-36-23-00-252, and 23-36-14-00-511
 Location: 6455 North Tropical Trail, at the intersection with, and south of McGruder Road (District 2)
 Acreage: 28.37 acres

North Merritt Island Board: 04/09/2026
 Planning and Zoning Board: 04/20/2026
 Board of County Commissioners: 05/07/2026

Consistency with Land Use Regulations

- Current zoning can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal can be considered under the Future Land Use Designation, Section 62-1255.
- The proposal would maintain acceptable Levels of Service (LOS) (XIII 1.6.C)

	CURRENT	PROPOSED
Zoning	GML(I) and TR-1	RVP**
Potential*	0	283 lots
Can be Considered under the Future Land Use Map	Yes PUB and RES 1 No RES 2-DIR	Yes CC

* Zoning potential for concurrency analysis purposes only, subject to applicable land development regulations. Application of these regulations may reduce development potential.

** Approval is pending approval of a companion request 26SS00001, which proposes to amend the Future Land Use designation from PUB, RES 1, and RES 2-DIR to all CC.

Background and Purpose of Request

The applicant requests a change of zoning classification from GML(I) (Government Managed Lands - Institutional) and TR-1 (Single-family Mobile Home) to RVP (Recreational Vehicle Park) on 28.37 acres to allow for the development of a recreational vehicle park at 10 spaces or lots per acre.

The eastern portion of the property is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. Objective 7 of the Coastal Management Element aims to limit densities within the coastal high hazard area and direct development outside of this area. The eastern portion of the property is also located in FEMA Special Flood Hazard Area AE. Furthermore, the property is subject to other environmental constraints, such as hydric soils, and potential wetlands, which may limit development potential.

Additionally, the parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. The applicant is encouraged to contact NRM prior to any plan or permit submittal or prior to performing any land clearing activities.

The Board should consider the proposed point of ingress and egress in relation to the character of the surrounding area, as access from a local residential roadway may introduce compatibility concerns, whereas access from a higher-capacity arterial roadway may better accommodate the anticipated traffic and intensity of the proposed use.

The subject property is comprised of four parcels which were combined under one deed on August 28, 2025, as recorded in ORB 10420, PG 1398. The property has access to south side of McGruder Road, at the intersection with North Tropical Trail, both county-maintained roads, and on the north side of North Courtenay Parkway.

TR-1 was established as the zoning classification on the northern parcel (Tax ID 2315413) through Resolution Z-3725 on August 8, 1974. The original zoning for this property upon adoption of the Brevard County Zoning Regulations on May 22, 1958, was TR-3.

The next parcel (Tax ID 2316451) was established as GML(I) through Resolution Z-1021b on March 9, 1999. The original zoning for this property upon adoption of the Brevard County Zoning Regulations on May 22, 1958, was AU.

The remaining parcels (Tax ID 2316452 and 2316247) were established as GML(I) through Resolution Z-10198e on January 28, 1999. The original zoning for these properties upon adoption of the Brevard County Zoning Regulations on May 22, 1958, was AU.

RVP recreational vehicle park zoning classification encompasses lands devoted for recreation vehicle, tent, park trailer and cabin uses together with such ancillary structures as allowed to promote a recreational type atmosphere for both park owners and/or their guests. Minimum

park size shall be five acres. Recreational vehicle sites shall have a minimum area of 2,000 square feet, and shall have a minimum width of 30 feet and minimum depth of 60 feet.

The subject property is within the septic moratorium area. Any proposed development requiring a septic permit could be affected by this moratorium. For further information regarding the septic moratorium, the property owner would need to reach out to the Department of Environmental Health, which issues septic permits.

There are no current code enforcement complaints on the property.

Surrounding Area

	Existing Land Use	Zoning	Future Land Use
North	Road ROW, Single-Family Residences, and Vacant	GU, TR-1, TR-2, and GML(I)	RES 1 and RES2_DIR
South	Road ROW, Vacant, Single-Family Residences. Agricultural and a Church	GML, BU-1, IN(L), RR-1 and AU	PUB, CC, and RES 1
East	Single-Family Residences and a Church	SR and IN(L)	RES 1
West	Road ROW, Single-Family Residences, and Vacant	GU, TR-1, TR-2, and GML(I)	RES 1 and RES2_DIR

Northwest of the subject property, across McGruder Road, are nineteen (19) properties, seventeen (17) of which are developed with single-family residences or mobile homes, and two (2) remain vacant. The largest of these lots is 0.92 acres. Eight (8) of these properties have RES 1 FLU designations and TR-1 zoning. The remaining eleven (11) properties have RES2_DIR FLU designations and a mix of GU, TR-1, and TR-2 zoning.

South of the subject property, across North Tropical Trail, is a 0.8-acre property owned by Merritt Island Volunteer Fire Department, Inc. and a 0.39-acre property owned by Brevard County with PUB FLU designations and GML and GML (I) zoning. Next to that are a 0.22-acre property with AT&T utility equipment and a vacant 2.05-acre property with CC FLU designations and BU-1 zoning. Across North Courtenay Parkway are five (5) properties with RES 1 FLU designations. The first is a 1.35-acre church property with IN(L) zoning, next to a vacant 1.15-acre, RR-1 zoned property. The next three (3) properties are 6.91 acres, 2.25 acres, and 14.17 acres all zoned AU with residential and/or agricultural uses.

To the east there are two (2) properties with RES 1 FLU designations. The first is a vacant, 0.71-acre property with SR zoning, and the second is an 11.99-acre, IN(L) zoned property developed with a church.

GU classification is a holding category, that encompasses rural single-family residential development or unimproved lands for which there is no definite current proposal for development or land in areas lacking specific development trends on five acre lots with a minimum width and depth of 300 feet. The minimum house size in GU is 750 square feet.

TR-1 is a single family residential mobile home zoning classification which permits mobile homes or residences of standard construction on lots of 7,500 square feet (minimum) with lot width of 65 feet and lot depth of 100 feet.

TR-2 is a single family residential mobile home zoning classification which permits mobile homes or residences of standard construction on one-half acre lots.

The GML zoning classification encompasses government managed lands to recognize the presence of lands and facilities which are managed by federal, state and local government, special districts, nongovernmental organizations (NGOs) providing economic, environmental and/or quality of life benefits to the county, electric, natural gas, water and wastewater utilities that are either publicly owned or regulated by the Public Service Commission, and related entities. GML(I) zoning classification permits office and institutional uses.

BU-1 classification allows retail commercial land uses on minimum 7,500 square foot lots. The BU-1 classification does not permit warehousing or wholesaling.

IN(L) is an Institutional (Light) zoning classification, intended to promote low impact private, nonprofit, or religious institutional uses to service the needs of the public for facilities of an educational religious, health or cultural nature.

RR-1 classification encompasses 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 on a minimum one-acre lot, with a minimum lot width and depth of 125 feet. The RR-1 classification permits horses, barns and horticulture as accessory uses to a single-family residence. The minimum house size is 1,200 square feet. Keeping of horses and agricultural uses are accessory to a principle residence within the RR-1 zoning district.

AU zoning classification encompasses lands devoted to agricultural pursuits and single-family residential development of spacious character on 2.5-acre lots, with a minimum lot width and depth of 150 feet. The minimum house size in AU is 750 square feet. The AU classification also permits the raising/grazing of animals, fowl, beekeeping, plant nurseries, and the packing and processing of commodities raised on site. Conditional uses in AU include hog farms, zoological parks, and land alteration.

SR classification encompasses lands devoted to single-family residential development of relatively spacious character, together with such accessory uses as may be necessary or are

normally compatible with residential surroundings on minimum half acre lots, with a minimum width of 100 feet and a depth of 150 feet. The minimum house size in SR is 1,300 square feet.

Future Land Use

The subject property's GML(I) zoning classification can be considered consistent with the PUB Future Land Use designation, but not with the RES 2-DIR (Residential 2-Directive) Future Land Use designation provided on the FLUM series contained within Chapter XI – Future Land Use Element of Brevard County's Comprehensive Plan. The subject property's TR-1 zoning classification can be considered consistent with the RES 1 FLU designation.

The proposed RVP zoning classification can be considered consistent with the proposed CC FLU designation.

Applicable Land Use Policies

The Board should evaluate the compatibility of this application within the context of Administrative Policies 2 – 8 of the Future Land Use Element.

Analysis of Administrative Policy #3 - Compatibility between this site and the existing or proposed land uses in the area.

Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foreseeably be affected by the proposed use;

The proposed RV park could be considered a higher-intensity residential use compared to the prevailing development pattern in the area. Although the presence of non-residential and corridor-oriented uses suggests the area is not strictly homogeneous, those uses (e.g., church, fire station, utilities) are generally lower intensity in terms of daily operational impacts compared to an RV park. However, its compatibility may be influenced by factors such as location relative to major roadways, buffering, site design, and scale. Any proposed commercial use will be subject to compliance with all performance standards in Sections 62-2251 through 62-2272 during site plan review.

The Board should consider the proposed point(s) of ingress and egress for the recreational vehicle park in evaluating compatibility with the surrounding area. McGruder Road is a two-lane local roadway that primarily serves adjacent residential properties, whereas North Courtenay Parkway functions as a higher-capacity arterial corridor. Directing access to North Courtenay Parkway, rather

than McGruder Road, may be more appropriate given the anticipated traffic generation and operational characteristics of an RV park, and would minimize potential impacts to the established residential character served by the local road network.

Traffic from the proposed development will increase the percentage of MAV utilization by 0.75%. The corridor is anticipated to operate at 47.67% of capacity daily. Specific concurrency issues will be addressed at the time of site plan review.

- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.

Only a certified MAI (Member Appraisal Institute) appraisal can determine if material reduction has or will occur due to the proposed request.

- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:
1. historical land use patterns;

There are seven (7) FLU designations within a 0.5-mile radius of the subject property: Residential 1:2.5 (RES 1:2.5), Residential 1 (RES 1), Residential 2 (RES 2), Residential 2-Directive (Res 2-DIR), Community Commercial (CC), Neighborhood Commercial (NC), and Public Conservation (PUB-CON). The predominant FLU designation in the area is RES 1. The predominant commercial FLU in the area is CC. There have been no FLU amendments within 0.5 miles of the subject property in the past three years.

The proposed use would be located in a transitional area with residential uses zoned TR-1, TR-2 and GU to the north. East is a church in IN(L) zoning. To the south is an agricultural area with AU and RR-1, and also commercial development with BU-1, BU-2, and IN(L) zoning along the North Courtenay Parkway corridor.

The area includes a mix of small-lot single-family residences and mobile homes, as well as larger residential and agricultural parcels, reflecting varying residential densities. Institutional uses, such as places of worship and public facilities, along with utility infrastructure and commercially designated properties, are present along nearby corridors, contributing to a more diverse land use pattern. Overall, the area does not exhibit a uniform character but instead reflects a blend of residential, institutional, and limited non-residential uses influenced by its proximity to major roadways.

2. actual development over the immediately preceding three years; and

Development within the preceding three years includes:

- A permit for a new single-family residence was approved in 2024 on a 26.84 acre property, 0.77 miles south of the subject property in AU zoning.
- 25Z00033: In December 2025, a conditional use permit for a private heliport was approved for a 26.84 acre property, 0.77 miles south of the subject property.
- 25Z00057: A conditional use permit was approved on 37.5 acres for the expansion of land excavation activities at an existing mining site 1.14 miles northeast of the subject property in 2026.

3. development approved within the past three years but not yet constructed.

In 2024, a site plan for a Dollar General was approved at the corner of North Tropical Trail and North Courtenay Parkway. The site has CC FLU and BU-1 zoning. It appears that construction began, but the subsequent building permits have now expired.

D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Only a certified MAI (Member Appraisal Institute) appraisal can determine if material reduction has or will occur due to the proposed request.

Analysis of Administrative Policy #4 - Character of a neighborhood or area.

Character of a neighborhood or area shall be a factor for consideration whenever a rezoning or any application involving a specific proposed use is reviewed. The character of the area must not be materially or adversely affected by the proposed rezoning or land use application. In evaluating the character of an area, the following factors shall be considered:

Criteria:

- A. The proposed use must not materially and adversely impact an established residential neighborhood by introducing types or intensity of traffic, parking, trip generation, commercial activity or industrial activity that is not already present within the identified boundaries of the neighborhood.

The character of the surrounding area reflects a transitional pattern consisting of predominantly low-density residential development interspersed with institutional, utility, and limited commercial uses. The proposed use will introduce commercial activity not already present within the immediate area. However, a preliminary concurrency evaluation did not indicate that the proposal has the potential to cause a deficiency in the transportation adopted level of service.

B. In determining whether an established residential neighborhood exists, the following factors must be present:

1. The area must have clearly established boundaries, such as roads, open spaces, rivers, lakes, lagoons, or similar features.

The area has clearly established boundaries including roads and open spaces.

2. Sporadic or occasional neighborhood commercial uses shall not preclude the existence of an existing residential neighborhood, particularly if the commercial use is non-conforming or pre-dates the surrounding residential use.

Sporadic neighborhood commercial uses are present in the area along North Courtenay Parkway.

3. An area shall be presumed not to be primarily residential but shall be deemed transitional where multiple commercial, industrial or other non-residential uses have been applied for and approved during the previous five (5) years.

The area is transitional. Within the previous five years, there have been three (3) commercial, industrial, or non-residential uses applied for and approved during the previous five (5) years:

- **21Z00009: Rezoning from BU-1 to BU-2 with a Binding Development Plan (BDP) on 1.02 acres. 0.71 miles south of the subject property.**
- **25Z00033: Conditional use permit on 26.84 acres for a private heliport was approved in AU zoning, 0.77 miles south of the subject property.**
- **25Z00057: Conditional use permit on 37.5 acres for the expansion of land excavation activities at an existing mining site in Planned Industrial Park (PIP) zoning, 1.14 miles northeast of the subject property.**

FLUE Administrative Policy 7

Proposed use(s) shall not cause or substantially aggravate any (a) substantial drainage problem on surrounding properties; or (b) significant, adverse and unmitigable impact on significant natural wetlands, water bodies or habitat for listed species.

Approximately 2/3 of this property is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. Objective 7 of the Coastal Management Element aims to limit densities within the coastal high hazard area and direct development outside of this area.

A portion of the subject parcel contains mapped hydric which are indicators that wetlands may be present on the property. A wetland assessment/delineation will be required prior to any land clearing activities, site plan design, or building permit submittal. The wetland assessment/delineation shall be verified at time of site plan submittal.

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Federally and/or state protected species may be present on the property. A portion of the property is located within a large area of mapped Florida Scrub Jay habitat / occupancy.

Additionally, the parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. The applicant is encouraged to contact NRM prior to any plan or permit submittal or prior to performing any land clearing activities.

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

Preliminary Concurrency

The closest concurrency management segment to the subject property is North Courtenay Parkway, between Hall Road and North Tropical Trail, which has a Maximum Acceptable Volume (MAV) of 39,170 trips per day, a Level of Service (LOS) of D, and currently operates at 46.92% of capacity daily. The proposed rezoning increases the percentage of MAV utilization by 0.75%. The corridor is anticipated to operate at 47.67% of capacity daily.

The concurrency management segment for North Tropical Trail, between Crisafulli Road and North Courtenay Parkway was also analyzed. This segment has a Maximum Acceptable Volume (MAV) of 22,400 trips per day, a Level of Service (LOS) of E, and currently operates at 8.17% of capacity daily. The proposed rezoning increases the percentage of MAV utilization by 1.31%. The corridor is anticipated to operate at 9.48% of capacity daily.

The maximum development potential of the proposal is not anticipated to create a deficiency in LOS. Specific concurrency issues will be addressed at the time of site plan review. This is

only a preliminary review and is subject to change. The concurrency analysis was based on a recreational vehicle park with 283 lots.

No school concurrency information has been provided as the development proposal is for commercial and not residential use.

The subject property is within access to centralized sanitary sewer from Brevard County Merritt Island Utilities and centralized water from the City of Cocoa.

Environmental Constraints

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Coastal High Hazard Area (CHHA)
- Hydric Soils
- Floodplain Protection in North Merritt Island
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

Please refer to all comments provided by the Natural Resource Management Department at the end of this report.

For Board Consideration

The Board should consider whether the proposed zoning request is consistent and compatible with the surrounding area. The Board should also consider whether the request is consistent policies and objectives of the Brevard County Comprehensive Plan.

The Board should consider the proposed point(s) of ingress and egress for the recreational vehicle park in evaluating compatibility with the surrounding area.

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item No. 26Z00007

Applicant: Kimberly Rezanka (Owner: Turtle Mound Ventures LLC)

Zoning Request: GML(I) and TR-1 to RVP

Note: To create a recreational vehicle park

NMI Advisory: 04/09/2026; **Zoning Hearing:** 04/20/2026; **BCC Hearing:** 05/07/2026

Tax ID No.(s): 2316452, 2315413, 2316247, and 2316451

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- Coastal High Hazard Area (CHHA)
- Hydric Soils
- Floodplain Protection in North Merritt Island
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Protected and Specimen Trees
- Protected Species

Land Use Comments:

Coastal High Hazard Area

Approximately 2/3 of this property is located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. Objective 7 of the Coastal Management Element aims to limit densities within the coastal high hazard area and direct development outside of this area.

Hydric Soils

A portion of the subject parcel contains mapped hydric soils (Wabasso sand, 0 to 2 percent slopes; Copeland-Bradenton-Wabasso complex, limestone substratum; and Bradenton fine sand, limestone substratum); indicators that wetlands may be present on the property. **A wetland assessment/delineation will be required prior to any land clearing activities, site**

plan design, or building permit submittal. The wetland assessment/delineation shall be verified at time of site plan submittal.

Section 62-3694(c)(3)(b) has allowances for wetland impacts for commercial uses along "Mitigation Qualified Roadways" (MQRs). N. Courtenay Parkway is an MQR at this location. If wetlands are found, the applicant shall complete High Function and Landscape Level wetlands assessments prior to the allowance of any impacts. Board approval may be required for impacts. Any permitted wetland impacts must meet the requirements of Section 62-3694(e), including avoidance of impacts, and will require no net loss mitigation in Brevard County in accordance with Section 62-3696.

Section 62-3694(c)(3)b also provides that for a project encompassing multiple properties assembled under one site plan development order, wetland impacts for those properties without direct frontage on the mitigation qualified roadway may be permitted only if the properties are combined so that any proposed wetland impact is contained within a property with direct frontage on the mitigation qualified roadway. The assemblage shall be deed restricted for commercial or industrial use.

Floodplain Protection in North Merritt Island

This property is located within an area mapped as FEMA Special Flood Hazard Area (SFHA) AE, as identified by the Federal Emergency Management Agency, and as shown on the FEMA Flood Map. The parcel is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance, including compensatory storage. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Additionally, the parcel is located on North Merritt Island (NMI), north of Hall Road. Section 62-3724(4) contains additional criteria including compensatory storage and written certification from the engineer of record that there will be no adverse flooding impacts upon properties resulting from the proposed development. **The applicant is encouraged to contact NRM prior to any plan or permit submittal or prior to performing any land clearing activities.**

Indian River Lagoon Nitrogen Reduction Septic Overlay

The entire property is mapped within the Indian River Lagoon Nitrogen Reduction Overlay. Per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay, if adequate sewer for the development is not available, then the use of an alternative septic system, designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes, shall be required. NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts.

Protected and Specimen Trees

Protected and Specimen trees may exist on the parcel. The applicant shall perform a tree survey prior to any site plan design in order to incorporate valuable vegetative communities or robust trees into the design. Per Article XIII, Division 2, entitled Land Clearing, Landscaping,

and Tree Protection, Section 62-4341(18), Specimen and Protected Trees shall be preserved or relocated on site to the Greatest Extent Feasible. Greatest Extent Feasible shall include, but not be limited to, relocation of roads, buildings, ponds, increasing building height to reduce building footprint or reducing Vehicular Use Areas. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements and buffer requirements. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

Protected Species

Information available to NRM indicates that federally and/or state protected species may be present on the property. A portion of the property is located within a large area of mapped Florida Scrub Jay habitat / occupancy. Prior to any plan, permit submittal, or development activity, including land clearing, the applicant should obtain any necessary permits or clearance letters from the U.S. Fish and Wildlife Service (Florida Ecological Services State Office: 352-448-9151; or email: FW4FLESRegs@fws.gov).