

	REQUIRED	PROPOSED
MINIMUM LOT AREA:	7,500 SF	29,327.67 SF
MINIMUM LOT WIDTH:	75 FT	146.54' FT
MINIMUM LOT DEPTH:	75 FT	199.97 FT
MAXIMUM BLDG HEIGHT:	35 FT	
FRONT SETBACK:	25 FT	
FRONT CORNER SETBACK:	15 FT	
REAR SETBACK:	20 FT	
SIDE SETBACK:	10 FT	
ACCESSORY SETBACK:	10 FT	
MAXIMUM DENSITY:	6 UAC	TBD
MAXIMUM COVERAGE:	40 %	TBD %
DISTANCE BETWEEN BLDGS:	15 FT	TBD FT

CONDITIONAL USE
GUEST HOUSE, NO KITCHEN

RU-2-4	REQUIRED	PROPOSED
MINIMUM LOT AREA:	7,500 SF	14,996.67 SF
MINIMUM LOT WIDTH:	75 FT	75.0' FT
MINIMUM LOT DEPTH:	75 FT	199.97 FT
MAXIMUM BLDG HEIGHT:	35 FT	
FRONT SETBACK:	25 FT	
FRONT CORNER SETBACK:	15 FT	
REAR SETBACK:	20 FT	
SIDE SETBACK:	10 FT	
ACCESSORY SETBACK:	10 FT	
MAXIMUM DENSITY:	4 U/A/C	TBD
MAXIMUM COVERAGE:	40 %	TBD %
DISTANCE BETWEEN BLDGS:	15 FT	TBD FT

CONDITIONAL USE
GUEST HOUSE, NO KITCHEN

DISCLAIMER:

THIS SKETCH IS RECREATED FROM A SURVEY BY DAVID A. BLOCK SURVEYING & MAPPING, DAVID A. BLOCK, FLORIDA P.S.M. #263, 1545 BREAM STREET, MERRITT ISLAND, FL 32952, WWW.BLOCKSURVEYING.COM, TEL: 321-452-7048, DATED 04/22/2020, PROJECT NO. 20-187 AND IS FOR ARCHITECTURAL PURPOSES ONLY AND NOT INTENDED TO BE A LEGAL OR ACCURATE SURVEY.

OTHER USES
RP (RESIDENTIAL PROFESSIONAL 5 U/A
RU-1-13, RU-1-11
RA-2-4 SINGLE-FAMILY ATTACHED (TOWNHOUSES
15 FT MINIMUM INTERIOR LOT WIDTH

LEGAL: (LOT A AND LOT B COMBINED)

PART OF GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: BEGIN AT AN IRON PIPE ON THE NORTH LINE OF THE 20 FOOT RIGHT OF WAY OF THE PUBLIC ROAD IN GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, ALSO KNOWN AS COQUINA ROAD, WHICH IS N68°10'00" EAST, 200 FEET FROM THE INTERSECTION OF THE NORTH LINE OF SAID COUNTY ROAD WITH THE EAST RIGHT OF WAY OF U.S. HIGHWAY NO.1; THENCE, CONTINUE N 68°10'00" EAST ALONG THE NORTH LINE OF SAID COUNTY ROAD 232.46 FEET TO AN IRON PIPE; THENCE 25°37'00" WEST, 200.42 FEET TO AN IRON PIPE; THENCE S 68°10'00" WEST, 210.81 FEET TO AN IRON PIPE; THENCE S 19°25'00" E 200.18 FEET TO THE POINT OF BEGINNING.

23 COQUINA ROAD
ROCKLEDGE, FL 32955

RE-ZONING AU TO RU-2-6 & RU-2-4

PROPOSED LOT SPLIT/REZONING	
23 COQUINA ROAD ROCKLEDGE, FL 32955	
ARK TEK Architecture & Planning	
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