

RU-2-6	REQUIRED	PROPOSED
MINIMUM LOT AREA:	7,500 SF	29,327.67 SF
MINIMUM LOT WIDTH:	75 FT	146.84+ 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 U/AC	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/AC	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. 6263, 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.

SEPTIC SYSTEM  
ENGINEERED LOW DOSAGE AEROBIC SEPTIC SYSTEM  
LOW DOSAGE (24/7) LOW PRESSURE  
AEROBIC TREATMENT UNIT (ATU)  
DRAIN FIELD SETBACK: 10 FT

SITE DATA

OWNER: BEDARD, ANDREA, BOARDMAN, NICHOLAS  
ADDRESS: 23 COQUINA ROAD  
ROCKLEDGE, FL 32955  
TAX ID: 2511124  
PARCEL IDS: 25-36-23-00-506  
DESCRIPTION: PART OF LOT 3 AS DES IN DB 368 PG 583

PARKING:

2 PARKING SPACES PER UNIT / DWELLING  
NO GARAGE REQUIRED

LIVING AREA

1,110 SF	SINGLE-FAMILY RESIDENCE
750 SF	2 BEDROOM APARTMENT
500 SF	1 BEDROOM APARTMENT
400 SF	APARTMENT
575 SF	1 BEDROOM ATTACHED RESIDENCE

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)

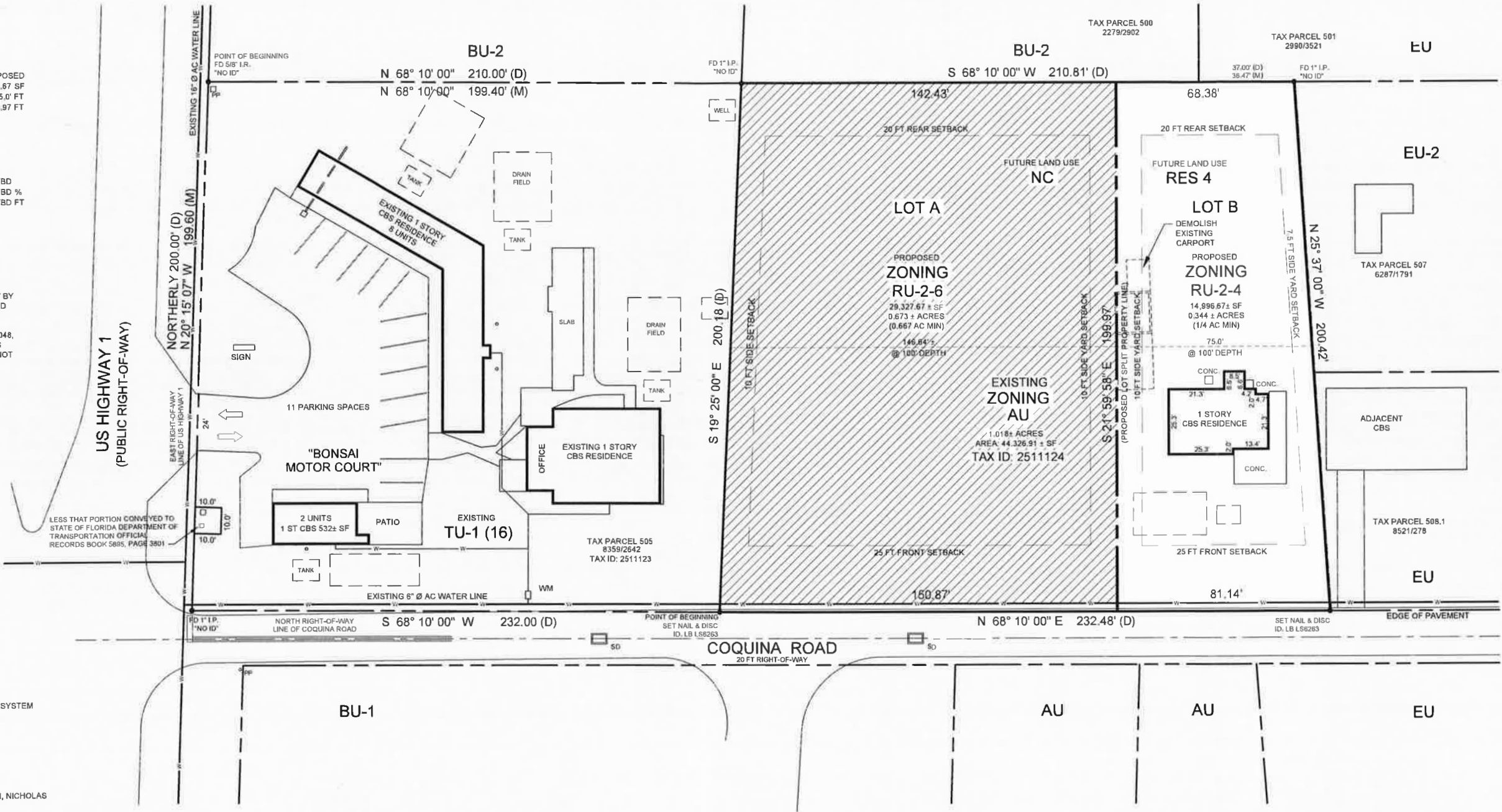
PART OF GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: BEGIN AT AN IRON PIPE ON THE NORTH LINE OF THE 20 FOOT RIGHT OF WAY OF THE PUBLIC ROAD IN GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 25 SOUTH, RANGE 36 EAST, ALSO KNOWN AS COQUINA ROAD, 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 232.48 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.

LOT A

FROM SAID POINT OF BEGINNING COMMENCE N 68°10'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 150.87 FEET; THENCE, CONTINUE N 21°59'58" WEST A DISTANCE OF 199.97 FEET; THENCE, CONTINUE S 68°10'00" WEST A DISTANCE OF 142.43 FEET; THENCE, CONTINUE S 19°25'00" EAST TO THE POINT OF BEGINNING FOR LOT A.

LOT B

FROM SAID POINT OF BEGINNING OF COMBINED LOTS COMMENCE N 68°10'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 150.87 FEET TO THE POINT OF BEGINNING FOR LOT B; THENCE, CONTINUE N 68°10'00" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 81.14 FEET; THENCE, CONTINUE N 25°37'00" WEST A DISTANCE OF 200.42 FEET; THENCE, CONTINUE S 68°10'00" WEST A DISTANCE OF 68.38 FEET; THENCE, CONTINUE S 21°59'58" EAST A DISTANCE OF 199.97 FEET TO THE POINT OF BEGINNING FOR LOT B.



23 COQUINA ROAD  
ROCKLEDGE, FL 32955

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

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
REVISION: \_\_\_\_\_

THIS IS THE LEGAL DESCRIPTION TO BE USED FOR ADVERTISING PURPOSES

Not for Applicant  
Signature

ARK1TEK LLC  
Architecture & Planning  
23 COQUINA ROAD  
ROCKLEDGE, FL 32955  
PROPOSED LOT SPLIT/REZONING

STATE OF FLORIDA  
REGISTERED ARCHITECT  
1" = 20'

DATE: 8-8-2022  
DESIGNED BY: RJT  
DRAWN BY: RJT  
CHECKED BY: RJT  
CAD CODE: BONSAI MOTEL  
PROJECT NO.: 23 COQUINA RD  
DRAWING NO.: A-1  
SHEET 1 OF 1