



BOARD OF COUNTY COMMISSIONERS

PSJ

205.10

Planning and Development

2726 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

**Application for Zoning Action, Comprehensive Plan Amendment, or
Variance**

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 20PZ00088

Existing FLU: NC Existing Zoning: BU-1A

Proposed FLU: CC Proposed Zoning _____

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

<u>Carmine Ferraro Trustee</u>	<u>4725 Fay Blvd Land Trust</u>		
Name(s)	Company		
<u>4265 Quechua Rd</u>	<u>Port St John</u>	<u>FL</u>	<u>32927</u>
Street	City	State	Zip Code
<u>carmel32927@gmail.com</u>	<u>321-536-5200</u>		
Email	Phone	Cell	

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

☐ Attorney ☐ Agent ☐ Contract Purchaser ☐ Other _____

_____ Name(s)		_____ Company	
_____ Street	_____ City	_____ State	_____ Zip Code
_____ Email	_____ Phone	_____ Cell	

①

APPLICATION NAME

- ☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)
- ☒ Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)
- ☐ Text Amendment (CP): Element _____
- ☐ Other Amendment (CP): _____
- ☐ Rezoning Without CUP (RWOC)
- ☐ Combination Rezoning and CUP (CORC)
- ☐ Conditional Use Permit (CUP)
- ☐ Binding Development Plan (BDP)
- ☐ Binding Development Plan (BDP) (Amendment)
- ☐ Binding Development Plan (BDP) (Removal)
- ☐ Variance(s) (V)
- ☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- ☐ Administrative Approval of Flag Lot or Easement
- ☐ Other Action: _____

Acreage of Request: 1.59

Reason for Request:

Property is under contract for sale to an Ace Hardware Developer that intends to build a +/-10,000SF freestanding retail store. The south driveway on Adams Place needs to be re-opened to create a safer situation for large truck and delivery vehicles that service both Family Dollar and the proposed user. The FLU and zoning needs to be changed for the permitted use of Hardware Store with outdoor garden center.

Office Use Only:

Accela No. 20200008 Fee: 1,219 Date Filed: 9/4/20 District No. 1

Tax Account No. (list all that apply) 2309941

Parcel I.D. No.

23 35 23 JM 81 12
Twp Rng Sec Sub Block Lot/Parcel

Planner: Cheryl W. Campbell Sign Issued by: n/a Notification Radius: 500'

MEETINGS

DATE

TIME

☐

P&Z

☒

PSJ Board

11/18/20

4:00

☐

NMI Board

☒

LPA

11/23/20

3:00

☐

BOA

☒

BCC

12/3/20

5:00

Wetland survey required by Natural Resources ☐ Yes

☒

No

Initials

MM

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?

☐

Yes

☒

No

If yes, list

Location of subject property:

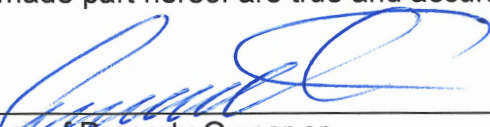
South side of Fay Blvd, approx. 170 ft. east of Adams Pl.

Description of Request:

NC to CC

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- ☒ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- ☐ An approval of this application does not entitle the owner to a development permit.
- ☐ I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.



Signature of Property Owner or
Authorized Representative

9/4/2020

Date

State of Florida

County of Brevard

Subscribed and sworn to me before me this 4th day of, September, 20 20,
personally appeared Carmin Ferraro, who is personally known to me or
produced FL DL as identification, and who did / did not take an oath.



Notary Public Signature

Seal



ACCELA #

20PZ00000

DOCUMENT SUBMITTAL REQUIREMENTS

Application type	Application	Authorization to Act Form ¹	Recorded Property Deeds	Legal Description of Request ²	Certified Survey ⁸	Property Appraisers Map	Concurrency	School Concurrency ³	Wetland Survey ⁴	CUP Worksheet & Sketch ⁵	Comp Plan Information ⁶	Notice to Applicants	Neighbors Affidavit ⁷	Letter to Zoning Official	Variance Hardship Worksheet ⁹	*Additional Documentation	Fees
	NUMBER OF COPIES REQUIRED																
Staff to check indicating receipt																	
Comprehensive Plan Amendment⁶	1	1	1	2	2	1	n/a	1			1					*	Y
Zoning request	1	1	1	1	1 ⁸	1	1	1	1			1				*	Y
Conditional Use Permit (CUP)	1	1	1	1	1 ⁸	1				1		1					Y
AA – Waiver	1	1			1	1							1	1			Y
AA – Easement or Flag lot	1	1	1	1	1	1											Y
Variance	1	1	1	1	1	1									1	*	Y

¹Authorization to Act form is required, if other than the owner of record is making the application. If the property is not owned in entirety, by the applicant, either a Form "A", or a notarized letter must accompany the application giving written consent by all property owners of the subject property.

²Legal Description must be typed on a separate sheet, if not easily described on the deed.

³School Board Concurrency application is required if the request represents an increase of more than one residential unit.

⁴Wetland Survey required on Commercial or Industrial property.

⁵CUP applications require a completed worksheet and a sketch plan with the application signed by a planner.

⁶Must include Comprehensive Plan Amendment supplemental form reviewed by a planner prior to submitting formal application. The supplement must include a written statement explaining the rational and the appropriate data and analysis necessary to support the proposed change.

⁷Administrative waivers requiring a signed affidavit from all abutting property owners indicating no objection to the requested waiver of lot size, width or depth requirement. The affidavit must state the specific request.

⁸Survey must be submitted if requested by staff.

⁹Variance Hardship Worksheet must be filled out completely, addressing the six criteria for a hardship.

***Additional information may be requested by staff dependent upon the requested action. These include but are not limited to impact analysis studies:**

Traffic Impact Analysis (TIA): TIA must be submitted if required by the County Traffic Engineer. Analysis methodology must be coordinated with the Traffic Engineering Office.

Environmental Impact Analysis: The analysis must be conducted by a qualified environmental professional and dated less than one year old. The analysis must document the types of habitat found on site; identify vegetation types, soils types, wetlands, floodplain; and any other environmental concerns.

Water and Sewer Demand: Identify the potable water and sanitary sewer demand for the amendment based on the current and proposed future land use designations using the per capita water and wastewater standards of the applicable service provider.

CALCULATION OF PUBLIC HEARING APPLICATION FEES -ZONING OFFICE

PUBLIC HEARING APPLICATION FEES	BASE FEE	ACREAGE FEE	UNIT FEE	SUB-TOTAL
REZONING				
Environmental Area	511.00			
Residential Professional	960.00			
General Use and Agricultural Use	849.00*	(-5) x 24**		
Single-Family Residential	849.00*	(-5) x 24**		
Single-Family Mobile Home	849.00*	(-5) x 24**		
Commercial/Planned Commercial	1,184.00	() x 24		
Tourist Commercial	1,855.00	() x 45		
Industrial/Planned Industrial	1,855.00	() x 45		
Planned Unit Development	5,661.00	() x 45		
Single-Family Attached Residential	960.00		() x 24	
Multiple-Family Residential	960.00		() x 24	
Recreational Vehicle Park	1,408.00		() x 24	
Mobile Home Park/Mobile Home Co-op	1,408.00		() x 24	
CUP'S OR ROU APPLICATIONS				
Fee per request (with rezoning)	447.00			
Fee per request (without rezoning)	849.00			
OTHER APPLICATION FEES				
Consultant fee Retainer per Tower Application	6,934.00			
Transfer of Development Rights	1,520.00			
Comprehensive Plan Appeals (Vested Rights)				
One (5.0 acres or less) Single-family residential	433.00			
All other Appeals	1,733.00			
Variance/Appeals of Administrative Interpretation				
Base Fee	598.00			
Fee for each additional request	182.00			
Special Hearing Fee for P & Z / LPA	3,692.00			
Special Hearing Fee for BOA	1,872.00			
All Other Unlisted Zoning Applications	849.00			
Miscellaneous				
COMPREHENSIVE PLAN AMENDMENTS				
Small Scale Amendment	919.00			
Large Scale Amendment	1,785.00	\$43 per acre		
Maximum Fee on a Single Application	17,334.00			
				SUB-TOTAL ***per acre
FEES COLLECTED FOR ADMINISTRATIVE ACTIONS				
Office of Natural Resources zoning review (if applicable)	300.00			
flag lot &/or easement review	360.00			
Land Development PUD review	100.00			
flag lot &/or easement review	150.00			
Address Assignment review of flag lot &/or easement	100.00			
Zoning fee	277.00			
BASE FEE ADJUSTMENTS				
* If area for these requests have the potential for only one more lot, the fee is	288.00			
** Maximum acreage fees for these requests shall be	2,240.00			
*** Maximum Planned Unit Development Fee shall be	13,432.00			
**** Maximum fee for all other zoning requests shall be	8,955.00			
TOTAL				

\$ 909.00

SUB-TOTAL ***per acre

\$ 300.00

TOTAL

1,219.00



Planning & Development

Central Cashier

2725 Judge Fran Jamieson Way

Building A, Room 114

Melbourne, FL 32940

RECEIPT OF PAYMENT

Payment Date: 9/2/2020

Receipt #: 578620

Transaction Id# 883

Payment Method	Payment Reference #	Amount Paid	Comments
Check	883	\$849.00	
		\$849.00	Total

4725 FAY BLVD SANCT, COCOA, FL 32927

PZ Miscellaneous Fees

\$849.00

20PZ00088

Fee

Invoice #

Amount

Miscellaneous

680573

\$849.00

Grand Total \$849.00

Additional Fees may apply to obtain a Certificate of Completion, a Certificate of Occupancy, Pre-Power, or Final Inspection.
To verify fees please visit the Brevard County Planning & Development Search.

www.brevardcounty.us/PlanningDev

P (321) 633-2068 F (321) 633-2052



Planning & Development

Central Cashier

2725 Judge Fran Jamieson Way

Building A, Room 114

Melbourne, FL 32940

RECEIPT OF PAYMENT

Payment Date: 9/4/2020

Receipt #: 578919

Transaction Id# 884

Payment Method	Payment Reference #	Amount Paid	Comments
Check	884	\$370.00	
		\$370.00	Total

4725 FAY BLVD SANCT, COCOA, FL 32927

PZ Miscellaneous Fees

\$370.00

20PZ00088

Fee	Invoice #	Amount
Comprehensive Plan	680898	\$70.00
NRMO	680898	\$300.00

Grand Total \$370.00

Additional Fees may apply to obtain a Certificate of Completion, a Certificate of Occupancy, Pre-Power, or Final Inspection.

To verify fees please visit the Brevard County Planning & Development Search.

www.brevardcounty.us/PlanningDev

P (321) 633-2068 F (321) 633-2052



Brevard County

Supplement to Comprehensive Plan Amendment Application

Planning and Zoning Office, 2725 Judge Fran Jamieson Way, Viera, FL 32940
(321) 633-2069



1. Type of Application:

d. Small-scale Comprehensive Plan Future Land Use Map Amendment

_____ Large-scale Future Land Use Map Amendment

_____ Comprehensive Plan Text Amendment

Plan Element(s) of Text Amendment request: _____

2. Applicant: Carmine Ferraro **Staff Planner:** Cheryl W. Campbell

3. Comprehensive Plan Amendment Information:

Adopted Future Land Use Designation: NC

Requested Future Land Use Designation: CC

Existing Zoning: BU-1A

Proposed Text Amendment (if applicable): Attach the proposed text amendment in a strike-thru/underlined format along with one copy on a CD in Microsoft Word, rtf or text format.

4. Description of Request/Justification: Must include a written statement explaining the rational and the appropriate data and analysis necessary to support the proposed change.

Text amendment supplemental information shall include any goal, objective, policy, implementation strategy, directive and any supporting data and analysis, including maps, figures and tables, and; (1) Identification of the particular element of the plan on which the request is based; and, (2) Citation of the existing language which is proposed to be changed; and, (3) Proposed rewording of the existing language or the wording of proposed new text.

The property is under contract with a national chain hardware store, staff has informed us that we need a BU-1 zoning which requires a FLU change from NC to CC.

(use additional sheets if necessary)

THIS INSTRUMENT CONTAINS THE OFFICIAL
RECORD BOOK AND PAGE NUMBERS DESCRIBING
THE PARCELS TO BE ADVERTISED.

Prepared by and record and return to
TIMOTHY F. PICKLES, ESQ.
WATSON, SOULEAU, DELEO,
BURGETT & PICKLES, P.A.
3490 North U.S. Highway 1
Post Office Box 236007
Cocoa, FL 32923-6007
(321) 631-1550
07-1663
REC \$18.50
DOC \$

SIGNATURE

WARRANTY DEED

GRANTOR Mission Investment Fund of the Evangelical Lutheran Church in America, Inc., a Minnesota not-for-profit corporation a/k/a Mission Investment Fund of the Evangelical Lutheran Church in America, a Minnesota not-for-profit corporation

GRANTEE Carmine Ferraro, as Trustee of the 4725 Fay Blvd Land Trust Agreement #1, dated 2/10/2008, with full power and authority to protect, conserve, sell, lease or encumber, or otherwise to manage and dispose of the herein described property

GRANTEE'S MAILING ADDRESS 3860 Curtis Blvd, Unit 636
Cocoa, FL 32927

DATE March 10, 2008

LEGAL DESCRIPTION OF PROPERTY LOCATED IN BREVARD COUNTY, FLORIDA

Lot 12, Block 81, except the East 45 feet thereof, PORT ST JOHN UNIT THREE, according to the plat thereof, as recorded in Plat Book 22, Pages 25 through 35, of the Public Records of Brevard County, Florida

The grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to the grantor in hand paid by the grantee, the receipt of which is acknowledged, has granted, bargained and sold to the grantee, and the grantee's heirs and assigns forever the land described above. The grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to restrictions and matters appearing on the plat or otherwise common to the subdivision, public utility easements of record and taxes for the year 2008, which are not yet due and payable.

Execution of deed witnessed by

GRANTOR

Mission Investment Fund of the Evangelical Lutheran Church in America, Inc., a Minnesota not-for-profit corporation a/k/a Mission Investment Fund of the Evangelical Lutheran Church in America, a Minnesota not-for-profit corporation

Marcy Olson
Print Name Marcy Olson
Lillian Acuña
Print Name Lillian Acuña

By Harvey Olson
Print Name HARVEY OLSON
As its Vice President
8765 West Higgins Road, Chicago, IL 60631

Marcy Olson
Print Name Marcy Olson
Elsie Albela
Print Name Elsie Albela

By Eva M. Roby
Print Name Eva M. Roby
As its Exec. Vice Pres.
8765 West Higgins Road, Chicago, IL 60631

Less &
Except
ORB 7510,
Pgs 2546 -
2549

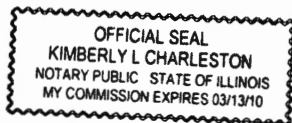
(P)

ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 10 day of MARCH, 2008, by HARVEY OLSON, as its VICE PRESIDENT, of Mission Investment Fund of the Evangelical Lutheran Church in America, Inc, a Minnesota not-for-profit corporation a/k/a Mission Investment Fund of the Evangelical Lutheran Church in America, a Minnesota not-for-profit corporation who is personally known to me or who has produced a driver's license as identification and who did not take an oath

Notary Public



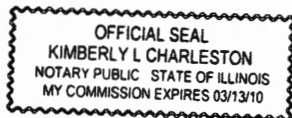
Kimberly L. Charleston
Name KIMBERLY L CHARLESTON
State of Illinois at Large (SEAL)
My Commission Expires 3-13-10

ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 10 day of MARCH, 2008, by EVA M. Roby, as its EXEC VICE PRESIDENT of Mission Investment Fund of the Evangelical Lutheran Church in America, Inc, a Minnesota not-for-profit corporation a/k/a Mission Investment Fund of the Evangelical Lutheran Church in America, a Minnesota not-for-profit corporation who is personally known to me or who has produced a driver's license as identification and who did not take an oath

Notary Public

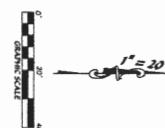


Kimberly L. Charleston
Name KIMBERLY L CHARLESTON
State of Illinois at Large (SEAL)
My Commission Expires 3-13-10

Appraiser's Identification Number 23-35-23-JM-81-12

11





EXTREME SURVEYING OF FLORIDA, INC.
LD No. 7425
 29340 RHODIN PLACE
 WESLEY CHAPEL, FLORIDA 33545
 PH. (813) 973-2092
 FAX. (813) 973-2122
 EMail: alex@extreme-surveying.com



No.	DESCRIPTIONS	DATE	BY
REVISIONS			

PORT ST. JOHN FAMILY DOLLAR
BREVARD COUNTY, FLORIDA

CURVE	MAJOR	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 44.32° 12' E	90° 00' 00"

SEE SHEET 1 OF 2 FOR SURVEY NOTES AND LEGAL DESCRIPTION.
THIS SURVEY NOT VALID WITHOUT ALL SHEETS.

DESIGNED BY:	N/A
DRAWN BY:	AT
CHECKED BY:	ABT
SCALE:	DATE:
1" = 20'	6-18-
PARTY CHIEF:	
ABT	
FIELD BOOKS:	
PAGE:	--
CAD FILE:	
1406-100-33	
JOB NUMBER:	
1406-100-33	
SHEET	
2 of 2	

A graphic scale bar at the bottom indicates distances of 0', 20', and 40'. Above the scale is a north arrow pointing upwards, labeled with $1" = 20'$.



CERTIFIED TO:

- * HRES PORT ST. JOHN, LLC
- * CAREY O'MALLEY WHITAKER & MUELLER, P.A.
- * OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- * CARLAINE FERRARO
- * USAMERBANK, ITS SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTERESTS MAY APPEAR
- * HILL, WARD & HENDERSON, P.A.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 81, THENCE ALONG THE WEST LINE OF SAID LOT 12, ALONG THE EAST RIGHT OF WAY OF ADAMS PLACE, N 09°37'48" E, 55.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID LOT 12, ALONG THE EAST RIGHT OF WAY OF ADAMS PLACE N 02°17'48" E, 224.25 FEET TO A POINT OF CURVATURE; THENCE 38.87 FEET ALONG THE ARC OF SAID CURVATURE, S 88°00'00" E, 100.00 FEET TO A POINT OF BEGINNING; THENCE ALONG THE NORTH LINE AND DISTANCE OF N 43°32'12" E, 20.38 FEET TO A POINT OF TANGENCY; THENCE ALONG THE NORTH LINE OF SAID LOT 12, ALONG THE SOUTH RIGHT OF WAY OF FAY BOULEVARD, N 09°32'12" E, 165.35 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOT 12, S 02°47'48" E, 163.70 FEET; THENCE S 78°28'12" E, 27.80 FEET; THENCE S 89°00'00" E, 100.00 FEET; THENCE S 71°25'18" E, 106.57 FEET; THENCE N 77°28'12" E, 60.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.99 ACRES, MORE OR LESS.

SEE SHEET 1 OF 2 FOR SURVEY BOUNDARY AND TOPOGRAPHIC INFORMATION.
THIS SURVEY NOT VALID WITHOUT ALL SHEETS.

[illegible]

THIS IS AN ALTA/BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, AND EXCEEDS THE MINIMUM REQUIREMENTS OF THE FLORIDA SURVEYING BOARD.

BEARINGS REFERRED TO THE SOUTH LINE OF PALM BOULEVARD NORTH OF WAY AT BASSON BLVD. 8923'14.6" IN THE PLAN OF PLAT FOR 2ND JOHNN WRIGHT STATE PLANE COORDINATES, IF DEPECTED HEREON, BASED ON NAD 83, 1983 DATUM, FLORIDA ZONE EAST, 1990 ADJUSTMENT.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/BOUNDARY, TOPOGRAPHIC SURVEY ONLY, AND IS NOT INTENDED TO DETERMINE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

SURVEYOR RELIED ENTIRELY UPON THE TITLE COMMITMENTS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 15082041-406, DATED 02-04-15 AT 8:00 A.M., DATED 03-05-11-2015 AT 8:00 A.M. THERE MAY BE OTHER MATTERS OF PUBLIC RECORD, NOT DEPECTED ON THIS SURVEY. THE SURVEY SUBJECT IS SHOWN IN SCHEDULE B - 8 OF THESE PLATS.

ITEMS 1-7: NOTHING APPLICABLE/PLOTTABLE AS TO MATTERS OF SURVEY

ITEM #: ALL MATTERS CONTAINED ON THE PLAT OF PORT ST. JOHN UNIT THREE, RECORDED IN PLAT BOOK 22, PAGE 25.
(ALL PLOTTABLE EASEMENTS DEPICTED HEREON)

ITEM 5: COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 1085, PAGE 620, AS AMENDED BY SUMMARY FINAL JUDGEMENT RECORDED IN O.R. BOOK 3716, PAGE 3871, AND BY SUMMARY FINAL JUDGEMENT RECORDED IN O.R. BOOK 7227, PAGE 901. (PER THIS DOCUMENT, THIS SITE USE IS PROPOSED FOR CIVIC USE. PER THIS DOCUMENT, THE SIDE SETBACK IS PROPOSED TO BE 25'; PER BREVARD COUNTY LAND DEVELOPMENT CODE (LDC) AND THE EXISTING ZONING, IT IS 5'.)

ITEM 10: INTENTIONALLY DELETED

ITEM 19: INTENTIONALLY DELETED

ITEM 12: AGREEMENTS BETWEEN GENERAL DEVELOPMENT CORPORATION, GENERAL DEVELOPMENT UTILITIES, THE BREVARD COUNTY HEALTH DEPARTMENT AND BREVARD COUNTY RECORDED IN O.R. BOOK 1069, PAGE 183; O.R. BOOK 2420, PAGE 1805; O.R. BOOK 2562, PAGE 2385 AND O.R. BOOK 2562, PAGE 2389. (NO PLOTTABLE EASEMENTS)

ITEM 13: AGREEMENT BETWEEN GENERAL DEVELOPMENT UTILITIES, INC., THE CITY OF COCOA, BREVARD COUNTY AND GENERAL DEVELOPMENT CORPORATION RECORDED IN O.R. BOOK 2637, PAGE 156; ASSIGNMENTS RECORDED IN O.R. BOOK 2637, PAGES 274, 275 AND 277. (NO PLOTTABLE EASEMENTS)

ITEM 14: BINDING DEVELOPMENT PLAN BY AND BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA AND 4725 FAY BOULEVARD LAND TRUST AGREEMENT #1 U/A/D 2/10/08, RECORDED IN C.R. BOOK 7129, PAGE 1312. (NO PLOTTABLE EASEMENTS)

ITEM 15: INTENTIONALLY DELETED

ITEM 18: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT, RECORDED IN O.R. BOOK 3819, PAGE 1618. (THIS IS A BLANKET EASEMENT OF 10', 5' ON EACH SIDE OF UTILITIES CONSTRUCTED OR TO BE CONSTRUCTED)

ITEM 17: TERMS, CONDITIONS AND PROVISIONS OF THE RECIPROCAL EASEMENT AGREEMENT BETWEEN HRES PORT ST JOHN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND CARABIE FERRARO, AS TRUSTEE OF THE 4725 FAY BOULEVARD LAND TRUST AGREEMENT #1, RECORDED _____ IN D.R. BOOK _____, PAGE _____. (PROPOSED CROSS ACCESS EASEMENT DEPICTED HEREON)

ITEM 18: MATTERS OF SURVEY

5) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS, BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. SHIRASIS WERE NOT LOCATED, UNLESS OTHERWISE SHOWN.

6) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7) THE PARCEL SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP 12009C, COMMUNITY PANEL NUMBER 0310 G, MAP REVISED 03/17/14.

8) ELEVATIONS DEPICTED HEREON BASED UPON F.D.O.T. BENCHMARK SYSTEM
DEPICTED HEREON. CONVERSION TO N.G.V.D. 1929 IS N.A.V.D. 1988 + 1.38'

9) THERE IS NO EVIDENCE SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL. CURRENT OR CONTEMPLATED RIGHT OF WAY OR ROADWAY CHANGES WERE MADE.

RECENT STREET ON SIDEWALK REPAIR WAS OBSERVED. NO EVIDENCE OF WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY. ENCROACHMENTS, IF ANY, ARE DEPICTED HEREON. THERE WAS NO EVIDENCE OF GAS LINES.

10) THE ZONING OF THE PARCEL IS COMMERCIAL (BU-1-A). THE MAXIMUM BUILDING HEIGHT IS 45'. PARKING SPACE REQUIREMENT IS 42 SPACES, 2 OF WHICH NEED TO BE HANDICAPPED PARKING. THE CURRENT SETBACKS ARE AS FOLLOWS: FRONT: (FAY BOULEVARD) 50'; SIDE: (ADAMS PLACE) 25', (EAST) 5'; REAR: (SOUTH) 25' (ALL PER BREVARD COUNTY LAND DEVELOPMENT CODE)


THE CURRENT USE ACROSS THE STREET NORTH IS PUBLIC PARKS
THE CURRENT USE ADJACENT EAST IS COMMERCIAL (CHURCH).

THE CURRENT USE ADJACENT SOUTH IS COMMERCIAL (EMPLOY).
THE CURRENT USE ACROSS THE STREET WEST IS COMMERCIAL.

11) THE TREE TYPES AND SIZES DEPICTED HEREON, IF ANY, HAVE NOT BEEN VERIFIED BY A LICENSED ARBORIST.

12) OWNERSHIP OF FENCES NOT DETERMINED AS A PART OF THIS SURVEY.

THIS IS TO CERTIFY THAT FAMILY DOLLAR STORES, INC., A DELAWARE CORPORATION, ITS SUBSIDIARIES AND ITS AFFILIATES: FAMILY DOLLAR STORES OF FLORIDA, INC. A FLORIDA CORPORATION, AND THE OTHER CERTIFIED PARTIES LISTED IN THE CERTIFICATION BLOCK HEREON; THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(b), 8, 9, 12(b), 13, 14, 16-19, 20(a), 20(b) AND 21 OF TABLE A THEREOF.


 Alex B. Thompson Jr., P.L.S.
 State of Florida No. 5312
 Registered Land Surveyor and Mapper

Date Signed: 2-2-9
 Last Date of Field Survey: 8-14-1

EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7425
DAVID E. HALL, JR., P.E.



No.	DATE	BY
1	10-22-14	ABT
2	11-15	ABT
3	1-18-15	ABT
4	1-26-15	ABT
5	2-12-15	ABT

BOUNDARY/ALTA, TOPOGRAPHIC SURVEY

PORT ST. JOHN FAMILY DOLLAR
BREVARD COUNTY, FLORIDA

DESIGNED BY:

DRAWN BY:

AT
CHECKED BY:

STATIONED BY	ABT
SCALE	GATE

SCALE:	DATE:
1" = 20'	6-18-14

PARTY CHIEF:
ABT

FIELD BOOK:53
PAGE:

CAD FILE:

1406-100-33
JOB NUMBER:

1406-100-33
SHEET

1 of 2



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2309941
Owners Ferraro, Carmine Trustee
Mailing Address 3860 Curtis Blvd 636 Cocoa FL 32927
Site Address 4725 Fay Blvd Unit Sanct Cocoa FL 32927
Parcel ID 23-35-23-JM-81-12
Property Use 7100 - Church
Exemptions None
Taxing District 1900 - Unincorp District 1
Total Acres 1.59
Subdivision Port St John Unit 3
Site Code 0307 - Fay Blvd
Plat Book/Page 0022/0025
Land Description Port St John Unit 3 Lot 12 Blk 81 Exc E 45 Ft & Orb
7306 Pg 436

VALUE SUMMARY

Category	2020	2019	2018
Market Value	\$272,860	\$302,830	\$279,830
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$272,860	\$302,830	\$279,830
Assessed Value School	\$272,860	\$302,830	\$279,830
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$272,860	\$302,830	\$279,830
Taxable Value School	\$272,860	\$302,830	\$279,830

SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
03/14/2008	--	QC	Improved	5850/4857
03/10/2008	\$450,000	WD	Improved	5850/5050
08/14/2007	--	QC	Improved	5809/9719
08/21/2006	\$334,500	WD	Improved	5712/7016
11/01/1997	\$77,000	07	Vacant	3730/1529
02/09/1988	--	QC	--	2885/2876
08/18/1986	\$58,000	WD	--	2725/0742

BUILDINGS

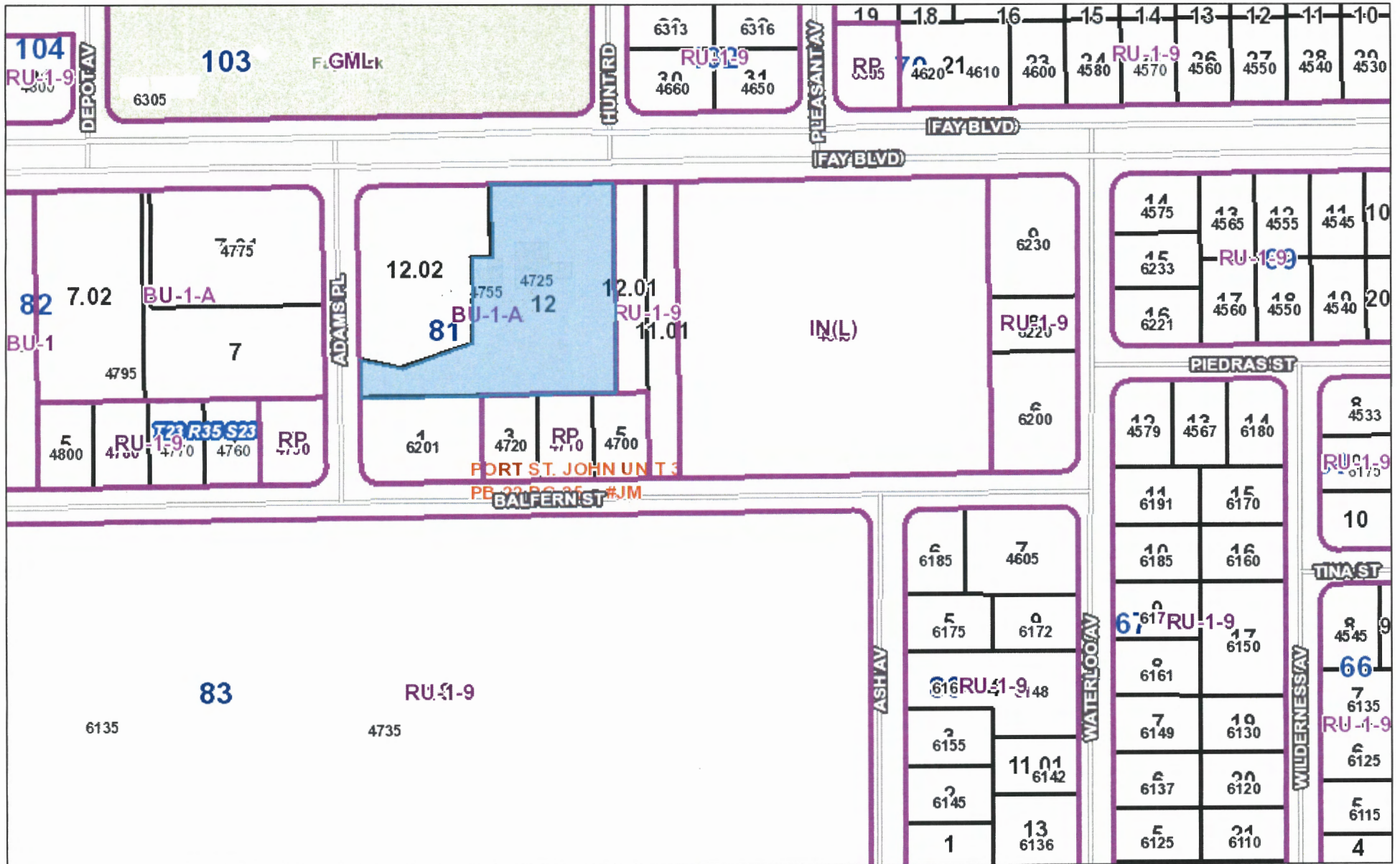
PROPERTY DATA CARD #1

Building Use: 7100 - Church

Materials	Details	
Exterior Wall:	Vinyl/Aluminum	Year Built 1999
Frame:	Wood Frame	Story Height 9
Roof:	Bu-Tg/Mmbrn	Floors 1
Roof Structure:	Bar Joist Rigid	Residential Units 0
		Commercial Units 0
Sub-Areas	Extra Features	
Base Area (1st)	2,880 Covered Patio	1,200
Carport	672 Paving - Asphalt	24,272

151

ArcGIS Web Map



- Zoning
- Section
- Address
- Street Label

