

1914

BURKHOLM ROAD 50' R/W.

324.47' MEAS.

324.46' MEAS.
324.53' DEED

SET N. 79° 00' 38" E. MEAS. 324.45' MEAS.
N. 79° 00' 38" E. DEED & MEAS. 324.45' MEAS.
FD. # ST. R. (No ID) 324.45' MEAS.

2

EAST LINE OF SECTION 22

SET N. 79° 00' 38" E. MEAS.

N. 79° 00' 38" E. MEAS.

N. 79° 00' 30" E. DEED & MEAS.

50

END OF CHAIN LINK FNC.
WIRE FNC. 9' EAST

ROBINSWOOD
P.B. 24 P.B.S. 67' 6.8

SHAMROCK DRIVE 50' R/W.

N. 16° 54' 33" W. 304.92' DEED
N. 16° 54' 19" W. 304.83' MEAS.

304.90' MEAS.
305.01' DEED

"VACANT"
TAX PARCEL 3.02
"LOT 2"
2.258 AC. ±

TAX PARCEL 2

P.O.B.

N. 79° 01' 36" E. DEED
S. 79° 01' 21" W. MEAS.

324.39' DEED
324.32' MEAS.

N. 79° 01' 36" E. 299.85' MEAS.
N. 79° 01' 53" E. 299.13' MEAS.
FD. 4x4" C.M. 4.5.1906 P.R.M.

FD. 4x4" C.M. 4.5.1906 P.R.M.

TAX PARCEL 2

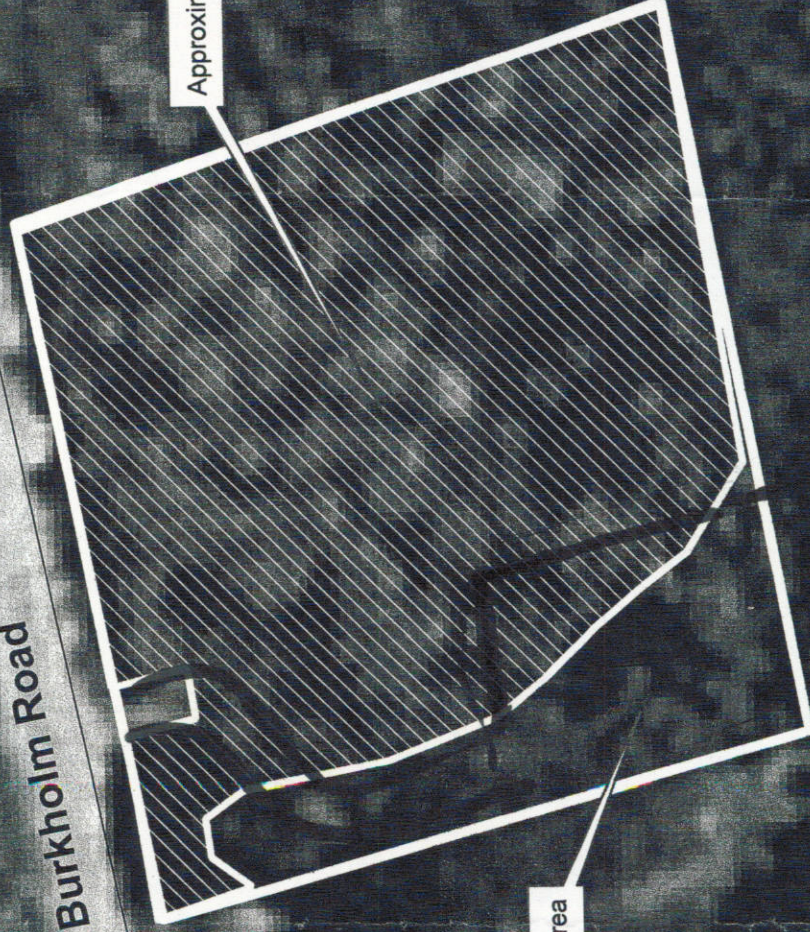
S. 79° 02' 44" W. DEED

LOT 8

Parcel 20G-34-22-AI-000005.0-00003.02

Brevard County

Burkholm Road



Approximate Wetland Area

Approximate upland Area

Feet
0 40 80 160

Scale, Property and Wetland
Lines Are Approximate
Wetland Line By J. Carr
FDEP 6/23/05

Marker shows 4545 Burkholm Rd, Mims, Florida, 32754



April 28, 2023

□ Cadastral 2022 (Property Appraiser Parcels) - Public View

■ Environmental Resource Program-Compliance & Enforcement Facilities (ERPce)

Environmental Resource Permits (ERP) from PA

● ERP

National Wetlands Inventory (areas)

■ Freshwater Emergent Wetland

■ Freshwater Forested/Shrub Wetland

■ Freshwater Pond

1:2,257
0 0.03 0.04 0.05 0.07 0.15 km
0 0.1 mi

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Jeb Bush
Governor

Department of Environmental Protection

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

Colleen M. Castille
Secretary

Charles Gehlman
2665 Applewood Drive
Titusville, FL 32780

Brevard County - ERP
File No.
Parcel 20G-34-22-AI-0005.0-0003.02
Informal Wetlands Determination

Handwritten:
✓
Aaron Watkins
407-893-7870

Dear Mr. Gehlman.

This is in response to your request for an informal wetland determination. Information you provided to the Department indicates that the property known as Lot 2, Robinswood, and also known as Parcel 20G-34-22-AI-0005.0-0003.02, Brevard County.

A site inspection was conducted on June 28, 2005. The property is situated on the southwest corner of Burkholm Road and Brighton Boulevard. The property location and approximate property boundary lines were determined using information submitted by the applicant, and the county property appraisers web site and is only an estimate of the property location and not a precise determination.

Most of the property is dominated by laurel oak, red maple, shield fern, swamp bay and other mostly wetland plant species, contains hydric soil and or hydrologic indicators, and meets the definition and or criteria to be classified as wetlands pursuant to Section 62-340 Florida Administrative Code (F.A.C.).

However, there is a small area in the southwest corner of the site and along the west property line that are dominated by live oak and other mostly non-wetland plant species, and do not meet the definition or criteria to be classified as wetlands pursuant to Section 62-340 Florida Administrative Code (F.A.C.).

A wetland line was flagged indicating the upland/wetland boundary line, using 10 numbered pink wetland delineation flags. For planning purposes you should have the wetland surveyed and indicated on your property survey.

Any development and or dredge/fill activity within the surface water or wetland areas of this site will require an Environmental Resource Permit from this Department pursuant to Section 62-343.050 F.A.C. A permit application can be obtained by calling the office at 407-893-3307 or from the Department's web site at www.dep.state.fl.us/water/wetlands/erp.

Page Two
Charles Gehlman

After May 1, 2003, construction activities (CGP) that will result in disturbance of one or more acres of land are required to obtain an NPDES Permit under the Large and Small CGP. Please contact Fred Noble at 850-245-7522. Disturbance includes, but is not limited to soil disturbance, clearing, grading and excavation.

Dredging- Excavation, by any means, in surface waters or wetlands, as delineated in subsection 373.421(1), F.S. Excavation also means the excavation, or creation, of a water body which is, or is to be, connected to surface waters or wetlands, as delineated in subsection 373.421(1), F.S., directly or via an excavated water body or series of water bodies (subsection 373.403(13), F.S.).

Filling-The deposition, by any means, of materials in surface waters or wetlands, as delineated in subsection 373.421(1), F.S. (subsection 373.403 (14), F.S.).

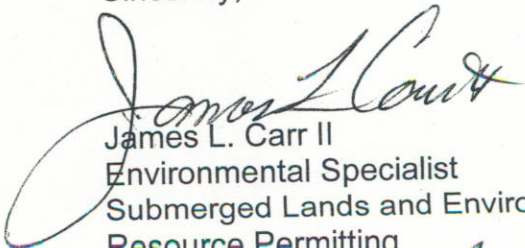
In order to obtain a permit an applicant must meet the permitting conditions listed in Section 40C/E-4.301 F.A.C. "Conditions for Issuance of Permits", and Section 40C/E-4.302 F.A.C. "Additional Conditions for Issuance of Permits". The mere application for a permit does not guarantee that a permit will be issued. The application request may be denied, or modified.

Permits may also be required from the Army Corps of Engineers (904-232-1680), and Brevard County (321-633-2016).

This is an informal pre-application jurisdictional determination pursuant to Sections 373 Florida Statutes (F.S.). It does not bind the Department, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application jurisdictional determination are not entitled to rely upon it for purposes of compliance with Sections 373 F.S., nor any other provision of law or Department rules. A binding jurisdictional determination may be obtained by petitioning the Department for a jurisdictional declaratory statement pursuant to F.A.C. Rule 62-343.040 or by applying for a dredge and fill permit.

Please contact me at the letterhead address or by calling 407/893-7873, between the hours of 8:00 a.m. and 3:30 p.m., should you have any questions.

Sincerely,


James L. Carr II
Environmental Specialist
Submerged Lands and Environmental
Resource Permitting

Date: 6/30/05

JC

cc: Sherry Williams, Brevard County Office of Natural Resources



P. O. Box 120249
Melbourne, FL 32912
245 East Drive, Ste 103
Melbourne, FL 32904
Phone: 888-293-0292 (Toll Free)
Phone: (321) 851-3630
Fax: (321) 851-3037
Email: ceeinc@bellsouth.net

MR. JOHN DONAVAN
J P. DONAVAN CONSTRUCTION
7105 ONE-HUNDRED ACRE DRIVE
PORT ST. JOHN, FL 32927

tax acct # 2002163

AUGUST 15, 2003

REGARDING:

WETLAND DETERMINATION
4545 BURKHOLM ROAD, MIMS, FLORIDA
TOWNSHIP - 20G RANGE - 34 SECTION - 22 A1 BLOCK 5 LOT 2

DEAR MR. DONAVAN,

On August 14, 2003, Consolidated Environmental Engineering (CEE) performed a wetland determination on the above referenced property. Resource Map Research was performed by the Brevard County Natural Resource Management Office (BCNRMO). BCNRMO indicated that the subject property was in or adjacent to an area of wetlands, with associated swamp-soil types. The subject property is also in or adjacent to a floodplain. CEE staff, accompanied by you, traversed the entire 2.5-acre site. The zoning, according to the public record is single-family residence.

A description of our findings is as follows.

SITE DESCRIPTION:

The subject property can be described as a hardwood swamp with significant amounts of muck within the first 6-10 inches below grade. Some standing water was present along the east quarter of the property.

Although some upland plants and trees were present (Saw Palmetto and Live Oak), the predominate indicators were all hydric (indicating a wetland) in nature. These indicators include:

- A predominate soil type of muck
- Significant buttressing of the tree trunks
- Moss/ water lines on the trees

08/11/2003 09:11

3212688848

C21 PARADISE PALM

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The dominant tree species onsite are consistent with those on the state's list of wetland species. These include:

- American Elm
- Red Maple
- Hackberry

The under story vegetation was dominated by wetland species including False Willow. Very few nuisance species, like Brazilian Pepper, were present on site.

CONCLUSION:

It is the opinion of the author that the entire subject property is compromised of functional wetlands that will be claimed by the State of Florida as jurisdictional wetlands. If the property is vested for the buildability of a single-family home, a Florida Department of Environmental Protection (FDEP) permit must be obtained before any land clearing. These permits usually entail a fee of \$600 and take 30 to 90 days to process. De-mucking and filling will be restricted to the minimum required for the home, drive, and septic system. Mitigation (replanting of the removed wetland vegetation) will likely be required as well.

Please contact us if there are any questions.

Sincerely,

Consolidated Environmental Engineering



Mr. Chuck Turner
Senior Scientist



Planning & Zoning Office
2725 Judge Fran Jamieson Way
Viera, FL 32940

Phone: (321)633-2070
Fax: (321)633-2152
Email: cynthia.fox@countygovt.brevard.fl.us

June 21, 2001

(MIKE)

Salvatore Cilio

#F180655

3590 Round Bottom Rd.

Cincinnati, OH 45244-3026

RE: Zoning Verification Letter for property identified as parcel ID# 20G-34-22-AI-00005.0-0003.02

Mr. Cilio:

In response to your letter dated June 12, 2001 regarding the property above, the following zoning information applies.

The property is currently zoned AU which is an agricultural residential zoning designation. It appears that this lot contains 2.26 acres and under current zoning regulations, AU zoning requires lots to have a minimum size of 2.5 acres. However, if recorded prior to March 6, 1975, this property can be established as a nonconforming lot of a record and per Section 62-1188 of Brevard County Zoning Regulations and could be given approval for a building permit by zoning. Additionally, the Brevard County Future Land Use map designates this property as residential with a density of 1 unit to the acre. Regarding horses, the AU zoning classification permits four per acre. *yes!*

I am enclosing Section 62-1334, which is the section of Brevard County's Code for AU, Agricultural Residential zoning classification which will give you information regarding permitted and conditional uses, setbacks and minimum lot requirements. I am also including Section 62-1188 pertaining to nonconforming lots of record.

If I can be of further assistance, please call.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Fox".

Cindy Fox
Planner I