

## **Evans Butler Realty, Inc.**



### **Wickham Road at Preserve Drive. Signalized intersection \$5,000,000**

The property is a total of 17.65 acres comprised of a private roadway (Preserve Dr.) and two parcels, one being one being the land north the other being the one south of Preserve Dr.

The survey below shows the road right of way and two parcels. The northern parcel is larger. The road position can stay or possibly be changed so long as it continues to service the residential area to the west of the parcel.

Please note that the zoning is currently BU-1 (Business Use) in Brevard County. We are adjacent to the City of Melbourne and it makes sense to annex to the city to obtain water utilities. Currently BU-1 (Business Use) Brevard County. The City of Melbourne annexation would be to C-1 Neighborhood Commercial (also allows multi-family). This property is considered to be an enclave and owner should proceed with the minor comprehensive plan amendment and zoning. This is a lengthy process and probably a prerequisite to a sale to a developer. Fire protection and police services provided by the City of Melbourne have an effect of lowering insurance costs for the end user product.

The parcel depth is 660' which lines up with the other commercial land uses north and south of the parcel. There are various plans for 15 unit per acre multifamily, a combination of commercial and multi-family, and themed developments such as medical campus with ACLF.

An environmental report delineates a wetland on the north side of Preserve Drive. The report is available for review. The wetland could be impacted in part or as a whole with a mitigation plan. Depending on the use contemplated, the entire site could be lifted out of the 100 year flood plan and into Flood Zone X. Other than the Southwest portion of the site, the land is in the 100 year floodplain, which has higher insurance rates for residential uses.

Contact Dan Evans for more information

Daniel Evans  
Evans Butler Realty, Inc.  
1698 West Hibiscus Blvd.  
Suite A  
Melbourne, FL 32901  
Phone: (321) 727-1000  
Cell: (321) 693-1293

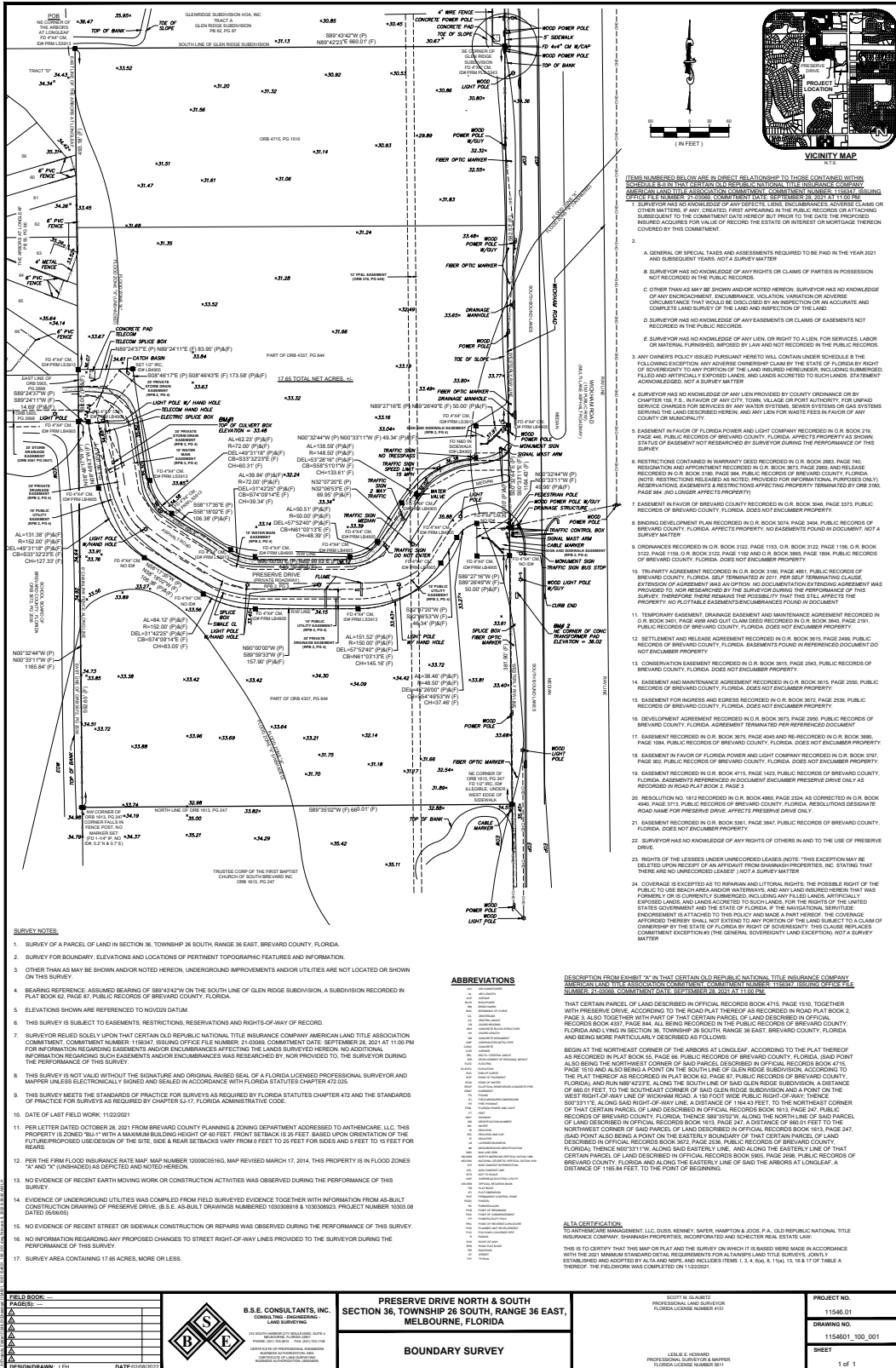
**Evans Butler Realty, Inc.**



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# Evans Butler Realty, Inc.



- SURVEY NOTES:**
1. SURVEY OF PARCEL OF LAND IN SECTION 36, TOWNSHIP 26 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
  2. SURVEY FOR BOUNDARY, ELEVATIONS AND LOCATIONS OF PERTINENT TOPOGRAPHIC FEATURES AND INFORMATION.
  3. OTHER THAN AS MAY BE SHOWN AND/OR NOTED HEREON, UNDERGROUND IMPROVEMENTS AND/OR UTILITIES ARE NOT LOCATED OR SHOWN ON THIS SURVEY.
  4. BEARING REFERENCE ASSUMED BEARING OF S84°42'W ON THE SOUTH LINE OF GLEN RIDGE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 62, PAGE 87, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
  5. ELEVATIONS SHOWN ARE REFERENCED TO NGVD29 DATUM.
  6. THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
  7. SURVEYOR RELIED SOLELY UPON THAT CERTAIN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT NUMBER 1156147, ISSUANCE OFFICE FILE NUMBER: 2105096, COMMITMENT DATE: SEPTEMBER 26, 2021 AT 11:00 PM FOR INFORMATION REGARDING EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE LANDS SURVEYED HEREON. NO ADDITIONAL INFORMATION REGARDING SUCH EASEMENTS AND/OR ENCUMBRANCES WAS RESEARCHED BY NOR PROVIDED TO THE SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY.
  8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.005.
  9. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.
  10. DATE OF LAST FIELD WORK: 11/22/2021
  11. PER LETTER DATED OCTOBER 28, 2021 FROM BREVARD COUNTY PLANNING AND ZONING DEPARTMENT ADDRESSED TO ANTHEASIS, LLC, THIS PROPERTY IS ZONED "R-1" WITH A MAXIMUM BUILDING HEIGHT OF 40 FEET. FRONT SETBACK IS 25 FEET. BASED UPON ORIENTATION OF THE FUTURE PROPOSED USE/DESIGN OF THE SITE. SEE A REAR SETBACKS VARY FROM 17 FEET TO 25 FEET FOR SIDES AND 4 FEET TO 15 FEET FOR REARS.
  12. PER THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 120000016G, MAP REVISED MARCH 17, 2014, THIS SURVEY IS IN FLOOD ZONES "X" AND "Y" (UNSHOWN AS SHOWN AND NOTED HEREON).
  13. NO EVIDENCE OF RECENT EARTH MOVING WORK OR CONSTRUCTION ACTIVITIES WAS OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.
  14. EVIDENCE OF UNDERGROUND UTILITIES WAS COMPILED FROM FIELD SURVEY EVIDENCE TOGETHER WITH INFORMATION FROM AS-BUILT CONSTRUCTION DRAWING OF PRESERVE DRIVE, (B.S.E. AS-BUILT DRAWINGS NUMBER 103005891 & 103005923, PROJECT NUMBER 1030058 DATED 06/06/05).
  15. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED DURING THE PERFORMANCE OF THIS SURVEY.
  16. NO INFORMATION REGARDING ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES PROVIDED TO THE SURVEYOR DURING THE PERFORMANCE OF THIS SURVEY.
  17. SURVEY AREA CONTAINING 17.66 ACRES, MORE OR LESS.

**ABBREVIATIONS**

AL	ALUMINUM	AS	ASBESTOS	BR	BROWN
BL	BLACK	CA	CONCRETE	CL	CLAY
CO	COPPER	CR	CRACK	CS	CEMENT
CU	CURB	DC	DRAINAGE	DI	DRAINAGE
DU	DRAINAGE	EA	EASEMENT	EL	ELEVATION
EM	EMERALD	EN	ENCUMBRANCE	EP	ELECTRIC
ES	EMERALD	ER	EROSION	EV	ELEVATION
EX	EXPOSED	FA	FOUNDATION	FB	FOUNDATION
FE	FERROUS	FC	FOUNDATION	FD	FOUNDATION
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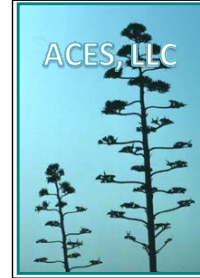
# **Evans Butler Realty, Inc.**



Report available

**Andrew Conklin Environmental Services, LLC**  
Integrating Successful Development and Environmental Integrity

P.O. Box 500407, Malabar, Florida, 32950  
Phone: (321) 848-1143 Email: [acesllc7@gmail.com](mailto:acesllc7@gmail.com)



April 18, 2024

Mr. Ron Martin  
Shannash Properties, Inc.  
5846 S. Flamingo Dr., #200  
Cooper City, FL 33330

Re: Parcel No's. 26-36-36-00-6 and 26-36-36-02-R, N. Wickham Road, Melbourne  
ACES File No. 24131

Dear Mr. Martin,

Enclosed is the completed City of Melbourne Environmental Impact Assessment (EIA) for the above-referenced project site. On April 11, 2024, Andrew Conklin Environmental Services, LLC (ACES) conducted an ecological inspection of the property to assess soil types, vegetation, habitat types, wetlands, surface water, and indicators of protected species. This report addresses whether the site contains protected species of wildlife, wildlife habitats, surficial aquifer recharge areas, wetlands, and other protected natural resources identified in the City of Melbourne Comprehensive Plan. Based on our findings, the project area does contain wetlands and protected species.

The Environmental Impact Assessment has been prepared by Andrew Conklin Environmental Services, LLC (ACES). ACES is an ecological assessment firm and employs professional biologists/ecologists. A detailed statement describing the qualifications of the individual preparing the Environmental Impact Assessment is attached.

Should you have any questions about the enclosed materials or need additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Conklin', written in a cursive style.

Andrew Conklin  
President

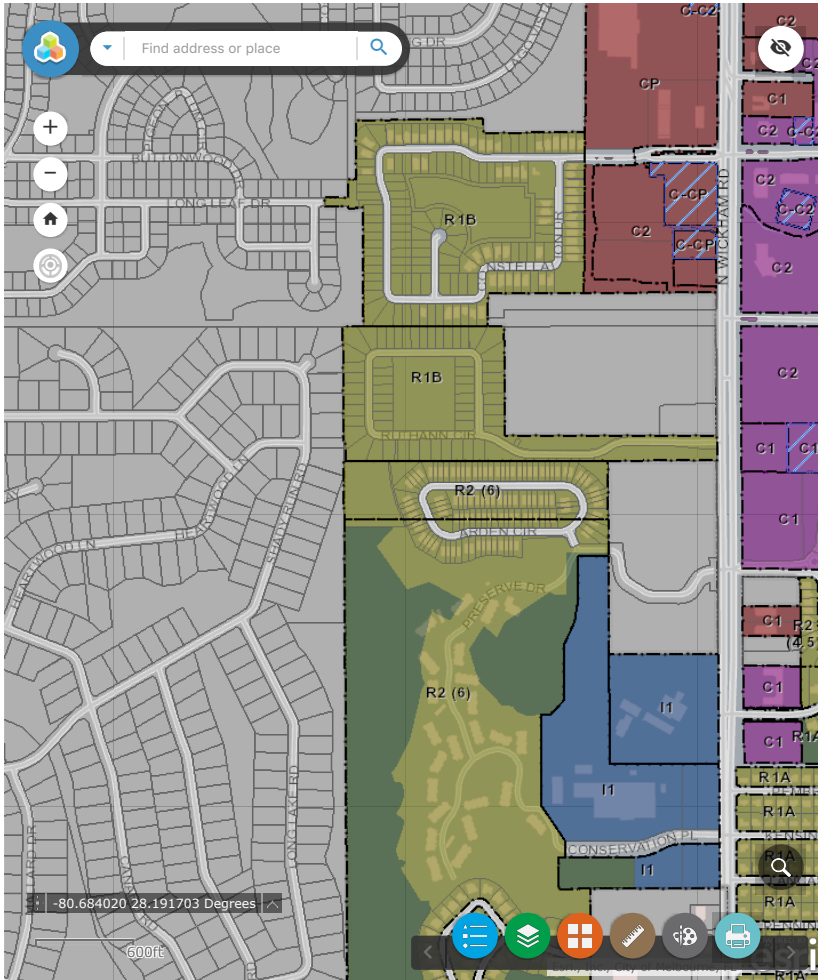
Enc. City of Melbourne EIA for Parcel No's. 26-36-36-00-6 and 26-36-36-02-R

# Evans Butler Realty, Inc.



City of Melbourne Florida: Community Development Viewer

12/3/18, 10:33 AM

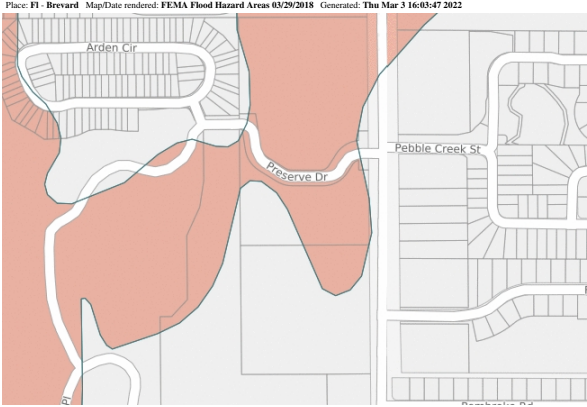


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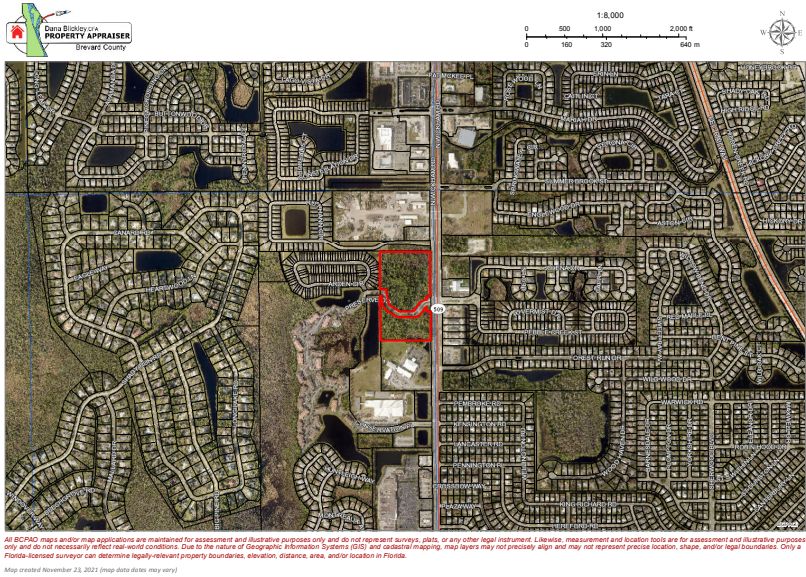
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