



City of Cape Canaveral

Community Development Department

May 8, 2018

Tammy Branson, CBA
BransonLaw, PLLC
Senior Paralegal to Robert B. Branson and Jeffrey S. Ainsworth
1501 E. Concord St. Orlando, FL 32803

Re: Zoning Verification – 7521 Magnolia Avenue, Cape Canaveral, Florida

Dear Ms. Branson:

Per your request through the City Attorney's Office, the City is providing this zoning verification letter regarding the property described as 7521 Magnolia Avenue, Cape Canaveral, Florida, which has a Tax Parcel Id. of 24-37-23-CG-43-15.01 ("Property"). To the best of the City's knowledge, the Property consists of approximately a 0.16 acres site and is currently improved with a three-story, eight (8)-unit apartment building which is vacant and in a state of serious disrepair. The Property has also been deemed "unsafe" by the City of Cape Canaveral.

As of the date of this letter, the Property has a City of Cape Canaveral Comprehensive Plan Future Land Use designation of R-2 Medium Density Residential and Townhouse Apartments, and a Zoning Map classification of R-2 Medium Density Residential. The Property is currently legally non-conforming as to density. In addition, the eight (8)-unit apartment building located on the Property does not comply with the Florida Building and Fire Codes ("Building Code") and therefore, cannot be occupied until brought into full compliance with the Building Code.

Under the current City zoning ordinances, the existing eight (8)-unit apartment building can be rehabilitated and renovated if brought into full compliance with the Building Code. Further, if the existing building on the Property were demolished, a new eight (8)-unit apartment building could be constructed on the Property as of the date of this letter, and the eight (8) units will be vested subject to applicable provisions of the current Building Code and City zoning ordinances.

Please be advised that this zoning verification letter is based upon the available records on file with the City of Cape Canaveral and information generally known to the City about the Property as of the date of this letter. This letter is also based on the Building Code and City zoning ordinances that are in effect on the date this letter was prepared. The Building Code and City zoning regulations could be subject to change. Furthermore, other than the

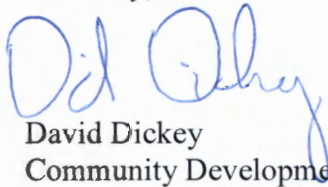
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information expressly stated in this letter, this letter does not address or verify any other information about the Property including, but not limited to, City Code Enforcement actions, liens, and, taxes, as well as whether the Property is in compliance with City ordinances. While the City believes the information contained in this letter is accurate, each user of this letter understands that the City of Cape Canaveral disclaims any liability for any damages in connection with its use and the user is responsible for conducting its own due diligence about the Property. The City of Cape Canaveral is not under a continuing obligation to update this letter and assumes no responsibility for updating this letter or correcting any error contained in this letter.

Sincerely,



David Dickey
Community Development Director

XC: David L. Greene, City Manager
Anthony Garganese, City Attorney
Mike German, Building Official
John Cunningham, Fire Marshal