CITY OF COCOA
Planning & Zoning Board /
Local Planning Agency
City Council Chambers

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Special Meeting
August 14, 2017
6:00 p.m.

I. OPENING MATTERS:
1. CALL TO ORDER
2. ROLL CALL

II. APPROVAL OF AGENDA AND MINUTES:
1. AGENDA: Meeting of August 14, 2017
2. MINUTES: Regular Meeting of July 12, 2017

III. OLD BUSINESS:

A. PZ-17-00100001 – Preliminary Subdivision (Lakeside Palms, LLC)

Request for approval of a Preliminary Subdivision in accordance with Appendix A, Zoning, Chapter 18 of the City of Cocoa Code in order to subdivide one (1) parcel containing 26.28 acres, more or less, into 105 single-family lots. The property is located at 100 Clearlake Road, on the east side of Clearlake Rd., approximately 0.25 mile south of SR 520. The Brevard County Property Appraiser's Office identifies the parcel as Account Number 2424142.

IV. NEW BUSINESS:
None

V. OTHER BUSINESS:
None

VI. NEXT MEETING DATE:
September 13, 2017

VII. ADJOURNMENT:

NOTICE TO PUBLIC:
This meeting may include the attendance of one (1) or more members of the Cocoa City Council who may or may not participate in the Board discussions held at this public hearing.

(Over)

All persons and parties are hereby advised that if they should decide to appeal any decision made by this Board with respect to any matter considered at this hearing, they will need a record of the proceedings and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The facility where this public hearing will be held is accessible to the physically handicapped. Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. Written comment from the public with regard to the application will also be accepted.

Information pertaining to the above may be inspected at the Planning & Zoning Division at 65 Stone Street, Cocoa, Florida between 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning the Friday before the Board Meeting date, or by phoning (321) 433-8535.

City of Cocoa
Planning & Zoning Board

STAFF REPORT

Date:	July 28, 2017
Project Name:	Lakeside Palms
Project No:	PZ-17-00100001
Meeting Date:	August 14, 2017
Project Planner:	Steven Biel, Senior Planner
Applicant:	Andy Kirbach, P.E. Morgan & Associates 504 N. Harbor City Blvd. Melbourne, FL 32935
Property Owner:	Lakeside Palms, LLC 317 River Edge Blvd., Suite 100 Cocoa, FL 32922
Location:	The subject parcel is located at 100 Clearlake Rd. and is identified by the Brevard County Property Appraiser's Office as Tax Account Number 2424142
Requested Action:	**APPROVAL OF A PRELIMINARY SUBDIVISION** consistent with Chapter 18 of the City of Cocoa Code for a 105-lot subdivision consisting of approx. 26.28 acres.

I. Project Information

Update:

The Planning & Zoning Board reviewed this proposed project and recommended approval to City Council at the Board's July 12, 2017 regular meeting. Subsequently, the applicant contacted City staff regarding the side setback requirements. The setbacks in the RU-2-15 zoning district for single-family dwellings are regulated under the RU-2-10 setbacks. The setbacks in the RU-2-10 are as follows:

- ***Front: 25 feet***
- ***Side: 8 feet***
- ***Side Corner: 15 feet***
- ***Rear: 15 feet***

According to the applicant, there is a contract between the property owner and D.R. Horton to construct the proposed subdivision. The typical D.R. Horton model, such as Emerald Lakes, is for a 40-foot long house on a 50-foot lot with side yard setbacks of 5 feet.

The applicant has redesigned the proposed subdivision in order to be able to build a 40-foot long house and meet the required 8-foot side yard setback. The original design was for 112 lots and after the redesign there are 105 proposed lots.

After the redesign, frontage of lots on curves range between 35 feet and 117 feet with all other lots at least 50 feet wide. The average lot area has been revised from 0.17 acres to 0.18 acres.

The Concurrency Management/Adequate Public Facilities Analysis Addendum (Exhibit D) has been amended and affirms that capacities for wastewater, stormwater management, potable water, solid waste, transportation, recreation, and schools are sufficient.

The vacant subject property contains 26.28 acres, more or less, and is located at 100 Clearlake Rd.; on the east side of Clearlake Rd., approximately 0.25 mile south of SR 520. The applicant is proposing to subdivide the subject property, zoned RU-2-15 (Multiple Family Dwelling), into 112 ***(revised to 105)*** lots for a single-family residential development to be called *Lakeside Palms* (Exhibit A).

The provisions of RU-2-15 zoning are intended to apply to an area of medium density residential development with a variety of housing types. Lot sizes and other restrictions are intended to promote and protect medium density residential development.

Single-family residential is a permitted use in the RU-2-15 zoning district but is regulated under the Ru-2-10 zoning district as a permitted use. The following bulk regulations in the RU-2-10 for single-family use are as follows:

- Minimum Lot Width: 50 ft.
- Minimum Lot Depth: 100 ft.
- Minimum Lot Area: 5,000 SF
- Maximum Lot Coverage: 40%
- Maximum Height: 35 ft.

Chapter 18, Section 18-88 states that all lots fronting on a curve shall have a minimum width at the front lot line of not less than 25 feet. The lot sizes vary in dimensions and area. The proposed lots on curves are configured within a 35-foot by 125-foot lot dimension and all other lots are at least 50 feet wide.

The future land use designation is Medium Density Residential (MDR) and is consistent with the RU-2-15 zoning designation. The MDR future land use designation permits up to 15 dwelling units per acre. Based on the subject property containing 26.28 acres, approximately 390 lots could potentially be subdivided. The applicant is proposing 112 ***(revised to 105)*** lots.

Medium density residential areas shall be regarded as areas of moderate density detached and attached housing. The following criteria shall be used for determining appropriate locations for medium density residential areas:

A. Medium density residential areas shall have access to a minor collector street, and preferably, to a major collector street or one of a higher functional classification.
   - **As noted on *Map M-II-2: Functional Roadway Classification Map* (City of Cocoa Comprehensive Plan 2010 – 2020, Clearlake Road is classified as an arterial street.**

B. These areas should have convenient access to community services.
   - **The subject property is located approximately 0.25 mile south of SR 520. Clearlake Road provides north-south access while SR 520 provides east-west access to community services. SCAT has a bus stop on the north side of SR 520, approximately 175 feet west of the SR 520/Clearlake Road intersection and a bus stop is located on the west side of Clearlake Road, approximately 115 feet south of the Clearlake Road/Lake Drive intersection.**

C. New developments approved in accordance with the comprehensive plan shall provide amenities to include open space and buffering as required in the City's Land Development Regulations.
   - **There is a proposed stormwater pond to be constructed that, according to the applicant, would not provide any amenities other than providing a water view. The City of Rockledge owns the property directly south of the subject property and is utilized as a stormwater facility as well as the Barks & Recreation Dog Park. This park could serve the residents of the proposed Lakeside Palms Subdivision.**

Future Land Use Designation: Medium Density Residential

Zoning District: RU-2-15 (Multiple Family Dwelling)

Existing Land Use: Vacant

Council District: District 1 – Councilmember Clarence Whipple, Jr.

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	Neighborhood Commercial (County)	RU-1-9 – Single-family Residential (County)	Single-family Residential
South	Recreational Public Mixed (Rockledge)	R2 – Single-family Dwelling (Rockledge)	Stormwater Facility owned by City of Rockledge
East	Medium Density Residential & Low Density Residential	RU-1-7 (City) & AU – Agricultural Residential (County)	Vacant (City) & Residential Related Amenities (County)
West	Low Density Residential	RU-1-7	Vacant

II. Preliminary Subdivision Analysis

Consistency with Code of the City of Cocoa

The submitted preliminary subdivision has been reviewed by City staff for consistency with Chapter 18 of the City of Cocoa Code. The Fire Chief noted that there were an inadequate number of fire hydrants and recommended a second entrance. Utilities has requested the proposed lift station be relocated to the Clearlake Road right-of-way. FDOT requires the City of Cocoa to be the permittee for work performed in the FDOT right-of-way. Since the developer would be working under the City's FDOT permit, the City requires a right-of-way agreement between the city and the developer. A landscape plan also needs to be submitted that meets code requirements. There were several other comments provided by City staff, but overall, the proposed preliminary subdivision appears to be in substantial compliance.

Bob Packard of R.M. Packard & Associates has reviewed the associated preliminary plat (Exhibit B) and has noted several issues relating to form rather than substance and has requested the final plat be reviewed prior to approval by City Council.

Concurrency Management/Adequate Public Facilities

Section 15-22, Code of the City of Cocoa, provides for a concurrency management system to ensure public facilities and services needed to support development are available concurrent with the impacts of such development and that development orders and development permits are not issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards adopted by the City for public facilities and services, as contained in the City's adopted Comprehensive Plan.

The applicant/developer will be required to submit a final application for concurrency review prior to issuance of any City of Cocoa permits. If capacity issues relating to any public facilities or services regulated by the City of Cocoa adopted Comprehensive Plan is identified, necessary and appropriate mitigation will be required to be addressed prior to construction. No capacity issues related to the adopted level of services have been identified at the time of this report.

In 2005, the Florida Legislature adopted Senate Bill 360, amending Chapters 163 and 1013 of the Florida Statutes, making availability of public schools a prerequisite for approving residential plats and site plans ("school concurrency"). Residential projects are evaluated based on the impact to the 3 levels of schools (elementary, middle and high).

Consistent with the requirements of Article IV (Concurrency Management System), Chapter 15 of the Code of the City of Cocoa, the applicant submitted a *School Facility Planning & Concurrency Application* to the School Board of Brevard County. The application has been reviewed and at this time Endeavor Elementary School is not projected to have enough capacity for the total projected and potential students in school years 2018-2019 through 2021-2022. Because there is a shortfall of available capacity in the concurrency service area of the Lakeside Palms property, the capacity of adjacent service areas are Cambridge Elementary School,

Tropical elementary School, Golfview Elementary School, and Saturn Elementary School. According to the Brevard County School Board analysis (Exhibit C), considering these adjacent elementary school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate the proposed Lakeside Palms Subdivision.

III. Recommendation

Staff finds that the proposed Lakeside Palms Preliminary Subdivision is substantially consistent with the requirements of the City of Cocoa Code and with the City of Cocoa Comprehensive Plan; therefore, staff recommends the Planning & Zoning Board recommend to City Council **approval** of the Preliminary Subdivision, with the following condition:

1. Water:
   A. Provide the $500.00 review fee.
   B. The water service lines should be single service, one (1) per lot.
   C. Show the valves on the plan: valves at the entrance intersection, add a line valve at the hydrant at Lot 99, addvalves at both ends of the water main running through the easement.
   D. Provide a copy of the easement document for the offsite water main connection.
   E. Show all water, sewer, and reclaimed mains on the profiles.
   F. We would like to downsize the water main on the north end of the loop to assist with water quality. Make the water main 6" from the hydrant at Lot 106 to the hydrant at Lot 84.
   G. Provide a Hydraulic Report for the Peak Domestic Flows and the needed Fire Flow plus Max Day Flow.
2. Sewer:
   A. We would like to have the Lift Station adjacent to the Clearlake Road right-of-way. Please look at setting the Lift Station at the northwest corner of the property.
   B. Include the force main pressure chart in the Lift Station calculations.

3. FDOT:
   A. If any roadway facilities (i.e. pavement, sidewalk, etc.) within the FDOT right-of-way are disturbed connecting to the force main, then an FDOT permit will be required.
   B. A FDOT Right-of-Way Agreement shall be executed between the City of Cocoa and the developer prior to obtaining a building permit.

4. Building:
   A. Provide a signed and sealed survey with flood hazard areas per City of Cocoa, Code of Ordinances, Section 6-309.
   B. Show new flood map information on plans per City of Cocoa, Code of Ordinances, Section 6-300.
   C. Provide a copy of state or federal permit per City of Cocoa, Code of Ordinances, Section 6-329.

D. Show wetlands and storm water systems protection details per 2014 Florida Building Code, Section 107.3.5 Building 1.

5. Fire:
   A. There is an inadequate number of fire hydrants. There should be a fire hydrant every 350 feet. There should be one just inside the entrance.
   B. All curves should be configured and of adequate size to allow the City's 100-foot ladder to negotiate easily.
   C. Must maintain fire department access at all times to any temporary, portable, or permanent structures during site preparation and construction of houses.

Revised Addendum to PZ-0010001 (Lakeside Palms Subdivision)
Concurrency Management/Adequate Public Facilities Analysis

Wastewater

The Level of Service (LOS) for wastewater is 319 gallons per day per household, based on the 105 lots, the projected demand on the wastewater system is 33,495 gallons per day.

The Sellers Plant is currently permitted to treat 4.5 mgd of wastewater per day, and is currently operating at 2.25 mgd. The maximum per day over the past twelve months was 2.249 mgd. Thus, there is sufficient capacity for Wastewater.

Stormwater Management

The Level of Service (LOS) for Stormwater Management is as follows:

Design Storm Event:	25-year frequency/24-hour duration event
On-Site Stormwater Management:	Retention of the first one inch of rainfall for areas of more than one acre.
Stormwater Quantity:	Post development Stormwater runoff flow rates, quantities, peaks, and velocities shall be equal to or less than levels that existed prior to development.
Stormwater Quality:	No significant degradation of water quality in receiving water bodies.

There is an existing SJRWMD Permit (106760-3) for the site and the applicant has filed for a minor modification. Included in the permit modification, the design storm event is 25-year frequency/24 hour duration; retention of greater than the first one inch of rainfall runoff; the post development stormwater quantity will be equal to the levels that existed prior to development; and there is no significant degradation of water quality in receiving water bodies. Based on the foregoing, the project is consistent with the adopted LOS.

Potable Water

The LOS for potable water is 122 gallons per capita per day (gpcd) per household. Based on the City of Cocoa EAR Population Projections report, the average permanent resident per dwelling unit is 2.35 per occupied unit. Thus, the average demand per household is estimated at 287 gpcd, and based on the 105 proposed dwelling units the overall demand is 30,135 gpcd.

The Dyal Plant provides potable for the City of Cocoa service area and it is currently permitted to operate at 48 million gallons per day (mgd). The maximum provision over the past twelve months is 34 mgd. Thus, there is sufficient capacity for Potable Water.

Solid Waste

The Level of Service (LOS) for the City of Cocoa is 1.2 tons of solid waste disposal per capita per year, and residential collection LOS shall be 2 times per week per household with greenwaste and recyclables

once per week. The City contracts with Waste Management for the provision of solid waste, and the projected solid waste generated will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

The minimum LOS for SR501 (Clearlake Road) is D.

The Space Coast TPO Traffic Counts Report for 2016, indicates for the SR520 to Pluckebaum segment of Clearlake Road, the average annual daily traffic trips is 4,590, and it classified as Urban Major Collector. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition), the average vehicle trips per dwelling unit (on a weekday) is 9.57. Based on the 105 dwelling units, the development is projected to generate 1,005 trips per day (on a weekday).

Based on the LOS of D and the Current Maximum Acceptable Volume (15,600) established by the SCTPO, there is sufficient capacity on SR501 (Clearklake Road) to support this development.

Recreation

The Level of Service (LOS) for Recreation is 1.25 acres per 1,000 population.

Pursuant to the City of Cocoa Comprehensive Plan EAR (October 2010) Data and Analysis, there exists a surplus of 118.34 acres of parks, which was determined to be more than sufficient to meet the needs of the citizens through 2020. The City's current population is 18,833 which requires 23.54 acres of park and recreation facilities. The EAR identified the City as having 323.58 acres (including the 165.09 acres Cocoa Conservation Area) available for residents. Thus, the City has sufficient recreation/parks to support the project and maintain the adopted LOS.

Schools

The Brevard County School District performed an analysis and issued a School Capacity Availability Letter which is contained as an attachment to the Staff Report.

School Board of Brevard County
2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Desmond K. Blackburn, Ph.D., Superintendent

Brevard Public Schools

June 7, 2017

Mr. Steven Biel
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, Florida 32940

RE: Proposed Lakeside Palms Subdivision – PZ-17-00100001
School Capacity Availability Determination Letter SCADL-2017-07

Dear Mr. Biel,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development on June 1, 2017. The subject property consists of Parcel ID 24-36-32-00-502 (Tax Account 2424142), containing approximately 27.92 acres in Cocoa, Florida. The proposed subdivision includes 112 single family residential homes. The School Concurrency Determination of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2017-18 to 2021-22 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2017-2018 to 2021-22* which is attached for reference.

Single Family Homes	112		
Students Generated	**Student Generation Rates**	**Calculated Students Generated**	**Rounded Number of Students Generated**
Elementary	0.28	31.36	31
Middle	0.08	8.96	9
High	0.16	17.92	18
Total	**0.52**		**58**

Planning & Project Management
Facilities Services
Phone: (321) 633-1000 x450 • FAX: (321) 633-4646

An Equal Opportunity Employer

FISH Capacity (including relocatables) from the Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22

School	2017-18	2018-19	2019-20	2020-21	2021-22
Endeavour	990	990	990	990	990
McNair	611	611	611	611	611
Rockledge	1,689	1,689	1,689	1,689	1,689

Projected Student Membership

School	2017-18	2018-19	2019-20	2020-21	2021-22
Endeavour	892	941	980	981	990
McNair	455	443	471	461	466
Rockledge	1,470	1,515	1,522	1,485	1,458

Students Generated by Previously Issued SCADL Reservations

School	2017-18	2018-19	2019-20	2020-21	2021-22
Endeavour	-	-	-	-	-
McNair	7	7	7	7	7
Rockledge	46	80	100	108	108

Cumulative Students Generated by Proposed Development

School	2017-18	2018-19	2019-20	2020-21	2021-22
Endeavour	-	14	31	31	31
McNair	-	4	9	9	9
Rockledge	-	8	18	18	18

Total Projected Student Membership (includes Cumulative Impact of Proposed Development

School	2017-18	2018-19	2019-20	2020-21	2021-22
Endeavour	892	955	1,011	1,012	1,021
McNair	462	454	487	477	482
Rockledge	1,516	1,603	1,640	1,611	1,584

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

School	2017-18	2018-19	2019-20	2020-21	2021-22
Endeavour	98	35	(21)	(22)	(31)
McNair	149	157	124	134	129
Rockledge	173	86	49	78	105

At this time, Endeavor Elementary is not projected to have enough capacity for the total projected and potential students in 2018-19 through 2021-2 using membership and available capacity figures projected for the Concurrency Service Areas. Because there is a shortfall of available capacity in the concurrency service area of the Lakeside Palms property, the capacity of adjacent concurrency service areas must be considered. The adjacent elementary school concurrency service areas are Cambridge Elementary School, Tropical Elementary School, Golfview Elementary School, and Saturn Elementary School. A table of capacities of an *Adjacent Elementary Schools Concurrency Service Area* is shown:

FISH Capacity (including relocatables) from the Financially Feasible Plan Data and Analysis for School Years 2017-18 to 2021-22

School	2017-18	2018-19	2019-20	2020-21	2021-22
Golfview	777	777	777	777	777

Projected Student Membership

School	2017-18	2018-19	2019-20	2020-21	2021-22
Golfview	635	650	681	707	727

Students Generated by Previously Issued SCADL Reservations

School	2017-18	2018-19	2019-20	2020-21	2021-22
Golfview	6	6	6	6	6

Cumulative Students Generated by Proposed Development

School	2017-18	2018-19	2019-20	2020-21	2021-22
Golfview	-	14	31	31	31

Total Projected Student Membership (includes Cumulative Impact of Proposed Development

School	2017-18	2018-19	2019-20	2020-21	2021-22
Golfview	641	670	718	744	764

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

School	2017-18	2018-19	2019-20	2020-21	2021-22
Golfview	136	107	59	33	13

Considering the adjacent elementary school concurrency service areas, there is sufficient capacity for the total projected student membership to accommodate the Lakeside Palms Subdivision.

The School Capacity Reservation at Endeavor Elementary School, McNair Middle School and Rockledge High School is valid for 24 months from the date of this letter. At that time, if the project has not received approval from Brevard County, a Time Extension application can be submitted to the School Board through the Brevard County. A maximum of 2 additional years can be requested. If the final approval has not been completed after the 2 year Time Extension is granted, a new application for School Concurrency must be submitted.

Also in accordance with Section 13.2(f) of the ILA, so that the school district can track capacity reservations, please provide notification:

1. When this residential development has received a Concurrency Evaluation Finding of Nondeficiency or functional equivalent.
2. The date the development order expires, is extended or is revoked.
3. When the concurrency reservations become vested.
4. When the school impact fees have been paid.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

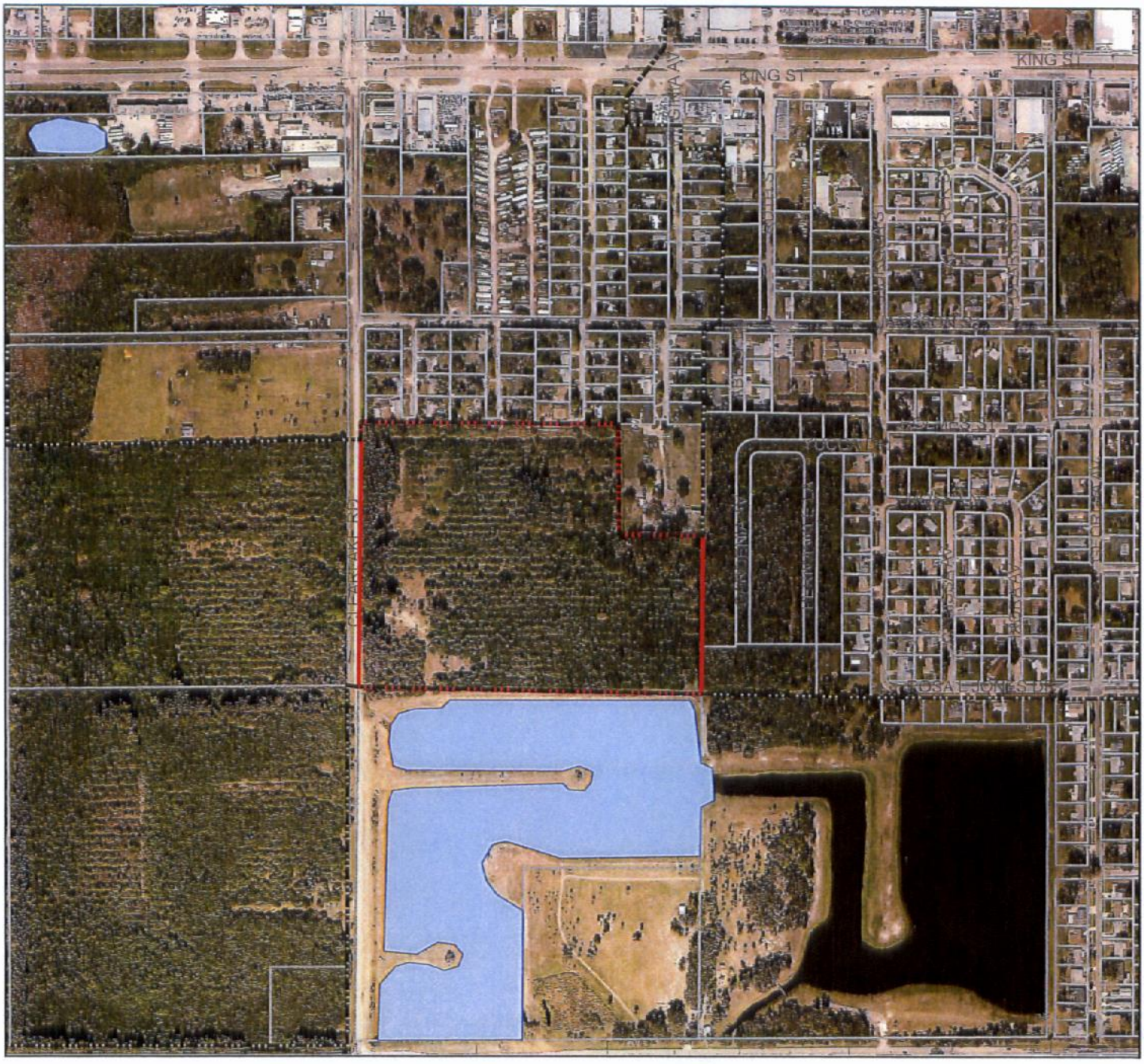
Sincerely,

David G. Lindemann, AICP
Manager - Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Utilization 2017-18 to 2021-22*

Copy: Susan Hann, P.E., AICP, Director of Planning & Project Management
File SCADL-2017-07

Location Map
100 Clearlake Road



Legend

- Subject Property
- Water Bodies
- Publish.GISDL.CityBoundary

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Disclaimer: Maps are for reference purposes only and do not replace official documents.

City of Cocoa GIS - 2017

LAKESIDE PALMS

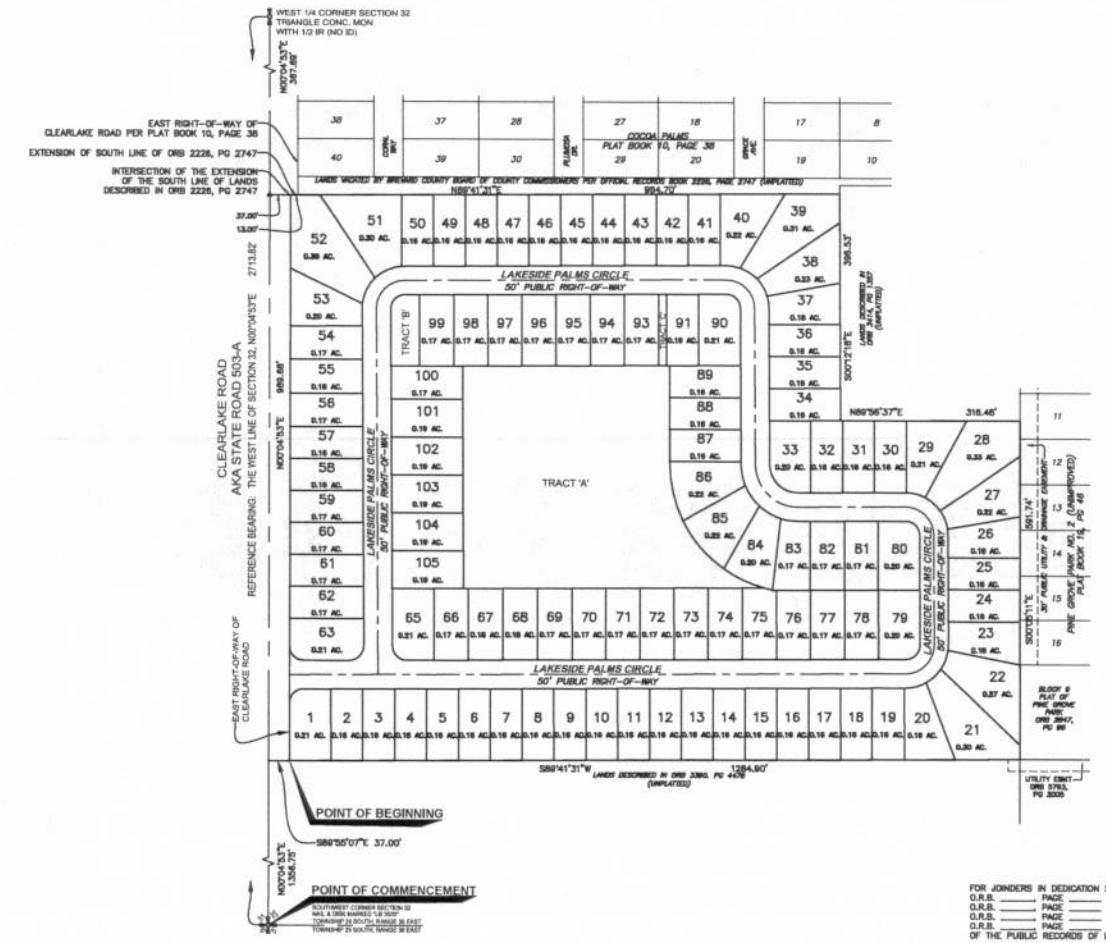
A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST
CITY OF COCOA, BREVARD COUNTY, FLORIDA

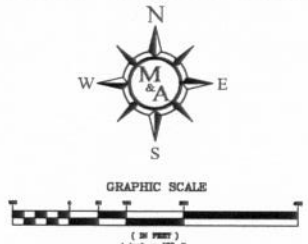


LEGAL DESCRIPTION (BY SURVEYOR):
A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32, AND RUN N00°04'53"E ALONG SAID SECTION LINE A DISTANCE OF 1,358.75 FEET; THENCE DEPARTING SAID SECTION LINE RUN S89°55'07"E A DISTANCE OF 37.00 FEET TO THE EAST RIGHT-OF-WAY OF CLEARLAKE ROAD (A PUBLIC ROAD RIGHT-OF-WAY OF VARYING WIDTH), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N00°04'53"E PARALLEL WITH SAID SECTION LINE AND ALONG SAID EAST RIGHT-OF-WAY OF CLEARLAKE ROAD A DISTANCE OF 989.66 FEET TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE SOUTH LINE OF A PARCEL OF LAND VACATED BY THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS PER OFFICIAL RECORDS BOOK 2226, PAGE 2747; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN N89°41'31"E ALONG SAID SOUTH LINE A DISTANCE OF 994.70 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3414, PAGE 1357, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S00°12'18"E ALONG SAID WEST LINE A DISTANCE OF 368.53 FEET TO THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3414, PAGE 1357; THENCE RUN N89°56'37"E ALONG SAID SOUTH LINE A DISTANCE OF 316.46 FEET TO THE SOUTHEAST CORNER OF SAID OFFICIAL RECORDS BOOK 3414, SAID POINT ALSO BEING ON THE WEST LINE OF PINE GROVE PARK NO. 2, AN UNIMPROVED SUBDIVISION RECORDED IN PLAT BOOK 19, PAGE 46, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S00°05'11"E ALONG SAID WEST LINE OF SAID PLAT 581.74 FEET TO THE SOUTHWEST CORNER OF BLOCK 9, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3390, PAGE 4478; THENCE RUN S89°41'31"W ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3390 A DISTANCE OF 1284.90 FEET TO THE EAST RIGHT-OF-WAY OF CLEARLAKE ROAD, AND THE POINT OF BEGINNING.

CONTAINING: 26.27 ACRES MORE OR LESS.





1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF SECTION 32 AS BEING N00°04'53"E. SAID BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, GEOID12A, NORTH AMERICAN DATUM OF 1983, NATIONAL ADJUSTMENT OF 2011 (NAD83/2011).

2. THE FOLLOWING EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC:
   - A. A UTILITY EASEMENT 10 FEET IN WIDTH ALONG THE FRONT OF ALL LOTS AND TRACTS CONTIGUOUS WITH AND ADJACENT TO THE PUBLIC ROADWAY FOR THE INSTALLATION AND MAINTENANCE OF FLORIDA POWER AND LIGHT (F.P.&L.), AND OTHER PUBLIC UTILITIES.
   - B. A UTILITY AND DRAINAGE EASEMENT 10 FEET IN WIDTH ALONG THE REAR LINE OF ALL LOTS AND TRACTS.
   - C. A UTILITY AND DRAINAGE EASEMENT 10 FOOT IN WIDTH ALONG THE SIDE LOT LINES AS SHOWN HEREON SHALL BE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND ACCESS TO THE STORM WATER FACILITIES WITHIN THE PLAT BOUNDARY.
   - D. AN EASEMENT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT OVER ALL DRAINAGE EASEMENTS AND TRACTS.

2. TRACTS:
   - A. TRACTS A AND B ARE DEDICATED AS STORM WATER TRACTS AND ARE OWNED AND MAINTAINED BY THE LAKESIDE PALMS HOMEOWNERS ASSOCIATION OF BREVARD, INC. SAID TRACTS ARE PRIVATE AND TO BE USED FOR STORM WATER MANAGEMENT. SAID TRACTS WILL ALSO ALLOW FOR THE INGRESS AND EGRESS OF EMERGENCY, UTILITY, MAINTENANCE PERSONNEL, AND THEIR EQUIPMENT. SAID TRACTS ARE TO BE USED TO SERVICE THE PARCELS WITHIN THIS PLAT.
   - B. TRACT C IS TO BE USED FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER LIFT STATION. SAID TRACT IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF COCOA.

3. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUES CHAPTER 177.091(7) AND 177.091(8).

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

6. THE OWNER HEREBY GRANTS TO CITY OF COCOA, BREVARD COUNTY GOVERNMENT, AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE LANDS SHOWN HEREON FOR INGRESS AND EGRESS OF THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

7. ALL LOT DRAINAGE IS PRIVATE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER AND/OR THE HOMEOWNER'S ASSOCIATION TO MAINTAIN SAID PRIVATE DRAINAGE WITHIN THEIR HOME SITE. THIS DOES NOT INCLUDE DRAINAGE PIPES WITHIN THE 10' WIDE PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.

8. FOR PROTECTIVE COVENANTS AND DEED RESTRICTIONS SEE O.R.B. _____ PAGE _____ OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

FOR JOINDERS IN DEDICATION SEE:
O.R.B. _____ PAGE _____
O.R.B. _____ PAGE _____
O.R.B. _____ PAGE _____
O.R.B. _____ PAGE _____
OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Prepared By:
MORGAN & Associates
Consulting Engineers, Inc.
504 N. Harbor City Blvd. Melbourne, Fl. 32935
Phone (321) 751-6088 Fax (321) 751-6089
L.B. # 7040
Drawn By: Jonathan Hussey

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2
SECTION 32 TWP. 24 S., RANGE 36 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, LAKESIDE PALMS LLC., BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN

LAKESIDE PALMS SUBDIVISION

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES DRAINAGE EASEMENTS, UTILITY EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, ADDITIONAL TRACTS TO BE DEDICATED ARE LISTED IN SURVEYORS NOTES, AND IN WITNESS WHEREOF, THE BELOW NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON THIS ___ DAY OF _____, 2017

LAKESIDE PALMS, LLC.
317 RIVEREDGE BLVD., SUITE #100
COCOA, FL 32922

BY: _____
DONALD J LONG, MANAGING MEMBER

SIGNED AND SEALED IN THE PRESENCE OF:

_____ _____
WITNESS 1 PRINT NAME

_____ _____
WITNESS 2 PRINT NAME

STATE OF FLORIDA COUNTY OF BREVARD

THIS IS TO CERTIFY, THAT ON _____
BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED:

DONALD J. LONG

RESPECTIVELY AS MANAGING MEMBER OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THERETO; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON JULY 5, 2017 HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT SAID LAND IS LOCATED IN BREVARD COUNTY, FLORIDA.

DATED: _____

_____
CHRISTOPHER S. BOWERS, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 5890
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 N. HARBOR CITY BLVD.
MELBOURNE, FLORIDA 32935
TEL.: (321) 751-6088
FLORIDA CORPORATE CERTIFICATE NO. 7040

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____
THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA APPROVED THE FOREGOING PLAT

_____
HENRY U. PARRISH III, MAYOR

_____
CARIE SHEALY, CITY CLERK

CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF COCOA

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

_____
ROBERT M. PACKARD, P.S.M.
REGISTRATION NO. 3867, STATE OF FLORIDA

DATE: _____

CERTIFICATE OF CLERK

THIS IS TO CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT, AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AND WAS FILED FOR RECORD ON

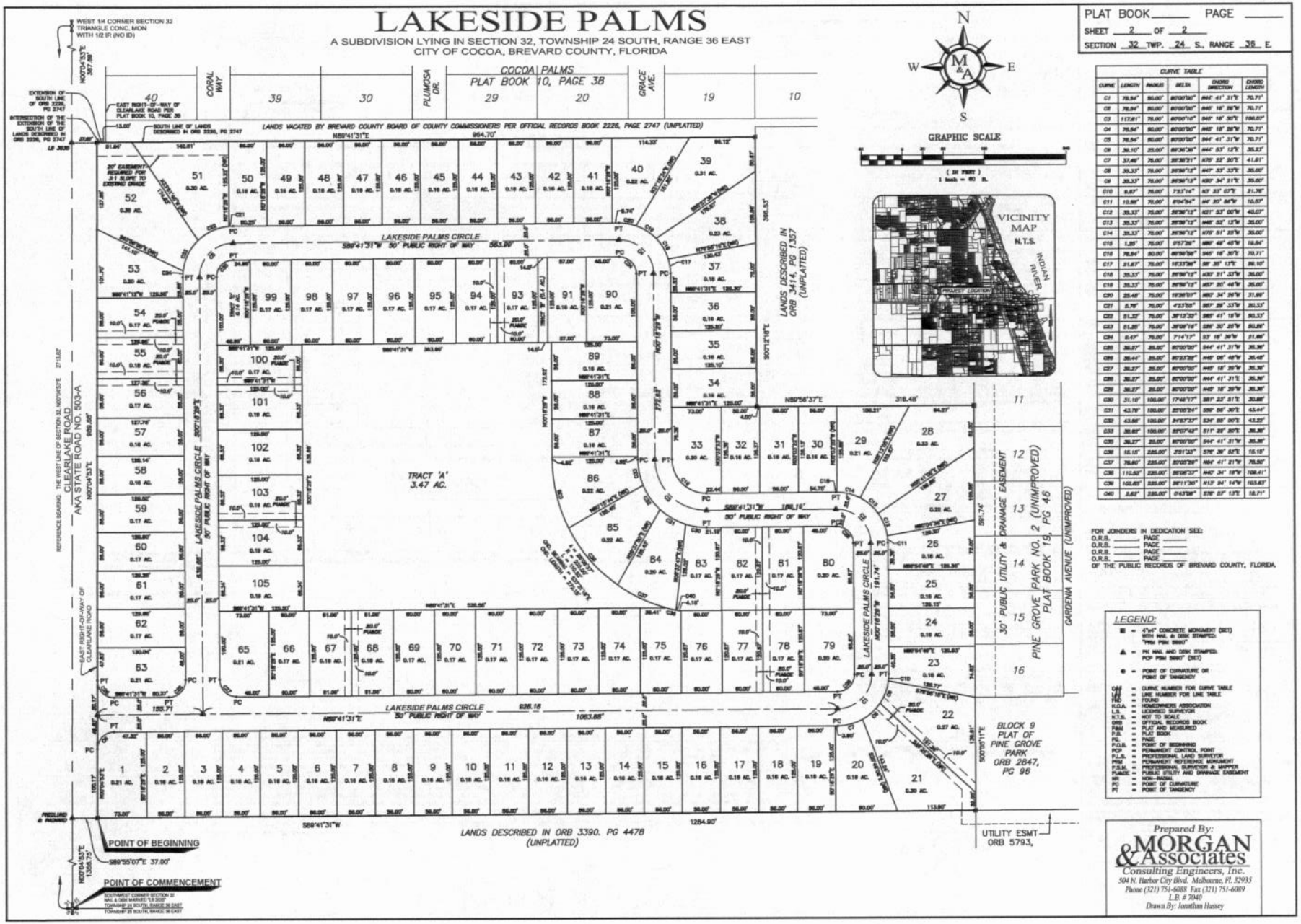
_____ AT _____ FILE NO._____

_____
SCOTT ELLIS
CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FLORIDA

LAKESIDE PALMS

A SUBDIVISION LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 36 EAST
CITY OF COCOA, BREVARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2
SECTION 32 TWP. 24 S., RANGE 36 E.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	78.54'	50.00'	90°00'00"	N44° 41' 31"E	70.71'
C2	78.54'	50.00'	90°00'00"	N45° 18' 29"W	70.71'
C3	117.81'	75.00'	90°00'00"	S45° 18' 30"E	106.07'
C4	78.54'	50.00'	90°00'00"	N45° 18' 29"W	70.71'
C5	78.54'	50.00'	90°00'00"	S44° 41' 31"W	70.71'
C6	36.10'	25.00'	89°36'26"	N44° 53' 13"E	35.23'
C7	37.46'	75.00'	28°38'21"	N70° 22' 20"E	41.61'
C8	35.33'	75.00'	26°59'12"	N47° 33' 33"E	35.00'
C9	35.33'	75.00'	26°59'12"	N20° 34' 21"E	35.00'
C10	6.67'	75.00'	5°05'14"	N3° 33' 07"E	21.76'
C11	10.88'	75.00'	8°04'94"	N4° 20' 56"W	10.87'
C12	35.33'	75.00'	26°59'12"	N31° 53' 00"W	40.07'
C13	35.33'	75.00'	26°59'12"	N48° 33' 13"W	35.00'
C14	35.33'	75.00'	26°59'12"	N70° 51' 25"W	35.00'
C15	1.35'	75.00'	0°51'36"	N88° 48' 48"W	16.84'
C16	78.54'	50.00'	89°59'59"	S45° 18' 30"E	70.71'
C17	21.83'	75.00'	16°33'36"	S8° 35' 13"E	26.10'
C18	35.33'	75.00'	26°59'12"	N30° 31' 33"W	35.00'
C19	35.33'	75.00'	26°59'12"	N57° 30' 46"W	35.00'
C20	25.48'	75.00'	19°28'07"	N80° 34' 26"W	25.66'
C21	5.76'	75.00'	4°23'50"	S87° 39' 33"W	30.33'
C22	51.32'	75.00'	39°12'20"	S65° 41' 18"W	50.33'
C23	51.85'	75.00'	39°58'16"	S26° 30' 25"W	50.80'
C24	6.47'	75.00'	7°14'77"	S2° 18' 30"W	21.66'
C25	39.27'	25.00'	90°00'00"	S44° 41' 31"W	35.36'
C26	39.44'	25.00'	90°23'20"	N45° 06' 48"W	35.46'
C27	39.27'	25.00'	90°00'00"	N45° 18' 29"W	35.36'
C28	39.27'	25.00'	90°00'00"	S44° 41' 31"W	35.36'
C29	39.27'	25.00'	90°00'00"	N45° 18' 29"W	35.36'
C30	31.10'	100.00'	17°49'17"	S81° 23' 51"E	30.98'
C31	43.76'	100.00'	25°05'24"	S39° 86' 30"E	43.44'
C32	43.96'	100.00'	24°57'23"	S34° 05' 00"E	43.22'
C33	39.49'	100.00'	22°37'43"	S11° 25' 85"E	39.36'
C35	39.27'	25.00'	90°00'00"	S44° 41' 31"W	35.36'
C36	15.15'	225.00'	3°51'33"	S76° 36' 02"E	15.15'
C37	76.80'	225.00'	20°05'29"	N84° 41' 31"W	76.50'
C38	110.52'	225.00'	28°08'33"	N40° 34' 18"W	109.41'
C39	102.85'	225.00'	26°11'30"	N13° 34' 14"W	103.83'
C40	2.82'	225.00'	0°43'08"	S76° 57' 13"E	16.71'

FOR JOINDERS IN DEDICATION SEE:
O.R.B. _____ PAGE _____
O.R.B. _____ PAGE _____
O.R.B. _____ PAGE _____
O.R.B. _____ PAGE _____
OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGEND:

- ■ = 4"x4" CONCRETE MONUMENT (SET) WITH NAIL & DISK STAMPED: "PRM PSM 5660"
- ▲ = PK NAIL AND DISK STAMPED: POP PSM 5660" (SET)
- ● = POINT OF CURVATURE OR POINT OF TANGENCY

C#E	=	CURVE NUMBER FOR CURVE TABLE
L#E	=	LINE NUMBER FOR LINE TABLE
FND.	=	FOUND
H.O.A.	=	HOMEOWNERS ASSOCIATION
L.S.	=	LICENSED SURVEYOR
N.T.S.	=	NOT TO SCALE
ORB	=	OFFICIAL RECORDS BOOK
P&M	=	PLAT AND MEASURED
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
POP	=	PERMANENT CONTROL POINT
P.L.S.	=	PROFESSIONAL LAND SURVEYOR
PRM	=	PERMANENT REFERENCE MONUMENT
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
PU&DE	=	PUBLIC UTILITY AND DRAINAGE EASEMENT
NR	=	NON-RADIAL
PC	=	POINT OF CURVATURE
PT	=	POINT OF TANGENCY

Prepared By:
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