



Planning and Zoning Division

65 Stone Street • Cocoa, FL 32922

PHONE: (321) 433-8535

November 28, 2023

Taylor Morrison of Florida, Inc.
c/o Heather Isaacs, Vice President
2600 Lucien Drive, Suite 350
Maitland, FL 32751

Re: PZ-23-00300001 – Windward Preserve Preliminary Plat

Dear Ms. Isaacs,

City staff has completed its review of your application. We have made the following comments based on the plans that were resubmitted for the above-referenced case. Please contact me before resubmitting to discuss the number of plans needed based on changes.

Planning Division, Eric Raasch (Inspire Placemaking Collective, Inc.) (407) 683-6939

General

1. On sheet 2, the plat is still showing encroachments into upland buffer tracts adjacent to wetland tracts W1, W3/W4, and W5. *Please revise sheet 2 to eliminate the landscape buffer encroachments from the upland buffer tracts.*
2. On sheet 2, Tract J shows a line south of lot 93 that has been removed from the plat. *Please remove the line and ensure sheet 2 matches the individual sheets.*
3. On the landscape plans and engineering plans, Tract LB1 extends to the middle of Tract G. *Please extend the landscape buffer on the plat to Tract G, consistent with the landscape plans and engineering plans.*
4. *Please remove tract lot names PD6 and PD1 from the preliminary plat, as those tracts are not included on the engineering plans.*
5. On sheet 5, the rear lot line was not shown for lots 129 and 130. *Please revise the plat to show the rear lot lines.*
6. The rear lot line dimensions of lots 6, 24, 111, 127-128, 203, 210, 269-271, 310-312, 324-326 are either inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the rear lot line dimensions, consistent with the engineering plans.*
7. The lot length dimensions of lots 11, 111, and 127 are either inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the lot length dimensions, consistent with the engineering plans.*
8. The front lot line dimensions of lots 75, 163, 171, 203, 260, 287, and 375 are inconsistent with the dimensions shown on the engineering plans or were not provided. *Please revise or provide the front lot line dimensions, consistent with the engineering plans.*

9. On sheet 10, C1033 was not listed on the curve table, however it is shown on the plat. Please revise the table to list the curve.
10. The following is a list of discrepancies found between the plat and the engineering plans. Please revise the plat for consistency with the engineering plans.

Plat

Engineering Plans

Lot 244 configuration

Lot 244 configuration details:

- Lot 244 dimensions: 82.41' wide by 145.00' deep.
- Lot 243 dimensions: 50.00' wide by 5.00' deep.
- Lot 244 location: N0°54'16"E, 10.00' U.E.
- Lot 244 boundary: S14°07'53"E, E153°69'.
- Lot 244 frontage: C1108 16.60' P.C. 25.00'.
- Lot 244 rear boundary: C1107.
- Lot 244 depth: 5.00'.

Lots 151-153

Lot 151-153 details:

- Lot 151 dimensions: 64.43' wide by 125.00' deep.
- Lot 152 dimensions: 58.56' wide by 125.00' deep.
- Lot 153 dimensions: 50.00' wide by 125.00' deep.
- Lot 154 dimensions: 50.00' wide by 128.70' deep.
- Lot 151 location: N24°45'10"E, 10.00' U.E.
- Lot 152 location: N24°45'10"E, 10.00' U.E.
- Lot 153 location: N24°45'10"E, 10.00' U.E.
- Lot 154 location: N24°45'10"E, 10.00' U.E.
- Lot 151 boundary: S24°45'10"E, 5.00'.
- Lot 152 boundary: S24°45'10"E, 5.00'.
- Lot 153 boundary: S24°45'10"E, 5.00'.
- Lot 154 boundary: S24°45'10"E, 5.00'.
- Lot 151 rear boundary: S24°45'10"E, 5.00'.
- Lot 152 rear boundary: S24°45'10"E, 5.00'.
- Lot 153 rear boundary: S24°45'10"E, 5.00'.
- Lot 154 rear boundary: S24°45'10"E, 5.00'.
- Lot 151 frontage: C1108 16.60' P.C. 25.00'.
- Lot 152 frontage: C1108 16.60' P.C. 25.00'.
- Lot 153 frontage: C1108 16.60' P.C. 25.00'.
- Lot 154 frontage: C1108 16.60' P.C. 25.00'.
- Lot 151 depth: 5.00'.
- Lot 152 depth: 5.00'.
- Lot 153 depth: 5.00'.
- Lot 154 depth: 5.00'.

Conservation Sign

CONSERVATION SIGN
EVERY 100' (TYP.)

920
C900

TRACT N LIFT STATION

PHASE 1

PHASE 2

A C900

Comprehensive Plan

11. **Policy 12.1.6.15.E.1** states that upland buffers shall not be developed, cleared, or landscaped and shall not include turfed, landscaped, or impervious surfaces. The proposed engineering plans, landscape plans, and plat show a landscape buffer through the required upland buffer around Wetland 5. Please remove the landscape buffer through the required upland buffer area. With the resubmittal, the landscape buffer is still shown going through the wetland buffer on the landscape plan (sheet 402) and on the cover sheet of the plat (sheet 2). *Please update the plat to remove the landscape buffer from the required upland buffer area.*

City Legal, Assistant City Attorney, Kristin Eick

Preliminary Plat

12. No further comments.

The City Surveyor will be provided the preliminary plat for review upon corrections being made as described above. Comments from the City's surveyor will be provided under separate cover.

Please contact the City of Cocoa Planning and Zoning Division at (321) 433-8535 if you have any questions.

Regards,



Eric Raasch, AICP, Inspire Placemaking Collective, Inc.