

892 → focus \$ 1648. \$ 350 fee

Application # PZ -



ZONING MAP AMENDMENT APPLICATION (MAP ONLY)

Community Services Department
Planning and Zoning Division
65 Stone Street
Cocoa, Florida 32922

Phone: (321) 433-8535
Fax: (321) 433-8543
Web: <http://www.cocoafl.org>

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

For Office Use Only - Date Received

Please TYPE or PRINT this application neatly.

Stamp Only When Application is Fully Complete

- Existing Zoning Category: RU2-10 (County)
- Proposed Zoning Category: RU2-15 (city) CAPOF 7 D.U./Acre
- Existing Future Land Use Category: Residential 7
- Proposed Future Land Use Category (if applicable): Residential 7
- Applicant Information: ** NOTE: Applicant is the main contact, who must attend the meeting!*

Company (if applicable): _____

Name: James P MCKNIGHT

Mailing Address: 1675 S Fiske Blvd C211

City: Rockledge State: FL Zip Code: 32955

Phone #: N/A Fax #: N/A

Mobile #: 321-698-1317 E-mail: Jimmcknight1956@gmail.com

- Property Owner Information: ** Check here if same as Applicant →*
** If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): Edita Realty, Inc.

Name: Ralph McCoig

Mailing Address: 1013 Rockledge Drive

City: Rockledge State: FL Zip Code: 32955

Phone #: 321-633-5655 Fax #: _____

Mobile #: 321-557-4252 E-mail: mcca@bellsouth.net

7. Property Information:

Street Address and Location: Range Road (adjacently east of Delys Street and Kathi-Kim Street)

Parcel ID: ** If more than two Parcel IDs, attach additional sheet with Parcel IDs.*

24-36-30-00-256

.

Tax Account Numbers: ** If more than two Tax Account #s, attach additional sheet with Tax Account #s.*

2423192

Land Area: 6.61 Acres square feet or _____ acres

Existing Use(s) on Property: vacant undeveloped

Proposed Use(s) on Property: multifamily (duplex lots)

8. Please submit the following items in order complete the application:

- a. **Notarized application.**
- b. **List of owners within 500 feet.** A "radius map package" from Brevard County containing a certified mailing list with mailing labels and a map of all property owners of record who reside within a 500-foot radius of the subject property is required for public notice. It is the applicant's responsibility to request these materials with the Brevard County GIS Department that are available free of charge. Inquiries need to be emailed to servicedesk@brevardfl.gov and forwarded to the **City of Cocoa Planning and Zoning Department** when available.
- c. **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Services Department. Public mail notice and legal advertising fees must also be paid a few weeks after application submittal. See Schedule of Fees, Charges and Expenses for applicable fees.
- d. **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- e. **Letter of authorization.** If the applicant is not the property owner, a notarized letter of authorization or agent affidavit is required, unless the applicant is the Attorney of the owner. Each property owner must complete a separate authorization form or other suitable documentation to allow the agent to act upon his/her behalf. A sample "Letter of Authorization" form is available from the City.
- f. **Corporate documents.** If the applicant/owner is representing a company, articles of incorporation which show the applicant/owner is authorized to represent the company is required. A data record printout from the Florida Department of State, Division of Corporations website may also be provided. (<http://www.sunbiz.org/corpweb/inquiry/search.html>).
- g. **Certified boundary survey.** Submit a certified survey showing all existing structures and all proposed structures.
- h. **Legal description.** Submit a typed copy of the legal description. It may be submitted on a computer disk or by e-mail.
- i. **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include a site plan drawing, photos, sketches, elevations, or letters from adjoining property owners. ANNEXATION ORDINANCE

9. **Application filing deadline.** The application filing deadline is on the first day of each month at 5:00 pm for public hearings that are held in the following month. For Zoning Map Amendment applications that are submitted concurrently with other applications, the earlier filing deadline shall apply.
10. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

Public hearings process information – please read this!

11. **Dates and locations of public hearings.** All zoning map amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council.
12. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
13. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
14. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
15. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
16. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
- a. The witness has personal knowledge of the fact in which the witness will testify; and/or
 - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
 1. *Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
 - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
 - The opinions and inferences do not require any special knowledge, skill experience or training.
 2. *Expert witness.* Testimony of an expert witness is qualified only if:
 - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
 - The witness is adequately qualified to express an opinion on the matter.
17. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

18. In order to approve a zoning map amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(1) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council. Use extra sheets if necessary.

a. Whether or not the proposed change is contrary to the established land use pattern.

Land Use patterns in this area is residential, both single family and multi-family. Therefore the request is consistent with the Future Land Use Designation of RES 7 and the Comprehensive Plan.

b. Whether or not the proposed change would create an isolated district unrelated to adjacent and nearby districts.

The property has not received City of Cocoa Zoning though annexed in 2018. It is currently zoned RU-2-10 (County) and surrounding properties are single family and multifamily, so this is not isolated as requested, but is rather consistent with the character of the area.

c. Whether or not the proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, access, etc.

The proposed zoning is limited to seven dwelling units per acre; however, a significant portion of the property is wetlands, thereby limiting density by virtue of only building on the uplands. The property is currently served by two public streets that are cul-de-sacs that actually encroach on the property. There are no concurring issues as to schools, transportation or utilities.

d. Whether or not existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

This parcel is 6.61 acres and surrounded by residential properties, both developed and undeveloped. District boundaries are correct - this is not a zoning change but a post annexation / comprehensive plan zoning designation

e. Whether or not the proposed change would be contrary to the land use plan and would have an adverse effect on the comprehensive plan.

Again, the property is designated as RU-2-10 with County Zoning Map. This will actually down zone the property with a maximum density of 7 units per acre. Not an adverse impact on the Comprehensive Plan

f. Whether or not changed or changing conditions make the passage of the proposed amendment necessary.

Property is in need of designation as City of Cocoa zoning has never been assigned to property

g. Whether or not the proposed change will adversely influence living conditions in the neighborhood.

Proposal for multi-family (duplexes) is consistent with the residential character of the area.

h. Whether or not the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Proposal for duplex lots will have minimal impact on two residential streets (Delys and Kathi-Kim). Main roadway is Range Road and currently has no capacity issues.

i. Whether or not the proposed change will create a drainage problem.

Property has wetlands on east side and will be left in current pristine condition. Development will require stormwater plan when plat is submitted for duplex lots.

j. Whether or not the proposed change will seriously reduce light and air to adjacent areas.

The proposal is for residential units, most likely one or two story units. Therefore, it should have no impact on light access or the flow of air.

k. Whether or not the proposed change will adversely affect property values in the adjacent areas.

The proposal for residential units is consistent with the existing area, therefore it will have no negative impact on neighboring areas, but probably will enhance values with new construction.

l. Whether or not the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Adjacent property (developed) is single and two family structures under County regulations. All structures will comply with City of Cocoa Zoning and Building regulations.

m. Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The property has not been zoned since annexation (Ordinance attached). The zoning requested is consistent with the Comprehensive Plan and the Future Land Use Map.

n. Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.

Property cannot be developed under County regulations which are not in compliance with City of Cocoa Zoning and Comprehensive Plan requirements. As it stands, no zoning on property currently.

o. Whether or not the change suggested is out of scale with the needs of the neighborhood.

This is a subjective question but the plan for duplex development is consistent with the adjoining neighborhood to the west.

p. Whether or not the it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

The property requires a Zoning designation so
this does not apply.

19. Signatures and Notarization.

STATE OF Florida COUNTY OF Brevard I, James P McKnight
being first duly sworn, depose and say that:

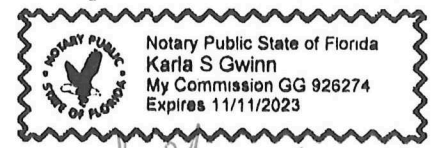
- I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

James P McKnight
(APPLICANT SIGNATURE)
Personally Known OR Produced Identification

Type of I.D. Produced _____

Karla S Gwinn
(Print, Type, or Stamp Commissioned Name of Notary Public)



Karla S Gwinn
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 15th day of June, 20 23

FOR OFFICE USE ONLY	
Fee of \$ _____ in cash <input type="checkbox"/> or check <input type="checkbox"/> (No. _____) payable to the "City of Cocoa".	Signature from Planning & Zoning Division: _____
Receipt Number: _____	
Date: _____	

Prepared By and Return To:
Ralph J. McCoig
1037 Pathfinder Way Ste. 140
Rockledge, FL 32955

Parcel ID No: 24-36-30-00-256

QUIT CLAIM DEED

Made this 1st day of April, 2016 by Summerley Properties LLC and Ralph J. McCoig, hereinafter called the grantor, to EDITA REALTY, INC. whose post office address is 1037 Pathfinder Way, Suite 140, Rockledge, FL 32955, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, Legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim to the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situated in Brevard County, Florida, viz:

Part Of S 657.01 Ft Of NW 1/4 Of Nw 1/4 As Des In Orb 2425 Pg 2129 according to the Plat thereof, as recorded in Plat Book 30 Page(s) 12, of the Public Records of Brevard County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor or any members of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and sealed in our presence:

Witness: Ann N. Radlein

Printed Name: Ann N. Radlein

Witness: Margaret B. Clark

Printed Name: MARGARET B. CLARK

Grantor: [Signature]

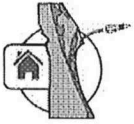
State of Florida
County of Brevard
The foregoing instrument was acknowledged before me this 1st day of April, 2016, by Ralph McCoig, who is personally known to me or has produced _____ as identification.



Karla S Gwinn
Notary Public

Print Name: Karla S Gwinn

My Commission Expires: 11/11/2019



Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account	2423192
Owners	EDITA REALTY INC
Mailing Address	1013 ROCKLEDGE DR ROCKLEDGE FL 32955
Site Address	NONE
Parcel ID	24-36-30-00-256
Property Use	9908 - VACANT RESIDENTIAL LAND (MULTI-FAMILY, UNPLATTED)
Exemptions	NONE
Taxing District	23D0 - COCOA
Total Acres	6.61
Subdivision	--
Site Code	0001 - NO OTHER CODE APPL.
Plat Book/Page	0000/0000
Land Description	PART OF S 657.01 FT OF NW 1/4 OF NW 1/4 AS DES IN ORB 2425 PG 2129 EX PB 30 PG 12



VALUE SUMMARY

Category	2022	2021	2020
Market Value	\$24,160	\$21,380	\$21,380
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$23,510	\$21,380	\$21,380
Assessed Value School	\$24,160	\$21,380	\$21,380
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$23,510	\$21,380	\$21,380
Taxable Value School	\$24,160	\$21,380	\$21,380

SALES/TRANSFERS

Date	Price	Type	Instrument
04/01/2016	--	QC	7591/0503
01/28/2010	--	QC	6107/1774
01/12/2010	--	QC	6097/1008
12/02/2004	\$131,000	WD	5396/2637
04/22/1983	\$116,800	WD	2425/2129

No Data Found



1037 Pathfinder Way
Suite 140
Rockledge, Florida
32955
321-633-5655

AUTHORIZATION TO ACT ON BEHALF OF OWNER

I, Ralph McCoig being the owner of Edita Realty, Inc.

Authorize James McKnight to act on my behalf which may include, representing me in Public Hearings before Brevard County pertaining to the submittal of the attached application.

- Comprehensive Plan Amendment
- Rezoning
- Variance
- Administrative Action
- Development Plan

[Signature] Edita Realty, Inc.
Signature

President
Title

State Of Florida

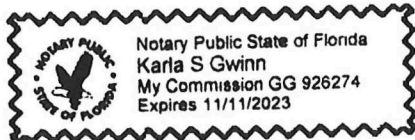
County Of Brevard

The foregoing instrument was acknowledged before me this 8th day of August 20 22

By Ralph McCoig who is personally known to me or has produced _____

As identification and who did (did not) take an oath.

[Signature]
Signature of Notary Public



11/11/2023
Commission Expires

Phone (321) 633-2070

Website: www.brevardcounty.us/PlanningDev/

[Home](#)

2022 FLORIDA PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 08, 2022
Secretary of State
8873561088CC

DOCUMENT# P00000042436

Entity Name: EDITA REALTY, INC.

Current Principal Place of Business:

1037 PATHFINDER WAY
SUITE 140
ROCKLEDGE, FL 32955

Current Mailing Address:

1037 PATHFINDER WAY
SUITE 140
ROCKLEDGE, FL 32955

FEI Number: 59-3643670

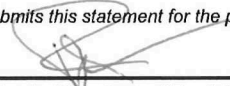
Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MCCOIG, RALPH
1037 PATHFINDER WAY
SUITE 140
ROCKLEDGE, FL 32955 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:



Electronic Signature of Registered Agent Date

Officer/Director Detail :

Title D
Name MCCOIG, RALPH
Address 1037 PATHFINDER WAY, SUITE 140
City-State-Zip: ROCKLEDGE FL 32955

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RALPH MCCOIG **PRESIDENT** **02/08/2022**

Electronic Signature of Signing Officer/Director Detail Date

589°48'16"W, 472.44'

53.77'

EASTERLY EXTENSION OF THE NORTH LINE OF SUBD.

\$34,900

N15°03'27"W
49.91'

589 TRACTS "A" 472.44'
1.500 ACRES

589°56'33"W
40.53'

\$34,900

POINT OF BEGINNING
TRACT "B"

N89°48'16"E, 490.44'

\$33,900

EASTERLY EXTENSION OF THE C/L OF KATHI-KIM STREET

TRACT "B"
1.443 ACRES

589°48'16"W, 472.44'
EASTERLY EXTENSION OF THE SOUTH PROPERTY LINE OF LOT 11

\$34,900

POINT OF BEGINNING
TRACT "C"

589°48'16"W, 454.67'

\$33,900

TAX PARCEL #255
(O.R. 2425, PAGE 2129
EX. PLAT 500A JO, PAGE 131)
6.592 ACRES

TRACT "C"
1.334 ACRES

N89°48'16"E, 418.90'

POINT OF BEGINNING
TRACT "D"

TRACT "D"
2.276 ACRES

\$28,900

EASTERLY EXTENSION OF THE C/L OF DELYS STREET

125' FP & L EASEMENT AGREEMENT
O.R. 72, PAGE 285

589°48'16"W, 349.51'

SOUTHEAST CORNER OF *SABAL LAKE ESTATES, UNIT ONE*

EASTERLY EXTENSION OF THE SOUTH LINE OF SUBD.

50' DRAINAGE EASEMENT
(O.R. 1179, PAGE 712)

TAX PARCEL #255
(O.R. 866, PAGE 803)

SURVEY -
TRACTS A, B, C, D

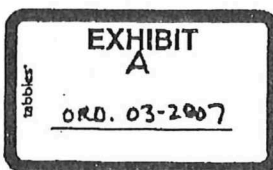
2/13/2008

2/13/2008

LEGAL DESCRIPTION FOR ANNEXATION INTO THE CITY OF COCOA, FLORIDA

A parcel of land lying in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Begin at the Northeast corner of SABAL LAKE ESTATES, UNIT ONE recorded in Plat Book 30, Page 12, of the Public Records of Brevard County, Florida; thence run South 14 degrees 45.50 feet East, along the East line of said SABAL LAKE ESTATES, UNIT ONE, a distance of 678.82 feet to the Southeast corner of said SABAL LAKE ESTATES, UNIT ONE; thence North 89 degrees 48.16 feet East, along the Easterly extension of the South line of said SABAL LAKE ESTATES, UNIT ONE, a distance of 349.51 feet to the Southeast corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30; thence North 00 degrees 19.25 feet East, along the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30; a distance of 608.68 feet to a point on the South line of lands described in Deed Book 69, Page 62 of said Public Records; thence South 89 degrees 56.33 feet West along said South line, a distance of 40.53 feet to the Southwest corner of said lands; thence North 15 degrees 03.27 feet West, along the west line of said lands, a distance of 49.91 feet to the point of intersection with the Easterly extension of the North line of said SABAL LAKE ESTATES, UNIT ONE; thence South 89 degrees 48.16 feet West, along said Easterly extension a distance of 472.44 feet to the Point of Beginning.



Annexation Ordinance

CFN 07026990, OR BK 5744 Page 3859, Recorded 01/30/2007 at 02:57 PM, Scott
Elli Clerk of Courts, Brevard County

Prepared by & Return to:

Joan Clark, City Clerk
City of Cocoa
603 Brevard Avenue
Cocoa, FL 32922

5

ORDINANCE NO. 03-2007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA ANNEXING APPROXIMATELY 6.56 ACRES OF REAL PROPERTY GENERALLY LOCATED EAST OF RANGE ROAD AND EAST OF KATHI-KIM AND DELYS STREETS; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 171, Florida Statutes provides the exclusive method of municipal annexation, in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, the City has determined that the area to be annexed is contiguous and reasonably compact, is developed for urban purposes, is not within the boundaries of another municipality, does not have any registered electors, and has met all other requirements of Chapter 171, Florida Statutes, including but not limited to the prerequisites for annexation; and

WHEREAS, Ralph McCoig and Summerley Properties, LLC has petitioned the City of Cocoa for annexation of a parcel of land identified by Brevard County Parcel Identification Number 24-36-30-00-00256.0-0000.00; and

WHEREAS, the City Council has determined that the annexation of the subject area has met all procedural requirements and that it will promote sound urban development and efficient provision of urban services; and

WHEREAS, the annexation is in compliance and consistent with the goals and objectives of the City of Cocoa Comprehensive Plan, Charter, and City Code; and

WHEREAS, in the best interest of the public health, safety, and welfare of the citizens of Cocoa, the City Council of the City of Cocoa desires to annex the real property generally described below into the municipal boundaries of the City of Cocoa; and

OR BK 5744 PG 3859

OR BK 5744 PG 3862

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the City of Cocoa, contained in Cocoa Charter, Article 1, Section 1, shall be redefined to include the subject real property.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Annexation of Real Property. The real property shall be, and is hereby annexed into the City of Cocoa, Florida. This real property is described in Exhibit "A" and illustrated in Exhibit "B". The real property shall be known as existing within the boundaries of the City of Cocoa, Florida, from the effective date of this ordinance.

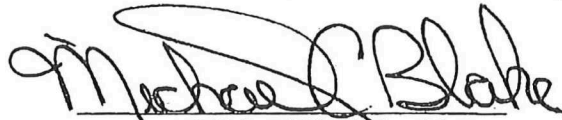
Section 2. City Boundaries Redefined; Cocoa Charter Amended. Pursuant to Section 166.031(3), Florida Statutes, and Section 171.091, Florida Statutes, the City of Cocoa Charter, Article 1, Section 1, is hereby amended to redefine the corporate boundaries of the City of Cocoa to include real property described in Section 1 of this Ordinance. The City Clerk shall file the revised Cocoa Charter, Article 1, Section 1, with the Department of State within thirty (30) days of the effective date of this Ordinance.

Section 3. Repeal of Prior Inconsistent Ordinances and Resolutions. All ordinances and resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed to the extent of conflict.

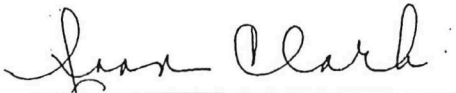
Section 4. Severability. Should any section or provision of this Ordinance, or any portion hereof, any paragraph, sentence, or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not effect the validity of the remainder hereto as a whole or part thereof to be declared invalid.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

ADOPTED by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the 23rd day of January, 2007.


Michael C. Blake, Mayor

ATTEST

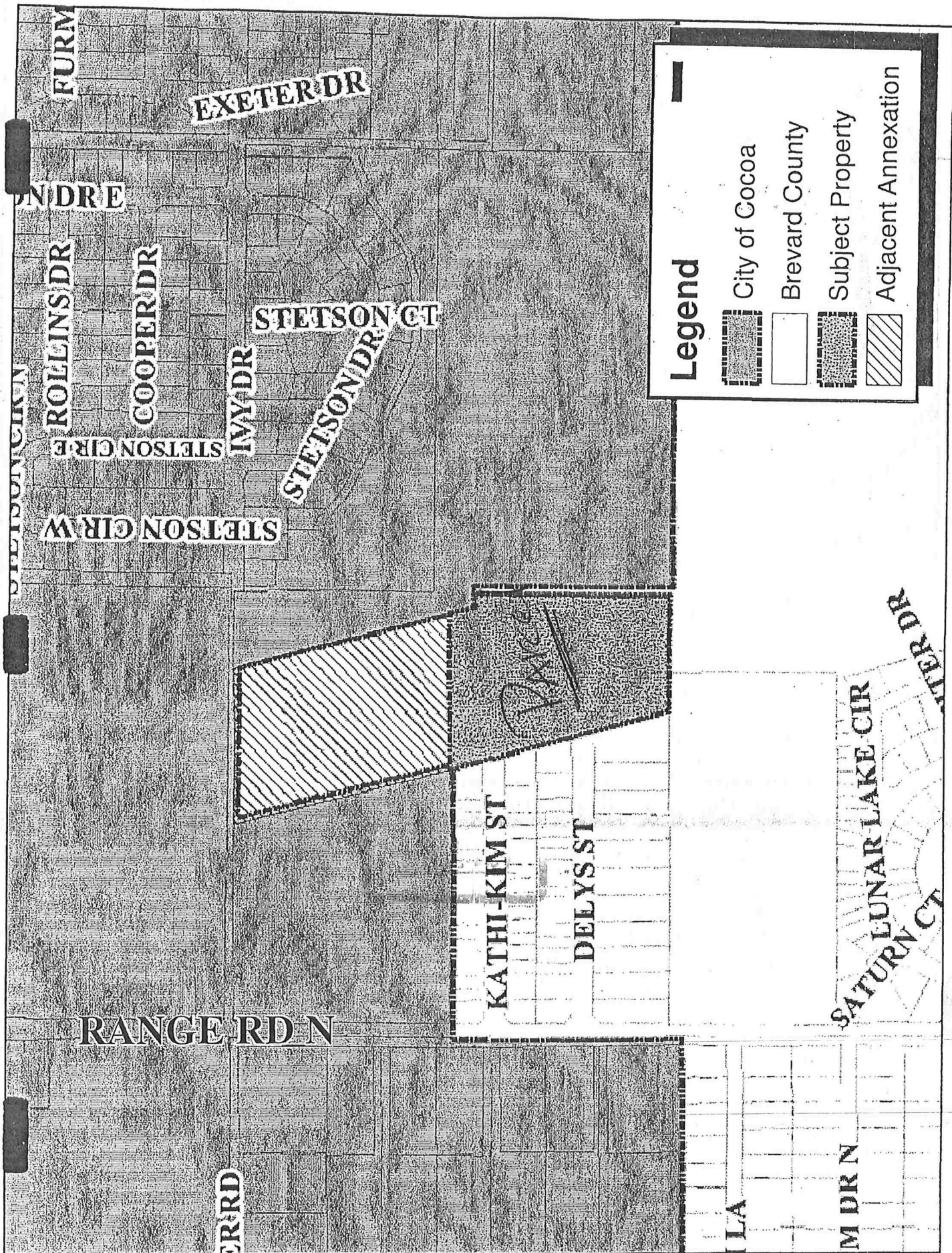

Joan Clark, City Clerk

First Reading: January 9, 2007
Second Reading: January 23, 2007
Effective Date: January 23, 2007




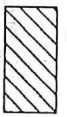
LEGAL DESCRIPTION FOR ANNEXATION INTO THE CITY OF COCOA, FLORIDA

A parcel of land lying in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 24 South, Range 36 East, Brevard County, Florida, being more particularly described as follows:

Begin at the Northeast corner of SABAL LAKE ESTATES, UNIT ONE recorded in Plat Book 30, Page 12, of the Public Records of Brevard County, Florida; thence run South 14 degrees 45.50 feet East, along the East line of said SABAL LAKE ESTATES, UNIT ONE, a distance of 678.82 feet to the Southeast corner of said SABAL LAKE ESTATES, UNIT ONE; thence North 89 degrees 48.16 feet East, along the Easterly extension of the South line of said SABAL LAKE ESTATES, UNIT ONE, a distance of 349.51 feet to the Southeast corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30; thence North 00 degrees 19.25 feet East, along the East line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30; a distance of 608.68 feet to a point on the South line of lands described in Deed Book 69, Page 62 of said Public Records; thence South 89 degrees 56.33 feet West along said South line, a distance of 40.53 feet to the Southwest corner of said lands; thence North 15 degrees 03.27 feet West, along the west line of said lands, a distance of 49.91 feet to the point of intersection with the Easterly extension of the North line of said SABAL LAKE ESTATES, UNIT ONE; thence South 89 degrees 48.16 feet West, along said Easterly extension a distance of 472.44 feet to the Point of Beginning.



Legend

-  City of Cocoa
-  Brevard County
-  Subject Property
-  Adjacent Annexation

Brevard County Property Appraiser - Map Search

58

252

15

5 6 77.01 8 99.01 10

FROM MICRONDAL HOMES

FAX NO. : 321 636 3370

Apr. 07 2005 09:10AM 23

KATHI-KIM ST

11.016 155.01 14 13.013 12 11.

025 206.0227.0388.0209.0130 31

DELYS ST

38 37 36 35 34 33 32

255

Parcel for ReZoning

4 of 4

5/3/2005 3:41 PM

107-10

COCOA

SABAL LAKE ESTATES

KATHI - KIM

STREET

10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42																																		
82.83	81.11	80.00	78.75	77.50	76.25	75.00	73.75	72.50	71.25	70.00	68.75	67.50	66.25	65.00	63.75	62.50	61.25	60.00	58.75	57.50	56.25	55.00	53.75	52.50	51.25	50.00	48.75	47.50	46.25	45.00	43.75	42.50	41.25	40.00	38.75	37.50	36.25	35.00	33.75	32.50	31.25	30.00	28.75	27.50	26.25	25.00	23.75	22.50	21.25	20.00	18.75	17.50	16.25	15.00	13.75	12.50	11.25	10.00	8.75	7.50	6.25	5.00	3.75	2.50	1.25	0.00

UNIT ONE

P. B. 30-12 #26

256
2425/2129
EX
P. B. 30-12
(6.5 AC)

DELYS

STREET

79'	41	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1																										
82.25'	81.00'	79.75'	78.50'	77.25'	76.00'	74.75'	73.50'	72.25'	71.00'	69.75'	68.50'	67.25'	66.00'	64.75'	63.50'	62.25'	61.00'	59.75'	58.50'	57.25'	56.00'	54.75'	53.50'	52.25'	51.00'	49.75'	48.50'	47.25'	46.00'	44.75'	43.50'	42.25'	41.00'	39.75'	38.50'	37.25'	36.00'	34.75'	33.50'	32.25'	31.00'	29.75'	28.50'	27.25'	26.00'	24.75'	23.50'	22.25'	21.00'	19.75'	18.50'	17.25'	16.00'	14.75'	13.50'	12.25'	11.00'	9.75'	8.50'	7.25'	6.00'	4.75'	3.50'	2.25'	1.00'	0.00'

F. P. & L.

ESMTI

AGR.

72 / 285

255

866 / 803

GLU

(12.00 AC)

240'

40'

589' 46" 16" W. 47' 44"

125'

07 2305 09-13-01

(e. 1. 63)
















http://www.comptons.com/di/iamc...

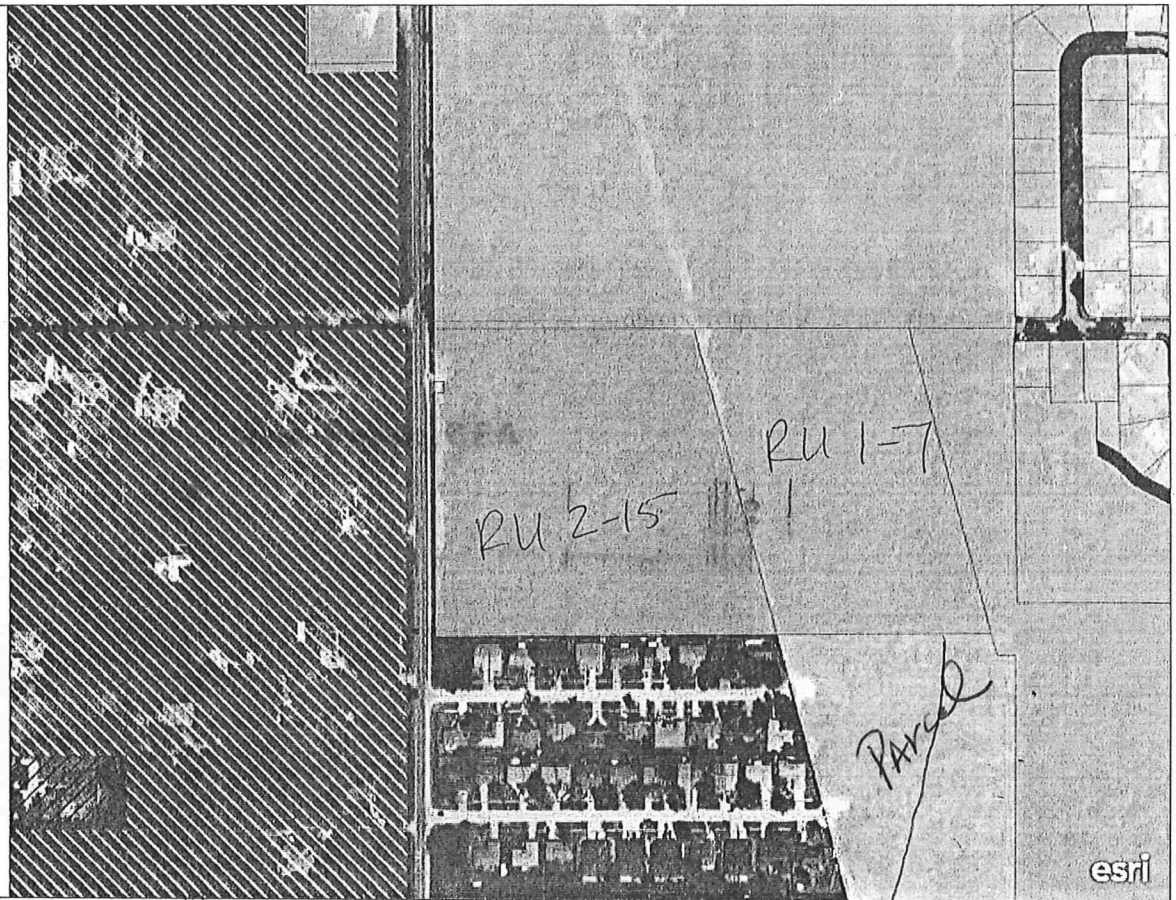
Zoning Map

Parcels Outside of Cocoa City Limits



Zoning

-  NULL
-  C-C
-  C-G
-  C-N
-  C-P
-  C-R
-  C-W
-  CBD
-  CBD-CVO
-  INST
-  M-1
-  M-2
-  P-S
-  PUD
-  R-P



City of Cocoa Zoning within a defined sphere. This map displays four layers: Parcels, defined by the area sphere, the area sphere, zoning within Cocoa City Limits and Cocoa City Limits. The basemap is from open street maps.

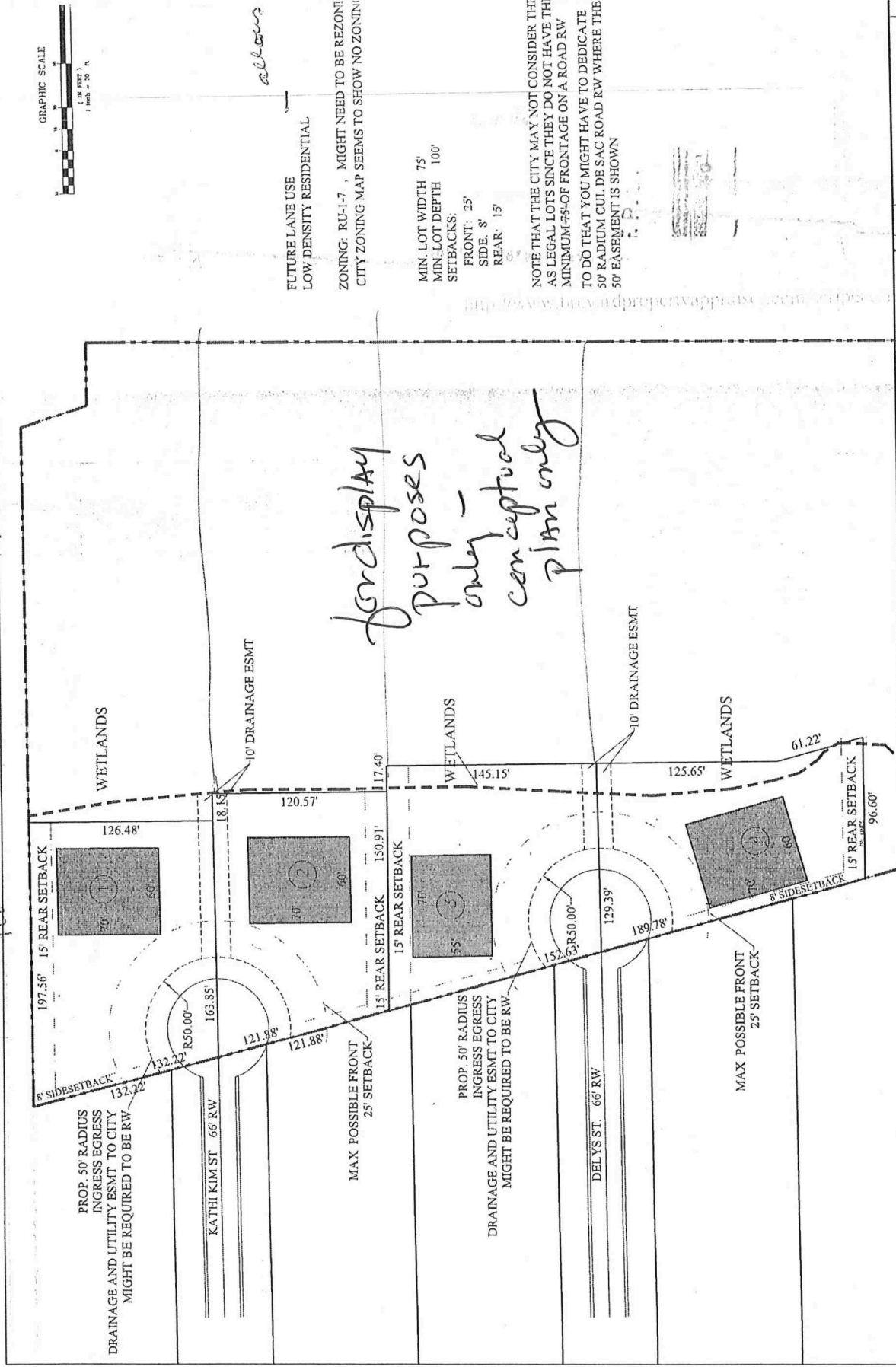
State of Florida, USDA FSA, DigitalGlobe, GeoEye

~~RU 2-15~~
RR 1

① Hope to be rezoned
 Cocoon RU 2-1
 for display up to

② RU-2-7 - Basic
 Zoning
 - Basis will investigate a RU-1-7C
 some with
 feedback

③ Beyond the single lots
 subdivision plot - pre + final
 Building permits



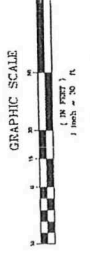
for display
 purposes
 only -
 conceptual
 plan only

FUTURE LANE USE
 LOW DENSITY RESIDENTIAL

ZONING: RU-1-7 . MIGHT NEED TO BE REZONED
 CITY ZONING MAP SEEMS TO SHOW NO ZONING

MIN. LOT WIDTH 75'
 MIN. LOT DEPTH 100'
 SETBACKS:
 FRONT: 25'
 SIDE: 8'
 REAR: 15'

NOTE THAT THE CITY MAY NOT CONSIDER THE
 AS LEGAL LOTS SINCE THEY DO NOT HAVE THE
 MINIMUM #9 OF FRONTAGE ON A ROAD RW
 TO DO THAT YOU MIGHT HAVE TO DEDICATE
 50' RADIUM CUL DE SAC ROAD RW WHERE THE
 50' EASEMENT IS SHOWN



1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

CONCEPTUAL LOT
 LAYOUT

KATHI KIM ST AND DELYS ST.
 COCOA, FL

R.K. ENGINEERING AND ASSOCIATES OF BREVARD, INC.
 CONSULTING ENGINEERING AND LAND PLANNING
 2228 S. HOPKINS AVE., SUITE 70
 MELBOURNE, FL 32909
 CA #27327 PHONE: (888) 544-7468 FAX: (321) 228-6048 rke@rkeinc.com

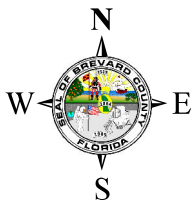
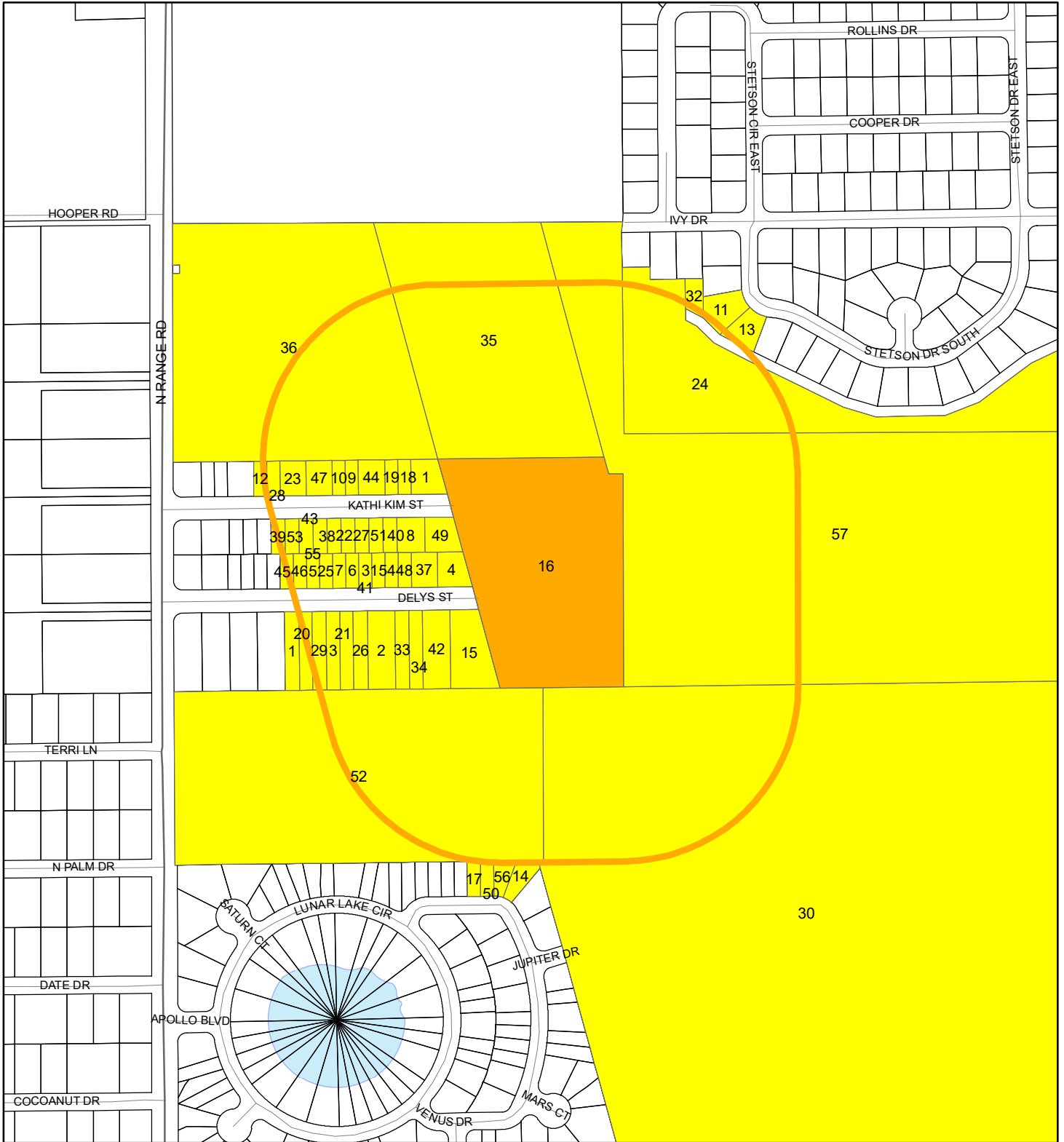
11-6-18

- Recently Zoned - RE - RESIDENT ESTATE
 - LAND IS IN CITY OF COCOA

RADIUS MAP

EDITA REALTY INC

McKnight_2423192







1:4,800 or 1 inch = 400 feet

Buffer Distance: 500 feet

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 6/12/2023

-  Buffer
-  Subject Property
-  Notify Property
-  Parcels

AUSTIN, DOUGLAS F
AUSTIN, KIMBERLY L
2425 DELYS STREET
COCOA FL 32926-

BAGNELL, KELLY
2441 DELYS ST
COCOA FL 32926-5374

BATES, BRANDON JOSHUA
RIVERA, JESSICA
2402 DELYS ST
COCOA FL 32926-5349

BENTON, JODY JAKES
BENTON, BILLY E JR
4108 13TH AVE S
GREAT FALLS MT 59405-8027

BERRY, BONNIE J
2434 DELYS ST
COCOA FL 32926-

BLACKMON, ARIELUS T
2436 DELYS ST
COCOA FL 32926-5349

BURKES, TAMARA S
2411 KATHI-KIM ST
COCOA FL 32926-

CAULKINS, DANIEL A
1464 WELLINGTON CIR
ROCKLEDGE FL 32955-4321

CAULKINS, DELMAR E
CAULKINS, DONNA R
2430 KATHI KIM ST
COCOA FL 32926-5347

CHAMBERLAIN, HENRY A
CHAMBERLAIN, JESSIE W
1361 S STETSON DR
COCOA FL 32922-5461

CHAMBLISS, WALTER
2454 KATHI KIM ST
COCOA FL 32926-5372

COLLINS, ZANETTA
1357 S STETSON DR
COCOA FL 32922-5461

DAVIS, MELDRICK
719 VENUS DR
COCOA FL 32926-5336

DRIGGERS, CODY ALAN
2401 DELYS ST
COCOA FL 32926-5373

EDITA REALTY INC
1013 ROCKLEDGE DR
ROCKLEDGE FL 32955-2900

FITZ, MARK W
FITZ, KIMBERLY G
1800 OAK DR N
ROCKLEDGE FL 32955-

FORESTER, GLENN
KNOWLES, BRIGITTE
5527 COUNTY RD 121
FT PAYNE AL 35968-

FORESTER, GLENN E
KNOWLES, BRIGITTE K
4005 NATURE LN
COCOA FL 32926-3552

GATELL, DAGMAR
2449 DELYS ST
COCOA FL 32926-5374

GAULDEN, LEONARD
2435 DELYS ST
COCOA FL 32926-5373

GLORIA SMITH HANNAFORD REVOCABLE
TRUST
2429 KATHI KIM ST, UNIT W
COCOA FL 32926-5371

GOULD, GREGORY M
2444 -2446 KATHI-KIM ST
COCOA FL 32926-

GRANT, ROBERT D,JR
375 W VENETIAN CT
MERRITT ISLAND FL 32953-4140

GRETH, HOLLY ANN
3249 KENNESAW CT
ORLANDO FL 32826-3552

HENDERSON, PAMELA
2433 DELYS ST
COCOA FL 32926-5373

HOFFMAN, REBECCA LYNNE
2427 KATHI KIM ST
COCOA FL 32926-5371

HOFFMAN, SARAH
TIDD, BRENDAN
2452 KATHI KIM ST
COCOA FL 32926-5372

JAGEL, F KEITH
JAGEL, KIM
2443 DELYS ST
COCOA FL 32926-5374

JAMES L ZUHLKE & CLAIRE A
ZUHLKE REVOCABLE LIVING TRUST
PO BOX 237657
COCOA FL 32923-7657

JAMES, SHARDAE DANYEAL
2426 DELYS ST
COCOA FL 32926-5349

JOHNSTON, ROBERT STANLEY
JOHNSTON, GUINDOLA
860 POINSETTIA AVE
TITUSVILLE FL 32796-3788

JONES, WILLIE
2419 DELYS ST
COCOA FL 32926-5373

JORDAN, MICHAEL DAVID
2417 DELYS STREET
COCOA FL 32926-

KARALI ASSOCIATES LLC
2642 FAKNLAKE TR
ORLANDO FL 32828-

KARALI ASSOCIATES LLC
2642 FAWNLAKE TR
ORLANDO FL 32828-

LACEY, TABETHA
LACEY, DENNIS
2410 DELYS ST
COCOA FL 32926-5349

LATTKE, HILDA S
1346 NELSON CT
ROCKLEDGE FL 32955-5103

MC COY, CHARLENE D
2451 KATHI-KIM ST
COCOA FL 32926-

MCGARITY, DONNIVAN
2419 KATHI KIM ST
COCOA FL 32926-5371

MCGHEE, LILLIE D
MCGHEE, KENNETH B
2428 DELYS ST
COCOA FL 32926-5349

MENENDEZ-BARRERA, MARINA I
2409 DELYS ST
COCOA FL 32926-5373

MUHSHNA, SHAFIQUIL
2437 KATHI KIM ST
COCOA FL 32926-5371

NESMITH, ROBERT
NESMITH, ALICIA
2420 KATHI KIM ST
COCOA FL 32926-5347

PALMER, VICTORIA M
3205 NOTTINGHAM LN
COCOA FL 32926-6609

PALMER, VICTORIA MARIE
3205 NOTTINGHAM LN
COCOA FL 32926-6609

PARKER, MARY P
2436 KATHI KIM ST
COCOA FL 32926-5347

REID, ERIC M
REID, TAMBRA S
1900 WORCHESTER WAY
MERRITT ISLAND FL 32953-2622

RIDOLF, CYNTHIA
2403 KATHI KIM ST
COCOA FL 32926-5371

ROMERO, ESTEBAN JOSE
CERPA, LAURA
110 ISLAND BEACH BLVD
MERRITT ISLAND FL 32952-5016

S FISKE BLVD LAND TRUST
125 E MERRITT ISLAND CSWY,
107-127
MERRITT ISLAND FL 32952-3699

SCHOOL BOARD OF BREVARD COUNTY FL
#1131 SATURN ELEMENTARY ATTN:
ACCOUNTS P
2700 JUDGE FRAN JAMIESON WAY
VIERA FL 32940-6699

SIMMONS, SHAUNI
BATTLE, FRED,III
2445 KATHI KIM ST
COCOA FL 32926-5348

SMITH, HELLEN J
2420 DELYS ST
COCOA FL 32926-5349

THAKKAR, VASANT K
THAKKAR, GITA V TRUSTEES
3805 STARLIGHT AVE
MERRITT ISLAND FL 32953-8044

WILSON, PENNY L
717 VENUS DR
COCOA FL 32926-

YODER, TAD EDWARD
6206 RIVERWALK LN, UNIT 1
JUPITER FL 33458-7907

TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

PURCHASE/REFINANCE BOUNDARY SURVEY



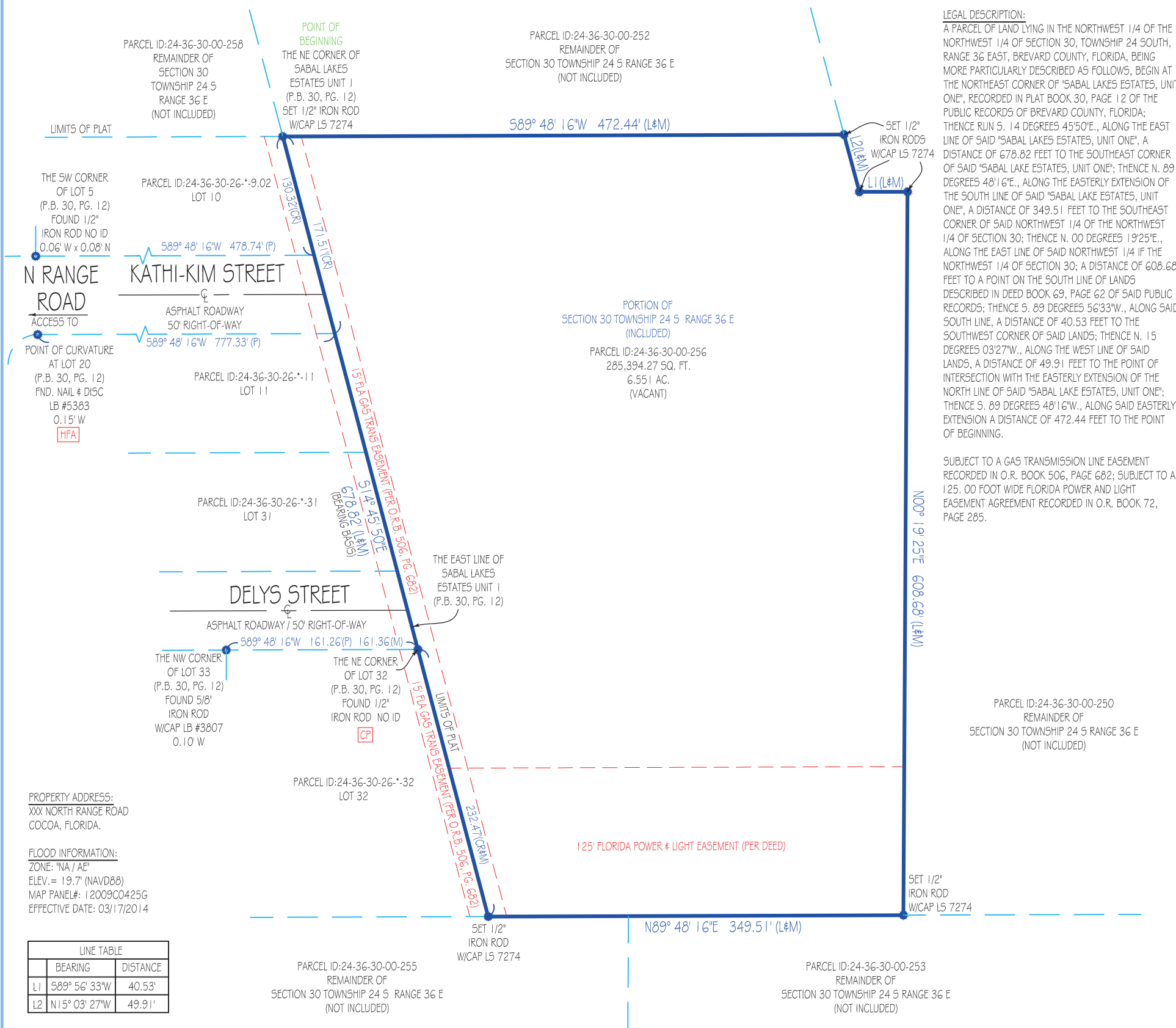
BEARING REFERENCE:

THE EAST LINE OF SABAL LAKES ESTATES UNT 1 AS S 14°45'50" E
AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)

CERTIFIED TO
RALPH MCOIGO



LINE TABLE	
BEARING	DISTANCE
L1 S89° 56' 33"W	40.53'
L2 N15° 03' 27"W	49.91'

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 15' FLORIDA GAS TRANSMISSION EASEMENT ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- 125' FLORIDA POWER & LIGHT EASEMENT ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
- 15' FLORIDA GAS TRANSMISSION EASEMENT ADJACENT TO WESTERLY BOUNDARY LINE OF SUBJECT LOT.

<p>This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurveying.com</p>	<p>ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):</p> <table style="width: 100%; font-size: small;"> <tr> <td>A OR AL = ARC LENGTH</td> <td>EL OR ELEV = ELEVATION</td> <td>PRC = POINT OF REVERSE CURVE</td> <td>M = MEASURED</td> <td>WM = WATER METER</td> </tr> <tr> <td>CA = CLEANOUT</td> <td>P = PLAT</td> <td>PT = POINT OF TANGENCY</td> <td>OHC = OVERHEAD CABLE</td> <td>WV = WATER VALVE</td> </tr> <tr> <td>CA = CENTRAL ANGLE</td> <td>PC = POINT OF CURVE</td> <td>EM = ELECTRIC METER</td> <td>QTR = QUARTER</td> <td></td> </tr> <tr> <td>CATV = CABLE TV RISER</td> <td>PCC = POINT OF COMPOUND CURVE</td> <td>F.F.E. = FINISHED FLOOR ELEV.</td> <td>R = RADIUS</td> <td></td> </tr> <tr> <td>CF = CALCULATED FROM FIELD</td> <td>PH = POOL HEATER</td> <td>FN = FOUND NAIL</td> <td>RNG = RANGE</td> <td></td> </tr> <tr> <td>CH = CHORD DISTANCE</td> <td>PI = POINT OF INTERSECTION</td> <td>FN = FOUND</td> <td>SEC = SECTION</td> <td></td> </tr> <tr> <td>CONC. = CONCRETE</td> <td>POB = POINT OF BEGINNING</td> <td>G.F.F. = GARAGE FINISHED FLOOR</td> <td>TR = TELEPHONE RISER</td> <td></td> </tr> <tr> <td>CR = CALCULATED FROM RECORD</td> <td>POC = POINT OF COMMENCEMENT</td> <td>L = LEGAL DESCRIPTION</td> <td>TWP = TOWNSHIP</td> <td></td> </tr> <tr> <td>DE = DRAINAGE EASEMENT</td> <td>PP = POOL PUMP</td> <td></td> <td>UE = UTILITY EASEMENT</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>UP = UTILITY POLE</td> <td></td> </tr> </table>	A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED	WM = WATER METER	CA = CLEANOUT	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE	WV = WATER VALVE	CA = CENTRAL ANGLE	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER		CATV = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS		CF = CALCULATED FROM FIELD	PH = POOL HEATER	FN = FOUND NAIL	RNG = RANGE		CH = CHORD DISTANCE	PI = POINT OF INTERSECTION	FN = FOUND	SEC = SECTION		CONC. = CONCRETE	POB = POINT OF BEGINNING	G.F.F. = GARAGE FINISHED FLOOR	TR = TELEPHONE RISER		CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT	L = LEGAL DESCRIPTION	TWP = TOWNSHIP		DE = DRAINAGE EASEMENT	PP = POOL PUMP		UE = UTILITY EASEMENT					UP = UTILITY POLE		<p>SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):</p> <table style="width: 100%; font-size: small;"> <tr> <td></td> <td>= UTILITY POLE</td> <td></td> <td>= WELL</td> </tr> <tr> <td></td> <td>= LIGHT POLE</td> <td></td> <td>= CENTER LINE</td> </tr> <tr> <td></td> <td>= CATCH BASIN</td> <td></td> <td>= PARTY WALL</td> </tr> <tr> <td></td> <td>= FIRE HYDRANT</td> <td></td> <td>= AIR CONDITIONER</td> </tr> <tr> <td></td> <td>= MANHOLE</td> <td></td> <td>= SEC. QTR. CORNER</td> </tr> <tr> <td></td> <td>= WATER VALVE</td> <td></td> <td>= SECTION CORNER</td> </tr> <tr> <td></td> <td>= WATER METER</td> <td></td> <td>= ELEV. SHOT</td> </tr> </table>		= UTILITY POLE		= WELL		= LIGHT POLE		= CENTER LINE		= CATCH BASIN		= PARTY WALL		= FIRE HYDRANT		= AIR CONDITIONER		= MANHOLE		= SEC. QTR. CORNER		= WATER VALVE		= SECTION CORNER		= WATER METER		= ELEV. SHOT	<p>LINETYPES:</p> <table style="width: 100%; font-size: small;"> <tr> <td></td> <td>= BOUNDARY</td> </tr> <tr> <td></td> <td>= BUILDING</td> </tr> <tr> <td></td> <td>= EASEMENT</td> </tr> <tr> <td></td> <td>= CHAIN LINK FENCE</td> </tr> <tr> <td></td> <td>= WOOD FENCE</td> </tr> <tr> <td></td> <td>= PLASTIC FENCE</td> </tr> <tr> <td></td> <td>= OVERHEAD CABLE</td> </tr> </table>		= BOUNDARY		= BUILDING		= EASEMENT		= CHAIN LINK FENCE		= WOOD FENCE		= PLASTIC FENCE		= OVERHEAD CABLE
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GENERAL NOTES:
 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
 2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
 3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

Job Nr: 181383-CE Date of Field Work : 07/26/2023 Drawn by: E.I.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE
DATE: **8-1-2023**
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:

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WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
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LANDTEC
SURVEYING
and Pier

LICENSED BUSINESS No. 8507