



Legislation Details (With Text)

File #:	21-284	Version:	1	Name:	
Type:	Informational Item	Status:		City Business	
File created:	4/2/2021	In control:		City Council	
On agenda:	4/27/2021	Final action:			
Title:	Approval of the re-platting of a portion of a Final Subdivision known as Summer Breeze Plantation, which shall be known as Summer Breeze Plantation Phase Two, in accordance with Appendix A Zoning, Chapter 18, of the City of Cocoa Code, with conditions. (Community Services Director)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. FINAL PLAT - SUMMER BREEZE PLANTATION PHASE TWO 42764.pdf, 2. Original (recorded) plat - Summer Breeze 00600064.pdf, 3. Title Opinion (2nd draft).pdf				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

CITY COUNCIL AGENDA ITEM

Memo Date: April 2, 2021
 Agenda Date: April 27, 2021
 Prepared By: Dodie Selig, Planning & Zoning Manager
 Through: Nancy A. Bunt, Community Services Director
 Requested Action:

Approval of the re-platting of a portion of a Final Subdivision known as Summer Breeze Plantation, which shall be known as Summer Breeze Plantation Phase Two, in accordance with Appendix A Zoning, Chapter 18, of the City of Cocoa Code, with conditions.

BACKGROUND:

The subject property consists of Lots 1-7, Block B, located north of SR528 and south of Angelica St. at the east end of Breezy Point Lane. The property is identified by the Brevard County Property Appraiser as Parcel Numbers: 24-35-11-52-B-1, 24-35-11-52-B-2, 24-35-11-52-B-3, 24-35-11-52-B-4, 24-35-11-52-B-5, 24-35-11-52-B-6, and 24-35-11-52-B-7.

On the original plat there exists a twenty foot wide private drainage easement running north and south through all seven lots. The owner of these seven lots wishes to reconfigure the eastern property line of lots 2 through 5 by moving said property line twenty feet to the west. In addition, the eastern property line of lot 7 would be moved to the west to line up with the new eastern terminus of lots 2 through 5. This will remove the drainage easement from lots 2 through 5 and from lot 7 with the result that the private drainage easement will only cross lots 1 and 6. A copy of the original plat is attached for reference.

The proposed re-platting has been reviewed by the Planning & Zoning Manager, as well as a

surveyor on behalf of the city, and found to be in compliance with State Statute as well as City Code.

STRATEGIC PLAN CONNECTION:

N/A

BUDGETARY IMPACT:

N/A

PREVIOUS ACTION:

Council approved the original subdivision plat on September 23, 2014.

RECOMMENDED MOTION:

Approval of the re-platting of a portion of a Final Subdivision known as Summer Breeze Plantation, which shall be known as Summer Breeze Plantation Phase Two, in accordance with Appendix A Zoning, Chapter 18, of the City of Cocoa Code with the following condition:

1. Provide a revised Title Opinion within 15 days of Council approval with the following changes:
 - a. Remove the start date of the search and only state that the search runs through March 10, 2021.
 - b. Address the Title Opinion to the City's attention.