



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

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
June 5, 2019
6:00 p.m.

I. OPENING MATTERS:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA AND MINUTES:

1. AGENDA: Meeting of June 5, 2019
2. MINUTES: Meeting of May 1, 2019

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. PZ-18-00100005 – Preliminary Subdivision (Adamson Creek Phase 1B)

Approval of a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop 94 single-family residential lots along with a stormwater tract and amenities as Phase 1B of a previously approved Planned Unit Development know as Adamson Creek. The subject property is located on the east side of Adamson Road, approximately 1.25 miles north of State Road 524 and contains +/- 27.31 acres. The property is identified by Parcel #'s: 24-35-22-25-2 and 24-35-22-25-Q.

B. PZ-19-00200005 – Large Scale Site Plan (850 Cidco Rd.) -- ITEM TO BE TABLED

Approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking. The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-6)

V. OTHER BUSINESS:

- A. Tree Board Update: None
- B. Recent Development Update: None
- C. Notice of future amendment to parking material standards

VI. NEXT MEETING DATE:

TBD -- Discussion of quorum / vacation plans / attorney availability

VII. ADJOURNMENT

(Over)

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.

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.



Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: CITY OF COCOA (TE)

Ad No.: 0003578896

Address: 65 STONE ST
COCOA FL 32922
USA

Pymt Method Invoice

Net Amt: \$183.30

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/22/19

Text of Ad:

AD#3578896, 5/22/2019
CITY OF COCOA
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning & Zoning Board/Local Planning Agency of the City of Cocoa, Florida will hold a public hearing at the Cocoa City Hall Council Chambers, 65 Stone Street, Cocoa, Florida, at 6:00 p.m. on Wednesday, June 5, 2019, in order to consider the following:

A. PZ-18-00100005 - Preliminary Subdivision (Adamson Creek Phase 1B)
Approval of a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop 94 single-family residential lots along with a stormwater tract and amenities as Phase 1B of a previously approved Planned Unit Development known as Adamson Creek. The subject property is located on the east side of Adamson Road, approximately 1.25 miles north of State Road 524 and contains +/- 27.31 acres. The property is identified by Parcel #'s: 24-35-22-25-2 and 24-35-22-25-Q.

B. PZ-19-00200005 - Large Scale Site Plan (850 Cidco Rd.)
Approval of a Large-Scale Site Plan consistent with Appendix A, Zoning, Article III, Section 1(D), to construct a new industrial fabrication building, along with additional concrete equipment pads and associated parking. The property is identified as 850 Cidco Road, Cocoa, Florida. (Parcel ID: 24-35-12-00-6)

Interested parties are hereby advised that they may appear at said meeting and be heard with respect to the application. All persons and parties are hereby advised that if they should decide to appeal any decision made by the City Council 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 Local Planning Agency and City Council reserve the right to continue or postpone hearings to a date certain without re-advertising.

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

The facility where this public hearing will be held is accessible to the physically handicapped. SPECIAL ACCOMMODATIONS: Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk's Office at (321) 433-8484 no later than 48 hours prior to the proceeding for assistance.



**City of Cocoa
Planning & Zoning Board**

STAFF REPORT

Date:	June 3, 2019
Project Name:	Preliminary Subdivision – Adamson Creek Phase 1B
Project No.:	PZ-18-00100005
Meeting Date:	June 5, 2019
Planner:	Dodie Selig, AICP, Planning & Zoning Manager
Applicant:	Daniel Liparini D.R. Horton, Inc. 1430 Culver Dr. NE Palm Bay, FL 32907
Owner:	Daniel Liparini D.R. Horton, Inc. 1430 Culver Dr. NE Palm Bay, FL 32907
Property Location:	The subject property is located on the east side of Adamson Road, approximately 1.25 miles north of State Road 524 and contains +/- 27.31 acres. The property is identified by Parcel #'s: 24-35-22-25-2 and 24-35-22-25-Q.
Requested Action:	APPROVAL OF A PRELIMINARY SUBDIVISION consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code. The property owner desires to develop 94 single-family residential lots along with a stormwater tract and amenities as Phase 1B of a previously approved Planned Unit Development know as Adamson Creek.

I. Project Information

This Preliminary Subdivision application for Phase 1B and is part of a larger project known as Adamson Creek. The project was first developed as a Planned Unit Development (PUD) in 2005 consisting of 431 single-family homes on 178 acres with 44 acres of open space and amenities. Phase 1 was approved and recorded in 2006. Due to a slowdown in the market triggered by the recession,

Phase 1 was later broken down into 3 phases (1A, 1B and 1C) of which phase 1A was recorded in 2007 with 154 single-family homes.

On October 13, 2015 the City approved a Preliminary Subdivision for Phases 1B and 1C. The site work did not occur within the 1 year timeframe that the application was valid for. The property changed hands in April 2016 and again in January 2018 when the present owners, DR Horton, Inc., purchased the property. Unaware that the project approval had lapsed, they commenced construction of the infrastructure based on that prior approval. This situation came to light when the contractor approached the City for inspections of the site work.

The plans submitted for approval at this time do not contain the customary engineering pages found in a typical preliminary subdivision application. This is in part because the original PUD is still in effect and that approval included all the relevant engineering detail customary to such a project. City staff have inspected the site work completed and have given approval. In addition, because the site work is completed, the applicant is requesting approval of the Final Subdivision along with this Preliminary Subdivision application. Therefore the plans submitted are the final plat pages.

Project Details:

Phase 1B of the project contains 21.02 acres of developable land (streets, houses, stormwater pond and amenities) and 6.29 acres of wetland area and related buffer zone in Tract Q. This phase will include 94 single-family homes on 2 streets wrapping around a stormwater pond Tract D which will be stocked with fish and have a dock/viewing platform at the north end. The platform will be accessible from Tract K which contains a multi-use playing field area along Saxton Rd. A sidewalk connection will link the other newly created street (Orsino Lane) with the existing walkway around the wetland in Tract P as well as the stormwater pond in Tract E. Phase 1B will contain 3.47 acres of open space credit towards the minimum 25% required of Phase 1 by virtue of the PUD requirements. It should be noted that unlike Phase 1A, the roads created in Phase 1B will be private roads owned and maintained by the Adamson Creek Home Owner's Association, Inc. with an easement recorded on the plat to the City of Cocoa.

Future Land Use Designation: LDR (Low Density Residential) and Conservation

Zoning District: PUD (Planned Unit Development)

Existing Land Use: Vacant Land

Council District: District 3 – Councilman Don Boisvert

Overview of Surrounding Area:

	Future Land Use Designations	Zoning Districts	Land Uses
North	RES 2 (Brevard County)	AU and RR1 (Brevard County)	Single-Family Residential and Vacant Land
South	Low Density Residential and Conservation (City)	PUD (City)	Single-Family Residential (Adamson Creek Phase 1A)
East	Low Density Residential and Conservation (City)	PUD (City) and GU (Brevard County)	Single-Family Residence and Vacant Land (Adamson Creek Phase 1C)
West	RES 2 and PUB (Brevard County)	GML(H) (Brevard County)	Single-Family Residential and Vacant Land (Brevard County Land Fill)

II. Preliminary Subdivision Analysis

Consistency with Code of the City of Cocoa

The submitted preliminary subdivision plans have been reviewed by City staff for consistency with Chapter 18 Subdivisions and with Appendix A Zoning of the City of Cocoa Code and found to be in substantial compliance. The majority of the lots created by this subdivision are 50 feet in width and 120 feet in depth which equates to 6,000 sq.ft. of lot area. Lots on roadway curves are allowed a minimum width of 25 feet, and corner lots are required to be 15% larger than interior lots. This subdivision plat meets these requirements. There is no minimum lot size under PUD zoning. Minimum setbacks and distance separation between structures will be addressed when a building permit is applied for.

Staff is still awaiting comments from the City's flood plan reviewer which may need to be addressed as well as a School Capacity Letter from the Brevard County School Board. Therefore, Staff has added conditions to its recommendation below that all outstanding review comments will have to be resolved prior to recording of the Final Subdivision Plat.

Concurrency Management/Adequate Public Facilities

Wastewater

The Level of Service (LOS) for wastewater is 319 gallons per day per household, based on the 94 lots, the projected demand on the wastewater system is 29,986 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.

A St Johns River Water Management District Permit for this project was issued on March 13, 2018 and a copy was provided to the City. This permit is valid through March 11, 2023.

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 94 proposed dwelling units the overall demand is 26,978 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 green waste 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 (Adamson Road) is D.

The Space Coast TPO Traffic Counts Report for 2018 indicates that for the SR524 to Pine Rd segment of Adamson Road, the average annual daily traffic trips is 6,100 and it is classified as Urban Minor Collector. Based on the Current Maximum Acceptable Volume (17,700) established by the Space Coast TPO, there is sufficient capacity on Adamson 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.

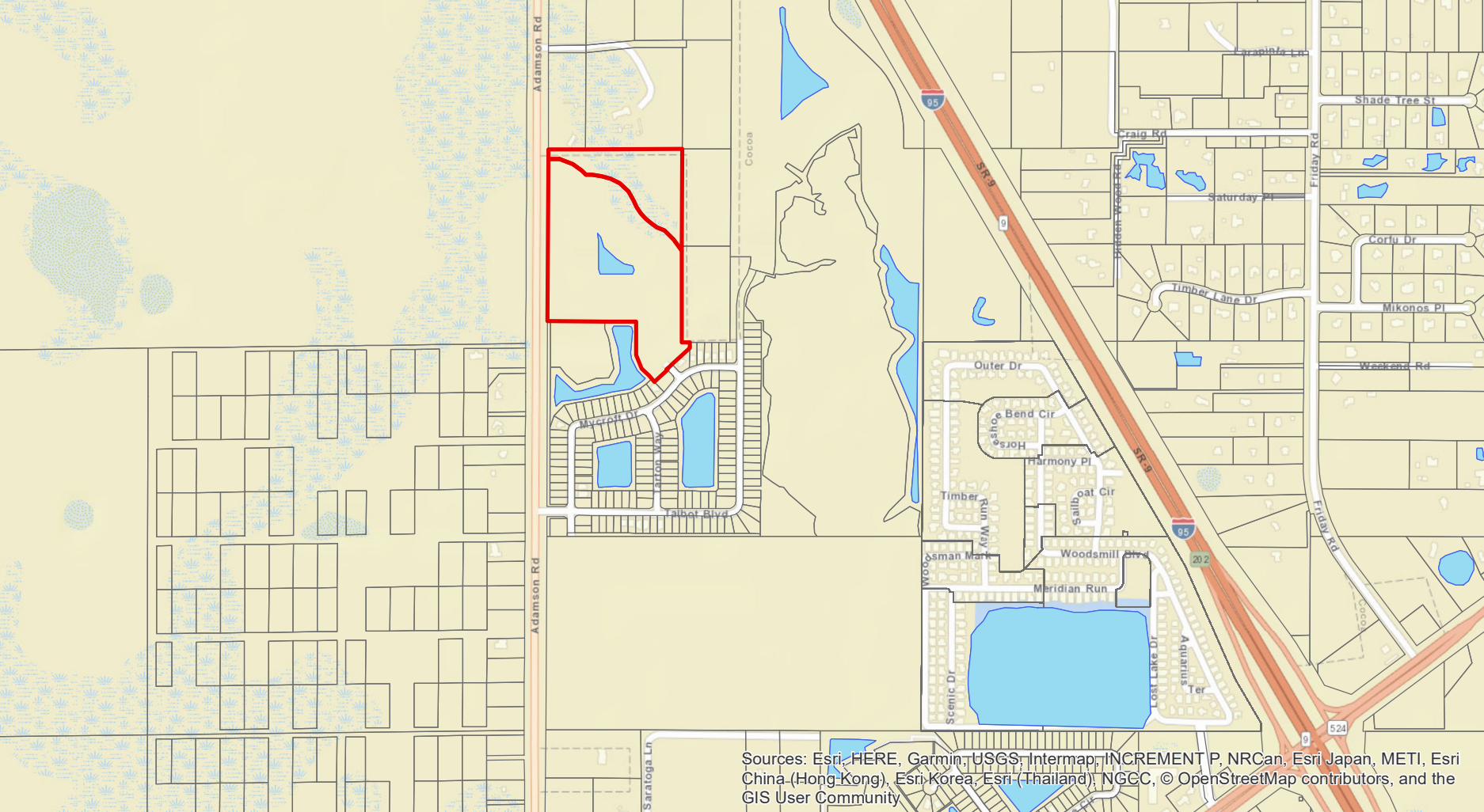
Schools

A School Capacity Availability Determination Letter is required for the project and has been applied for by the applicant. A copy will be provided to the City as soon as it is issued.

III. Recommendation

Staff recommends the Planning & Zoning Board recommend **approval** to City Council of the Preliminary Subdivision for Adamson Creek Phase 1B with the conditions set forth below:

1. A copy of the School Capacity Determination Letter is required prior to recording of the Final Subdivision Plat.
2. All comments generated by the City's flood plain reviewer must be addressed prior to recording of the Final Subdivision Plat.
3. The existing construction lien must be cleared and a clean title report provided to the City prior to recording the Final Subdivision Plat.
4. Confirmation is needed that the sidewalks along both streets are only in Tract R-1.
5. Please provide a printed name line for each witness signature line within the dedication section of the plat.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST CITY OF COCOA, COUNTY OF BREVARD, FLORIDA

LEGAL DESCRIPTION: (BY SURVEYOR)

Tract 2, Tract P, and Tract Q, Adamson Creek Phase One-A, according to the plat thereof, as recorded in Plat Book 57, Pages 49 through 59, of the Public Records of Brevard County, Florida, being more particularly described as follows:

Beginning at the Northeast corner of said Tract Q, said point being the POINT-OF-BEGINNING; thence South 00°16'16" West, along the boundary of said Adamson Creek Phase One-A, a distance of 1,325.91 Feet; thence North 89°51'49" East, along said boundary a distance of 55.91 Feet to the boundary of said Tract 2; thence along said boundary of Tract 2 for the following 10 calls: South 00°16'48" West, a distance of 37.34 Feet; thence South 47°15'38" West, a distance of 214.04 Feet; thence South 42°44'22" East, a distance of 7.26 Feet; thence South 47°15'38" West, a distance of 120.00 Feet; thence North 42°44'22" West, a distance of 55.61 Feet; thence North 46°20'30" West, a distance of 70.63 Feet; thence North 22°22'40" West, a distance of 101.43 Feet; thence North 01°37'28" East, a distance of 69.55 Feet; thence North 00°16'48" East, a distance of 160.00 Feet; thence North 89°43'12" West, a distance of 215.06 Feet to the Northeast corner of said Tract P; thence along the boundary of said Tract P for the following 13 calls: South 00°16'48" West, a distance of 50.37 Feet; thence South 22°53'03" East, a distance of 62.48 Feet; thence South 10°15'09" East, a distance of 47.30 Feet; thence South 07°40'37" East, a distance of 60.31 Feet; thence South 10°01'16" East, a distance of 51.10 Feet; thence South 11°07'56" East, a distance of 61.60 Feet; thence South 30°47'51" West, a distance of 71.13 Feet; thence South 87°01'59" West, a distance of 86.36 Feet; thence South 69°24'44" West, a distance of 59.54 Feet; thence South 73°06'54" West, a distance of 73.94 Feet; thence North 49°20'45" West, a distance of 108.29 Feet; thence North 36°27'41" West, a distance of 60.66 Feet; thence North 89°45'21" West, a distance of 67.96 Feet to the West line of said Tract P; thence North 00°14'39" East, along said West line a distance of 315.19 Feet to the Northwest corner of said Tract P; thence North 89°43'12" West, a distance of 20.00 Feet to the West line of said Adamson Creek Phase One-A; thence North 00°14'39" East, along said West line, a distance of 1,177.41 Feet to the North line of said Adamson Creek Phase One-A; thence North 89°53'03" East, along said North line, a distance of 918.37 Feet to the POINT-OF-BEGINNING.

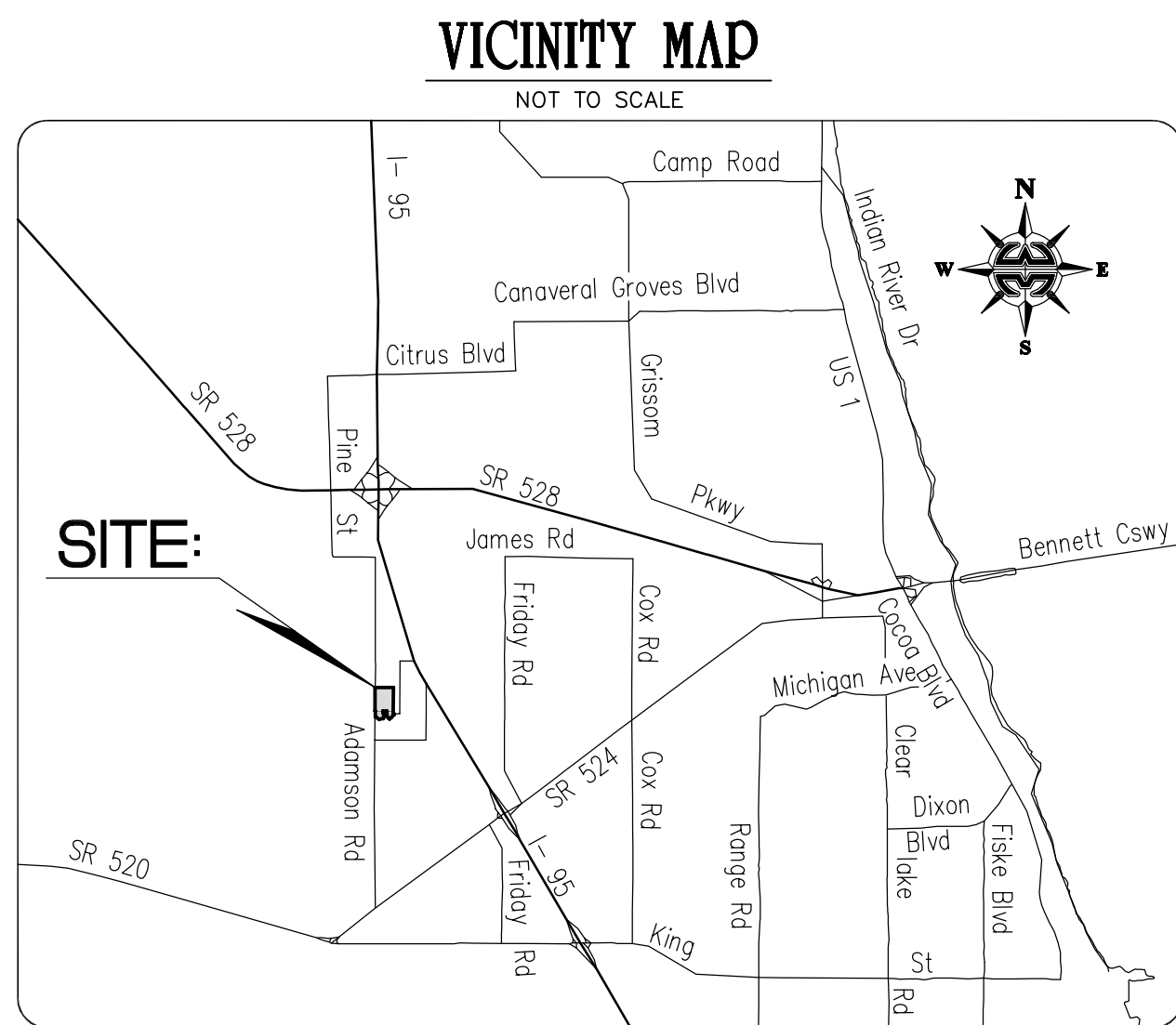
Containing 30.862 Acres of land more or less.

NOTES:

- The bearings shown hereon are based on the State Plane Coordinate System for Florida's East Zone, North American datum of 1983, readjustment of 1990. The monumentation utilized are Interstate 95 monuments 195 73 A75 and 195 73 A78, said coordinate system yields a measured bearing along the East line of Section 22, Township 24 South, Range 35 East as North 00°14'39" East.
2. The following easements are hereby granted:
 - a. A Public Utilities Easement 10 Feet in width across all Lots and tracts contiguous with and adjacent to the Road rights-of-way dedicated by this Plat is reserved for the installation of Florida Power and Light (F.P.&L.) facilities, potable water, reclaimed water and other public utilities unless otherwise noted.
 - b. An easement to City of Cocoa and Brevard County for emergency maintenance and ingress/egress over all private drainage easements and storm water management tracts.
 - c. An easement to the St. Johns River Water Management District over all drainage easements and Tracts for access to adjoining conservation tracts.
 - d. A 5 foot wide Public Utilities Easement along the side and rear of all lots.
 - e. All easements denoted as "Private Drainage Easement" and "Private Sidewalk Easement" are granted to the Adamson Creek Homeowners Association, Inc. for stormwater drainage.
 - f. The 5 foot wide Private Fence Easement as shown hereon is granted to the Adamson Creek Homeowners Association, Inc. for fence and buffer.
3. 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 Electrical Safety Code as adopted by the Florida Public Service Commission.
4. All drainage is private. It is the responsibility of the individual homeowner to maintain said private drainage within their home site. This does not include drainage pipes within the 20' wide Private drainage easements as shown hereon.
5. Tracts B and C are hereby conveyed to, controlled by, and maintained by the Adamson Creek Homeowners Association, Inc., for open space and landscape amenities.
6. Tract D is hereby conveyed to, controlled by, and maintained by the Adamson Creek Homeowners Association, Inc., for storm water management, open space and recreational amenities.
7. Tract K is hereby conveyed to, controlled by, and maintained by the Adamson Creek Homeowners Association, Inc., for open space and recreational amenities. Tract K is subject to a Private Drainage Easement as shown hereon, for the installation, operation and maintenance of, and access to the stormwater facility.
8. Tract P and Q are hereby conveyed to, controlled by, and maintained by the Adamson Creek Homeowners Association, Inc., for open space, private drainage facilities, private utilities and private recreational amenities, subject to the wetland conservation easements and other easements of record.
9. Tract R-1 shall be owned, controlled by, and maintained by the Adamson Creek Homeowner's Association, Inc., for a private road, subject to a non-exclusive and perpetual easement for the purposes of pedestrian and vehicular ingress and egress for the use of the owners of the lots platted herein, their guests and invitees, and all private and public agencies providing mail delivery, utility services, public safety and law enforcement services and governmental services to the platted property; provided, further that a non-exclusive easement over, under, through and across said Tract is hereby dedicated to all public utilities providers including, but not limited to, cable service providers, for the purposes of construction, maintaining, repairing, and replacing their respective utility facilities which provide services to the platted property.

THIS PLAT IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

1. Restrictions, reservations and covenants as shown on Plat of Adamson Creek Phase One-A, recorded in Plat Book 57, Page 49, of the Public Records of Brevard County, Florida.
2. Declaration of Covenants, Conditions and Restrictions, recorded in Official Record Book 5821, Page 2831, as amended by instrument recorded in Official Records Book 5821, Page 2858, instrument recorded in Official Records Book 5851, Page 9854, instrument recorded in Official Records Book 5880, Page 2379, and instrument recorded in Official Records Book 5908, Page 4101, together with assignment recorded in Official Records Book 7607, Page 1832, and assignment recorded in Official Records Book 8071, Page 1953, all of the Public Records of Brevard County, Florida.
3. Binding Development Agreement recorded in Official Records Book 5903, Page 6559, as amended by instrument recorded in Official Records Book 6192, Page 2697, all of the Public Records of Brevard County, Florida.



TRACT	AREA (±ACRES)	AREA (±PERCENT)	USE	COMMON OPEN SPACE CREDIT
B,C,P,Q	10.47	33.94%	OPEN SPACE AND LANDSCAPE AMENITIES	1.57
B	0.56	1.81%	LANDSCAPE AMENITIES	0.52
C	0.07	0.24%	LANDSCAPE AMENITIES	0.07
P	3.55	1.84%	PRESERVATION OF UPLANDS, WETLANDS & DRAINAGE	0.98
Q	6.29	3.26%	PRESERVATION OF UPLANDS, WETLANDS & DRAINAGE	0.00
D	1.59	5.16%	STORMWATER MANAGEMENT, OPEN SPACE AND RECREATIONAL AMENITIES *50% OF 48.26 AC. = 24.13 AC. (TOTAL USABLE POND)	1.59
K	0.30	0.97%	OPEN SPACE AND RECREATIONAL AMENITIES	0.30
N/A	15.03	48.71%	RESIDENTIAL DEVELOPMENT (94 LOTS)	0.00
R-1	3.46	11.21%	PRIVATE ROAD RIGHT-OF-WAY	0.00
	12.37	40.09%	TOTAL RECREATION COMMON OPEN SPACE	12.37
	30.86	100.00%	TOTAL PUD BOUNDARY	30.86
			PROVIDED OPEN SPACE PHASE ONE-B	3.47
			PREVIOUSLY PROVIDED OPEN SPACE PHASE ONE-A	28.66
			OPEN SPACE TO BE PROVIDED IN PHASE ONE-C	16.13
			TOTAL OPEN SPACE TO BE PROVIDED 25% OF 192.90 ACRES OVERALL P.U.D.=48.26 ACRES	48.26

LEGEND:

- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)
- = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (FOUND), (UNLESS OTHERWISE SHOWN)
- = NAIL AND DISK MARKED "PCP LB 3608" (SET) ○ = 5/8" ROD & ALUMINUM CAP MARKED "PRM LB 3608"
- = NAIL AND DISK MARKED "PCP LB 3608" (FOUND)
- = NAIL AND DISK MARKED "PRM LB 3608" (SET)
- = NAIL AND DISK MARKED "PRM LB 3608" (FOUND)
- = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- = CURVE NUMBER FOR CURVE TABLE
- = LINE NUMBER FOR LINE TABLE
- = RIGHT-OF-WAY (X) = DENOTES LINE BREAK/CHANGE IN DIRECTION
- = PLAT BOOK (NR) = NON-RADIAL
- = PAGE ESMAT. = EASEMENT
- = RADIUS POINT
- = POINT-ON-LINE O.R.B./O.R.BOOK = OFFICIAL RECORDS BOOK
- = POINT-ON-CURVE H.O.A. = HOME OWNERS ASSOCIATION
- = POINT-OF-INTERSECTION L.B. = LICENSED BUSINESS
- = POINT-OF-TANGENCY PLS = PROFESSIONAL LAND SURVEYOR
- = POINT-OF-CURVATURE PSM = PROFESSIONAL SURVEYOR AND MAPPER
- = POINT-OF-REVERSE CURVATURE RADIUS = RADIUS
- = POINT-OF-COMPOUND CURVATURE D/Δ = DELTA
- = POINT-OF-BEGINNING L = LENGTH
- = POINT-OF-COMMENCEMENT CD/CH = CROSS DISTANCE
- = PERMANENT REFERENCE MONUMENT CB = CHORD BEARING
- = PERMANENT CONTROL POINT CLK = CLOCK

PREPARED BY:
 **WILLIAM MOTT LAND SURVEYING INC.**
 CASA BELLA PLAZA
 3159 ALZANTE CIRCLE, SUITE 103
 MELBOURNE, FLORIDA 32940
 PHONE (321) 751-4444 FAX (321) 751-4445
 PROJECT NUMBER: 217-0410

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 THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

<u>CERTIFICATE OF REVIEWING SURVEYOR</u> 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. Reg. Florida Surveyor & Mapper #3867 Reviewing Surveyor for the City of Cocoa	<u>CERTIFICATE OF APPROVAL</u> <u>BY MUNICIPALITY</u> THIS IS TO CERTIFY, That on _____ the City Council of the City of Cocoa, Florida, approved the foregoing plat _____ Jake Williams, Jr. Mayor ATTEST _____ Carie Shealy, City Clerk	<u>CERTIFICATE OF CLERK</u> I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Part 1, Florida Statutes, and was filed for record on _____ at _____. File No. _____. _____ Clerk of the Circuit Court in and for Brevard County, FL
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PLAT BOOK _____ PAGE _____
SHEET 1 OF 2
SECTION 22 TWP. 24 S., RANGE 35 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

ADAMSON CREEK PHASE ONE-B

Hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all public drainage and utility easements as further described in the notes or as shown hereon.

The developer hereby dedicates to the public and The City of Cocoa all easements shown herein as public easements and an ingress/egress easement for law enforcement and emergency vehicles, emergency access and emergency maintenance over and across Tract R-1 and an easement for the installation and maintenance of utilities over Tract R-1, noted on a private road as shown on the plat. The easements, drainage facilities and private drainage easements within the subdivision are not dedicated to, or the responsibility of The City of Cocoa.

In witness of, D.R. Horton, Inc., a Delaware corporation, by it's
authorized representative named below hereto on this _____ day
of _____ A.D. 2019.

By _____
Daniel J. Liparini
Assistant Secretary

D.R. Horton, Inc.
a Delaware Corporation
1430 Culver Drive N.E.
Palm Bay, FL 32907

Signed and sealed in the presence of: _____

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 Daniel J. Lipari
respectively as Assistant Secretary of D.R. Horton, Inc., a Delaware
Corporation, incorporated under the laws of the State of Delaware,
and in person the individual as described in and who
executed the foregoing Dedication and severally acknowledged the
execution thereof to be their free act and deed as such officer
thereunto duly authorized; that the official seal of said corporation
was exhibited to me; 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.

----- SEAL

My Commission Expires _____

In witness of, Adamson Creek Homeowners Association, Inc., a Florida corporation, by it's authorized representative named below hereto on this _____ day of _____ A.D. 2019.

By _____ Adamson Creek
Sonja Pedretti Homeowners
President Association, Inc.
1430 Culver Drive N.E.
Palm Bay, FL 32907

Signed and sealed in the presence of: _____

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 Sonia Pedretti
respectively as President of Adamson Creek Homeowners Association
Inc., a Florida corporation, and Corbin Pedretti, an officer of the State
of Florida, to me known to be the individual and officer described in
and who executed the foregoing Dedication and severally
acknowledged the execution thereof to be their free act and deed
and such officer duly authorized to take the official seal of
said corporation is hereby 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 _____ SEAL

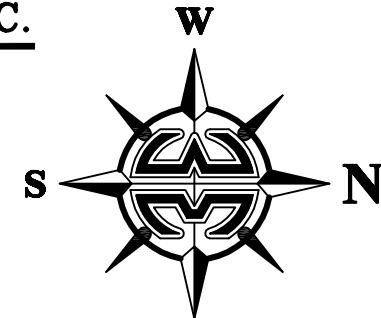
My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on November 29, 2017, I completed the survey of the lands as shown in the foregoing plat; that the plat was prepared under my direction and supervision and said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon and complies with all the survey requirements of Chapters 177 Part 1 & 472, Florida Statutes; and that said land is located in Brevard County, Florida.

Dated, _____

----- Registration No. 5060
Jonathan M. Mott P.L.S. 5060
William Mott Land Surveying Inc.
3159 Alzante Circle, Suite 103
Melbourne, Florida 32940
Certificate of Authorization LB 3608



WEST 1/4 CORNER OF
SECTION 22/24/35
RAILROAD SPIKE
(FOUND)

28 21
27 22
SOUTHWEST CORNER OF
SECTION 22/24/35
RAILROAD SPIKE
(FOUND)

ADAMSON ROAD

A.K.A. WENNER ROAD
150' PUBLIC ROAD RIGHT-OF-WAY
75' RIGHT OF WAY PER
O.R. BOOK 746, PAGE 878

ADAMSON CREEK PHASE ONE-B

A REPLAT OF TRACT 2, TRACT P AND TRACT Q, ADAMSON CREEK PHASE ONE-A,
PLAT BOOK 57, PAGES 49-59, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 35 EAST CITY OF COCOA, COUNTY OF BREVARD, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2

SECTION 22 TWP. 24 S., RANGE 35 E.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

21 16

22 15
NORTHWEST CORNER OF
SECTION 22/24/35
RAILROAD SPIKE
(FOUND)

UNPLATTED
O.R. BOOK 3628, PAGE 4911

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.77'	S 15°31'21" E
L2	23.10'	S 88°33'54" E
L3	52.78'	N 70°34'26" E
L4	5.32'	N 38°27'11" E
L5	43.85'	S 85°58'48" W
L6	42.48'	S 63°57'45" W
L7	17.50'	S 17°11'33" W
L8	21.89'	S 40°12'18" W
L9	42.95'	S 63°49'43" E
L10	23.85'	S 43°54'44" E
L11	56.61'	N 56°19'20" W
L12	91.21'	N 46°39'22" W
L13	53.69'	N 55°00'28" W
L14	44.05'	S 52°17'32" W
L15	85.00'	N 46°04'00" W
L16	66.51'	N 34°04'25" W
L17	51.83'	N 24°39'54" W
L18	58.55'	N 26°27'40" W
L19	17.85'	N 64°37'03" W
L20	57.51'	N 48°37'37" W
L21	33.74'	N 22°32'46" W
L22	58.99'	N 79°02'11" W
L23	9.02'	N 62°02'19" W
L24	69.73'	N 71°56'01" W
L25	69.62'	N 81°19'48" W
L26	33.67'	N 85°18'00" W
L27	29.76'	N 44°51'15" W
L28	56.84'	N 53°51'12" W
L29	48.90'	N 29°29'21" W

UNPLATTED
OFFICIAL RECORDS
BOOK 3522, PAGE 232-A

P.O.B.
NORTHEAST CORNER
OF TRACT Q
ADAMSON CREEK PHASE ONE-A
PLAT BOOK 57, PAGES 49-59

