



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

Cocoa City Hall
65 Stone Street
Cocoa, FL 32922

AGENDA
Regular Meeting
May 1, 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 May 1, 2019
2. MINUTES: Special Meeting of April 9, 2019

III. OLD BUSINESS: None

IV. NEW BUSINESS:

A. A. PZ-18-00200017 – Large Scale Site Plan – Dr. Joe Lee Smith Community Center

Item Tabled on 4-9-19

The City of Cocoa, Public Works Department, is requesting Approval of a Large Scale Site Plan entitled “Dr. Joe Lee Smith Community Center”. The subject property comprises 2 parcels of land totaling ±3.23 acres and is generally located at the southwest corner of Stone Street and Washington Street. The property is more specifically identified by the Brevard County Property Appraiser as Parcel #'s 24-36-33-00-264 and 24-36-33-CC-12.E-2. The City is proposing to develop a new community center building comprising a total of approximately 15,708 sq.ft. along with parking and stormwater retention facilities.

V. OTHER BUSINESS:

A. Tree Board Update:

- Tree Permit request - 2656 N. Indian River Drive

B. Recent Development Update

VI. NEXT MEETING DATE:

Wednesday, June 5, 2019

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.: 0003526138

Address: 65 STONE ST
COCOA FL 32922
USA

Pymt Method Invoice

Net Amt: \$214.38

Run Times: 1

No. of Affidavits: 1

Run Dates: 04/27/19

Text of Ad:

AD#3526138, 4/27/2019
CITY OF COCOA
NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT
THE PLANNING & ZONING BOARD/LOCAL
PLANNING AGENCY
AND THE COCOA CITY COUNCIL
PROPOSE TO CONSIDER
THE FOLLOWING:

**A. PZ-18-00200017 – Large Scale Site Plan
– Dr. Joe Lee Smith Community Center**
The City of Cocoa, Public Works Department, is requesting Approval of a Large Scale Site Plan entitled "Dr. Joe Lee Smith Community Center". The subject property comprises 2 parcels of land totaling ±3.23 acres and is generally located at the southwest corner of Stone Street and Washington Street. The property is more specifically identified by the Brevard County Property Appraiser as Parcel #'s 24-36-33-00-264 and 24-36-33-CC-12.E-2. The City is proposing to develop a new community center building comprising a total of approximately 15,708 sq.ft. along with parking and stormwater retention facilities.

**B. PZ-19-010 –Tree Removal Permit –
2656 N. Indian River Drive**
Mr. Randy Sheive is requesting removal of an oak tree from the public right-of-way in front of his residence.

**PLANNING & ZONING BOARD/ LOCAL
PLANNING AGENCY
PUBLIC HEARING WILL BE HELD ON
May 1, 2019
AT 6:00 P.M. OR SOON THEREAFTER
IN THE
COCOA CITY HALL COUNCIL CHAMBERS
LOCATED AT
65 STONE STREET, COCOA, FL**

**CITY COUNCIL WILL CONSIDER THESE
ITEMS ON
May 22, 2019
AT 6:00 P.M. OR SOON THEREAFTER
IN THE
COCOA CITY HALL COUNCIL CHAMBERS
LOCATED AT
65 STONE STREET, COCOA, FL**

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 MEETING
MEETING MINUTES
April 9, 2019

A Special Meeting of the Planning & Zoning Board of the City of Cocoa was held on Tuesday, April 9, 2019 in the Council Chambers at 65 Stone Street, Cocoa, as publicly noticed.

OPENING MATTERS:

Chairman Dobrin called the meeting to order at 6:00 P.M. The Board Secretary called the roll.

MEMBERS PRESENT:

Michael Dobrin	Chairman
Todd Anderson	Board Member
Jeri Blanco	Board Member
Sherry Ervin	Board Member
Trina Gilliam	Board Member
Lawrence Koss	Board Member
Aleck Greenwood	Alternate Member

MEMBERS ABSENT:

Al Washington	Vice Chairman
Marilyn Green	Board Member
Russell Sengel	Board Member

OTHERS PRESENT:

Dodie Selig	Planning & Zoning Manager
Kristin Eick	Board Attorney
Monica Arsenault	Board Secretary
Jake Williams, Jr.	Board Liaison

APPROVAL OF AGENDA:

1. Approval of Agenda: April 9, 2019.

Motion by Board member Ervin, seconded by Board member Gilliam, to approve the agenda of March 6, 2019 with an amendment to table the Dr. Joe Lee Smith Community Center Large Scale Site Plan item until further notice. The vote on the motion carried unanimously.

Chairman Dobrin asked Ms. Selig if she could explain why the item needed to be tabled. In response, Ms. Selig shared that the item needs to be tabled due to an engineering issue with the retention pond.

2. Approval of Minutes: March 6, 2019.

Motion by Board member Blanco, seconded by Board member Koss, to approve the minutes of March 6, 2019 as written. The vote on the motion carried unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

A. PZ-18-00200017 – Large Scale Site Plan – Dr. Joe Lee Smith Community Center
(TABLED)

The City of Cocoa, Public Works Department, is requesting Approval of a Large Scale Site Plan entitled “Dr. Joe Lee Smith Community Center”. The subject property comprises 2 parcels of land totaling ±3.23 acres and is generally located at the southwest corner of Stone Street and Washington Street. The property is more specifically identified by the Brevard County Property Appraiser as Parcel #'s 24-36-33-00-264 and 24-36-33-CC-12.E-2. The City is proposing to develop a new community center building comprising a total of approximately 15,708 sq.ft. along with parking and stormwater retention facilities.

Ms. Eick noted that this item would need to be re-advertised.

B. PZ-19-02000001 – Text Amendment – Indoor gun range in M-2 zoning district

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE XI, SECTION 19 OF THE ZONING ORDINANCE OF THE CITY OF COCOA TO ALLOW INDOOR SHOOTING RANGES AS A PERMITTED USE SUBJECT TO CERTAIN CONDITIONS, INCLUDING ANCILLARY RETAIL SALES AND RESTAURANT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Selig explained that the amendment was precipitated by a project proposed for an indoor shooting range. This business model is similar to another operation in Melbourne and one in Volusia County. At the present time there is no provision for indoor shooting ranges as a use in the City's zoning code.

She pointed out that staff is proposing to make a text amendment in the Code under Article XI, Section 19(A)(12)(d) by adding the following:

- (5) Indoor shooting ranges, with ancillary retail sales and restaurant subject to the requirements of subsection (A)(12)(d)(2.) of this Section, shall be permitted with the following conditions:**
- a. All firing shall take place within a completely enclosed building.**
 - b. Site plan applications for the development of an indoor shooting range shall include a plan by a Florida registered engineer demonstrating that the building is soundproof and appropriately designed for such use.**

Ms. Selig noted that when an amendment to the zoning code is proposed the Board needs to consider the need and justification for the change as well as the relationship of the proposed amendment to the purposes and objectives of the Comprehensive Plan.

She shared that currently, outdoor firearm testing facilities are permitted as a special exception in the M-1 and M-2 districts, when ancillary to a permitted firearm manufacturing use as. The staff report for the ordinance allowing outdoor firearm testing facilities, dated February 13, 2013, recommended this use as a special exception to ensure outdoor firearms testing facilities would not be located within close proximity to residential areas.

Ms. Selig explained that staff's primary concern regarding the proposed zoning text amendment is protection of the surrounding community and the environment. Sport shooting and training ranges are regulated in part under Section 790.333, Florida Statutes. This statute provides that it is the public policy of the State of Florida to encourage the safe handling and operation of firearms and mandates appropriate training in the safe use and handling of firearms for persons licensed to carry concealed firearms and for persons licensed to hunt in the state. Sport shooting and training ranges throughout the state provide the location at which this important public purpose is served and at which the firearms training mandates are fulfilled.

Additionally, Section 790.333, F.S., further provides that the Legislature has preempted the whole field of regulation of *firearms and ammunition use* at sport shooting and training ranges, including the environmental effects of projectile deposition at sport shooting and training ranges. However, zoning ordinances regarding the siting of shooting ranges continue to be permitted. The Occupational Safety and Health Administration (OSHA) and the National Institute for Occupational Safety and Health (NIOSH) have adopted lead standards to protect employee health and safety. OSHA published a Fact Sheet in June 2018, titled "Lead Hazards: Protecting Workers at Indoor Firing Ranges".

Furthermore, firing range waste must be managed in accordance with the Resource Conservation and Recovery Act (RCRA) and Title 40 Code of Federal Regulations (CFR) 260-265. The U.S. EPA has published a brochure, titled "Do you Use Best Management Practices for Lead at Your Outdoor Shooting Range?" and the National Park Service has published a brochure on "Firing Range Waste Management." These brochures include information that would be relevant to indoor shooting ranges for the handling of hazardous waste.

Ms. Selig pointed out the following Comprehensive Plan policies:

- Future Land Use Element Goal 1.1: Create and maintain a broad range of land use activities that maximize the City's potential as a growth center while protecting the public health, safety, welfare, and appearance through the thoughtful planned use and development of the land and public facilities.
- Future Land Use Element Goal 1.2: Location Criteria for Land Uses. Future land use categories and land development regulations shall be consistent with the density and intensity standards in Policy 1.1.1.1 and be based upon the following locational and development standards and criteria:

- Future Land Use Policy 1.1.2.10: Industrial zoning districts shall be regarded as appropriate locations for businesses that might have adverse secondary effects on residential areas, religious establishments, schools, parks, or day care centers located within the City.
- Future Land Use Element Goal 1.3: The City of Cocoa shall enhance the quality of life and prosperity of its citizens through the retention and creation of a wide range of profitable business opportunities and jobs.

Ms. Selig stated that staff recommends that the Planning and Zoning Board recommend approval to City Council of Ordinance No. XX-2019 amending Appendix A, Article XI, Section 19 of the zoning ordinance of the City of Cocoa to allow indoor shooting ranges as a permitted use subject to certain conditions, including ancillary retail sales and restaurant.

Board member Koss inquired if the restaurant will be serving alcohol. In response, Ms. Selig replied affirmatively and explained that there will be rules in place. She provided an example of an indoor gun range, Frog Bones, in Melbourne and shared some of their best practices. Furthermore, she pointed out that it would be in the best interest of the owner/operator's insurance company to ensure that there is security in place in order to keep intoxicated individuals from entering the range to shoot.

Alternate member Greenwood asked if any issues had arisen in any of these similar types of businesses in the past. In response, Ms. Selig shared that she was not aware of any issues at Frog Bones, however she had not spoken with anyone from the Volusia location so she was not sure of any incidents there.

Board member Blanco asked if there is any relation between the applicant and some of the other indoor gun ranges in the area. In response, Ms. Selig stated no. Additionally, Board member Blanco clarified that in addition to the range the establishment will only have the restaurant which will serve beer and wine. In response, Ms. Selig replied affirmatively.

Board member Ervin clarified that this is will be in the Grissom Park/Industrial area. In response, Ms. Selig replied affirmatively.

Mr. Bob Scales, 111 Cleveland Ave., Cocoa Beach, Florida, provided a presentation¹. He shared a preliminary site plan and noted that the potential building is currently a concrete shell which will comply with noise regulations. He spoke briefly of Frog Bones in Melbourne and the Orlando Gun Club as well as an indoor range in Volusia County for comparison purposes.

Mr. Scales discussed safety and quality indoor ranges. He pointed out that there will be state of the art ventilation as one of the most important health factors for an indoor range is the ventilation. They go above industry standards to keep shooters healthy and to filter lead particles from recycled air. They work with an HVAC contractor as well to make sure they are meeting all regulations.

¹ Presentation provided by Bob Scales

He explained that sometimes there is a perception that gun ranges are only established for fun, however they offer training courses as well to harbor a safe environment for enthusiasts, families, and law enforcement.

Mr. Scales mentioned the restaurant which will offer beer and wine as well as food such as burgers and fries.

To address safety concerns, he pointed out that the range is a privilege and in order to use it one must attend a safety orientation which will qualify that person to utilize the range. Additionally, a stamp of water resistant UV ink will be stamped on anyone's hand that has an alcoholic beverage. Range attendants will check for a stamp before allowing entrance into the range. Clients must agree and are subject to a breathalyzer test if alcohol use is suspected. Failure results in immediate loss of privileges.

Board member Ervin asked if the parking lot will be monitored by security cameras. In response, Mr. Scales stated yes.

Alternate member Greenwood asked Mr. Scales if he has had any experience with individuals who want to enter the range that are under the influence, but are not necessarily under the influence of alcohol. In response, Mr. Scales explained that all of the staff will be trained to look for those who seem to be under the influence or impaired in any way before entering the range. He also shared that there will be structured consequences put in place for first time and second time offenders.

Alternate member Greenwood inquired whether the concrete will be solid poured concrete in the concrete blocks or if it is necessary because there are containment setups. In response, Mr. Scales explained the structure of the building and pointed out that there is a mat made by a company in Minnesota that they use to line the interior walls for additional protection. The mats are approximately an inch thick and they serve as a sound barrier as well. Each two foot square can take up to fifty (50) bullets before it needs to be removed and replaced.

Board member Ervin asked if this is a private membership club. In response, Mr. Scales explained that it is not but any individual who wishes to use the facility will need to take a safety course and by agreeing to do this they are agreeing not to break the rules, otherwise they will lose their privileges.

Chairman Dobrin asked if there any restrictions on the types of weapons that can be used at this facility. In response, Mr. Scales noted that there will be no automatic weapons and the intent is to regulate use under fifty (50) calibers.

Chairman Dobrin opened the discussion to the public. There being no response the public portion of the discussion was closed.

Motion by Alternate member Greenwood; Seconded by Board member Ervin to recommend approval to City Council of Ordinance No. XX-2019 amending Appendix A, Article XI, Section 19 of the zoning ordinance of the City of Cocoa to allow indoor shooting ranges as a permitted use subject to certain conditions, including ancillary retail sales and restaurant. Vote on the motion carried unanimously.

OTHER BUSINESS:

A. Tree Board Update

Ms. Selig shared that there is a tree item that will be coming before the Board in May. The tree in particular is located on North Indian River Drive.

Additionally, she added that she has spoken with the Assistant City Manager and staff intends on setting up a meeting with Dana Sussman from the Extension Office as requested by the Board.

Alternate member Greenwood shared an article² from Fox News regarding a Florida tree activist's reaction to a tree being removed during a City Council meeting.

Alternate member Greenwood spoke about a suggestion that had been made in the past about removing and replacing oak trees. He shared an example of new development in the City and how they were able to save one of the oak trees on the property but needed to remove four others. He added that the Board may want to consider an amendment to the Tree Ordinance to include a requirement that if an oak tree is removed it is to be replaced somewhere in the City. Additionally, he pointed out that, as previously stated by Vice Chairman Washington, the Board should be made aware of any tree removals prior to their removal, even if an emergency meeting needs to be held.

Ms. Selig and Board member Blanco asked Alternate member Greenwood to clarify his request. In response, Alternate member Greenwood clarified that with the Board's approval, he would like to request that an item be placed on a future agenda to address an amendment being made to the current ordinance to include language about the removal of oak trees on commercial property and the requirement to replace them in other areas of the City.

Ms. Selig clarified that Alternate member Greenwood spoke only of oak trees on commercial property. In response, Alternate member Greenwood agreed. He also added that it might be possible to revisit the idea of oak trees on residential property as well. He suggested that if a residential property owner wishes to remove an oak tree from their property that they contribute an oak tree somewhere else in the City.

Board member Koss provided a handout³ to the Board. He asked five questions in regard to private property owners planting in public (city) easements, as noted in the handout. In response, Ms. Selig stated that she will take the first four questions to Public Works for a response and will report back to the Board. In regard to the fifth question, she stated that the City does not have an educational outreach program about tree care and ordinances for the citizens of Cocoa.

Board member Koss asked that staff and the Board possibly consider establishing an outreach program to educate citizens. He also shared three photos of a particular property on Manor Drive between 2011 and 2019 to show how many trees were removed over the years.

Additionally, he provided information such as a Senate bill and City of Cocoa Ordinance 12-2018 to the Board. He further raised a concern as to why the City spends the money

² Fox News article

³ Landscape Requirement Ordinances

it does on improving medians and other landscaped areas of the City if they don't plan to spend the money to maintain those areas.

Board member Blanco asked for clarification in regard to a question that was asked at the previous meeting which was what the recourse is if a private property owner hires a private company to remove a public tree that is located in an easement or right-of-way by their property. In response, Ms. Eick explained that although the Tree Ordinance does not apply to single-family lots and duplex lots, all public or private rights-of-way are subject to the City's ordinance. She added that if a private property owner wanted to remove a tree from the public right-of-way they would be subject to the tree removal permit requirement and to demonstrate that they meet the criteria before removing the tree. Additionally, if the tree was an oak tree, an item would be brought before the Tree Board and then the City Council would make the final decision as to whether or not it could be removed.

B. Recent Development Update

Ms. Selig shared that while no applications have been received, an applicant may be interested in the old Home Depot site. There is also some potential interest in two properties along SR524. These two properties are located next to each other at Cox Rd. and SR524.

Chairman Dobrin inquired about an update on the hotel development in Cocoa Village. In response, Alternate member Greenwood shared that Mr. Jack Brown is still in the process of finishing the second half of the Redevelopment Agreement. He also mentioned that Mr. Brown has plans to move to the area within the next month so he can be closer to the project.

Chairman Dobrin asked if anyone had heard about a projected completion date for the SR524 road widening. In response, Board member Ervin shared that she had attended a FDOT meeting two years ago and the completion date was set for 2025. She added that she has seen surveyors out along the road almost every day.

Ms. Selig noted that she did not believe the project had been budgeted for yet. Board member Ervin added that she did not think they were set to begin until 2021.

Board member Anderson asked to make a motion to have the questions brought forth by Board member Koss answered at the next meeting so the Board can be privy to that information.

Motion by Board member Anderson; Seconded by Alternate member Greenwood to have the questions brought forth by Board member Koss to be answered by the next scheduled meeting. Vote on the motion carried unanimously.

NEXT MEETING:

The Board members established that the next meeting would be held on Wednesday, May 1, 2019.

ADJOURNMENT:

Motion to adjourn by Board member Koss, seconded by Board member Ervin. The vote on the motion carried unanimously.

There being no further business the meeting adjourned at 7:10 P.M.

Approved on this _____ day of _____, 2019.

Mike Dobrin, Chairman

Monica Arsenault, Board Secretary



**City of Cocoa
Planning & Zoning Board**

STAFF REPORT

Date:	April 29, 2019
Project Name:	Large Scale Site Plan - Dr. Joe Lee Smith Community Center
Project No.:	PZ-18-00200017
Meeting Date:	May 1, 2019
Planner:	Dodie Selig, AICP, Planning & Zoning Manager
Applicant:	City of Cocoa 65 Stone Street Cocoa, FL 32922
Property Owner:	City of Cocoa 65 Stone Street Cocoa, FL 32922
Project Location:	Two parcels of land at the southwest corner of Stone Street and Washington Street, addressed as 419 Washington Street and comprising the Dr. Joe Lee Smith Community Center complex. Brevard County Property Appraiser Parcel # 24-36-33-00-264 and 24-36-33-CC-12.E-2
Requested Action:	APPROVAL OF A LARGE-SCALE SITE PLAN consistent with Appendix A, Zoning, Article IV, Section 2, to construct a new 18,148 sq.ft. community center building, along with associated parking and stormwater retention, at the site commonly known as the Dr. Joe Lee Smith Community Center.

I. Project Information

The City of Cocoa, as the applicant, is requesting approval of a Large Scale Site Plan (Exhibit A) encompassing 2 parcels totaling approximately 3.23 acres of the Dr. Joe Lee Smith Community Center complex as depicted on the location map (Exhibit B).

The City intends to build a new community center on the northern parcel of this property where the current baseball field and playground are presently located. Also on this parcel are the existing pool

and basketball court as well as parking areas. The southern parcel of the community center complex contains the existing community center building.

The parcels have a future land use designation of REC (Recreation and Open Space). This designation is intended to accommodate existing and planned public and private parks and recreation areas and extensive open space areas such as the golf courses; and similar uses. The Comprehensive Plan allows all zoning districts under the REC future land use designation.

On April 10, 2019 the City Council approved an ordinance which amended the zoning district designation on these 2 parcels from C-W (Commercial Wholesale) and RU-1-7 (Single Family Residential) to INST (Institutional).

The Institutional zoning district was selected as the most appropriate district choice as it provides the closest fit to the present use as well as offering the most compatible future uses for additional development of the site. A “community center” is a principal use under this district as are “public parks and playgrounds”.

Future Land Use:	REC (Recreation and Open Space)
Zoning District:	INST (Institutional)
Existing Land Use:	Dr. Joe Lee Smith Community Center
Council District:	District 1 – Councilmember Alex Goins

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	MU (Mixed-Use)	C-G (General Commercial)	Commercial and Vacant Land
South	MDR (Medium Density Residential)	RU-1-7 (Single Family Residential)	Single-family Residential & Vacant Land
East	MU (Mixed-Use) and MDR (Medium Density Residential)	C-W (Commercial Wholesale) and RU-1-7 (Single Family Residential)	Single-family Residential & Vacant Land
West	MU (Mixed-Use) and MDR (Medium Density Residential)	C-W (Commercial Wholesale) and RU-1-7 (Single Family Residential)	Single-family Residential & Vacant Land

II. Site Plan Analysis

The Community Services Department's Planning & Zoning Division and Building Division, Public Works Department, Utilities Department, Police and Fire Departments have reviewed this application.

Consistency with Code of the City of Cocoa

Consistent with Appendix A, Article XIII, Section 1(D), "All site plans shall be required to meet all current applicable code requirements."

City staff has reviewed the site plan and determined that there are some criteria related to the City Code that have not been completely satisfied. Staff is recommending all outstanding inconsistencies with the City Code be satisfied as a condition of final site plan approval, with the exception of parking discussed below. These conditions are outlined in detail in the Section III Recommendation, at the end of this staff report. None of the remaining issues will substantially impact the overall design, layout or operation of facilities as depicted on the site plan.

Stormwater

The original submittal of the site plan showed stormwater ponds with a 3:1 slope ratio. The Public Works department comment to the engineer was that this slope was too steep for safe mowing and too steep for the safety of children who might be in the area. The comment was addressed by the engineer with their resubmittal on April 16, 2019 by widening the size of the stormwater ponds and making the depth shallower. By moving the sides out and the bottom up the slope was reduced to a 5:1 ratio around the building and 4:1 for the one stormwater pond on the west side of the parking area.

Parking

As mentioned above, there is an issue with regard to parking spaces for this site plan. The site currently has a total of 47 parking spaces. The new site layout will remove 24 spaces but add back 49 for a net increase of 25 spaces. This will result in a new total of 75 parking spaces on the site.

The inconsistency stems from how the number of parking spaces required for the site is calculated. Specifically the city code provides the following requirements:

For a community center – 1 space for every 300 sq.ft. of gross floor area and 1 bicycle space for every 1,000 sq.ft. of gross floor area (The bicycle spaces are provided on the site plan.)

For a swimming pool – 1 space for every 40 sq.ft. of swimming pool surface area

Basketball court – (none listed)

Adding the new building to the existing uses results in the following spaces required:

New community center bldg.	52
Existing community center bldg.	11
Swimming Pool	80
Total parking spaces:	143

Staff believes that the number of parking spaces required of a swimming pool is not realistic and further that itemizing the uses to arrive at a cumulative total is not a practicable method of calculation in this case. The visitors to this site will likely not arrive to use only one facility before departing. Instead there will be a number of people who park and use the gym and then the pool or who attend an event in the community center and then spend time at the basketball court. In addition, because this community center property is located in the midst of a residential neighborhood, there will be many users of the site facilities who arrive on foot or by bicycle.

The Institute of Transportation Engineers “Parking Generation” (3rd Edition) provides a parking standard for a “Recreational Community Center” which is defined as a stand-alone public facility incorporating classrooms, meeting rooms, gyms, swimming pools, basketball and volleyball courts, exercise classes and a restaurant or snack bar. The use is defined separately from a health or fitness club or an athletic club. The parking standard for this use is 3 spaces for every 1,000 sq.ft. of gross floor area. This results in a revised total required spaces of 85. This number also does not fully account for the neighborhood location of this site and the studies used to arrive at this parking standard were over twice the size in square footage. It is therefore likely that the sites used in the studies were more auto dependent locations resulting in a higher generating standard that is appropriate in this case.

Appendix A, Article IV, Section 2 of the Zoning Code provides that the City Council shall be required to authorize all uses of land and development projects on any and all lands owned, leased, or controlled by the City of Cocoa, following a recommendation of the Planning and Zoning Board and public notice and a hearing before the City Council. This Section further provides that nothing in Appendix A- Zoning shall prevent any use of land or any development project on land owned or controlled by the City of Cocoa, provided it has been approved by the City Council. The City Council may override any provision of Appendix A-Zoning upon a finding that the public interest favoring the proposed override outweighs the strict application of Appendix A-Zoning.

It is therefore the recommendation of staff that the City Council approve a waiver of the required parking spaces from 143 spaces to the 75 spaces provided by this site plan as being both a more realistic reflection of the number of spaces needed as well as the greatest number of parking spaces possible on the site without eliminating other uses on the site. Construction of the new community center building with all of its planned amenities and facilities while preserving the existing building shall serve a great public interest and function which is not outweighed by the need for parking spaces.

Concurrency Management/Adequate Public Facilities

Wastewater

There is no defined Level of Service (LOS) for wastewater for a recreational use. However if we apply the “office” and “school” generation of 15 gallons per day per capita, the projected demand on the wastewater system would be 282,495 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.

Stormwater attenuation capacity and treatment volume has been provided beyond that normally required in order to meet the St Johns River Water Management District nitrogen & phosphorus calculations.

Potable Water

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. The City contracts with Waste Management for the provision of solid waste, providing collection 2 to 6 times per week as needed for non-residential locations. The projected solid waste generated by the new facility will be collected consistent with the adopted level of service standards.

Roadways (Transportation)

The Comprehensive Plan Transportation Element does not provide minimum Level of Service (LOS) standards for either Stone Street or Washington Street. In addition, the Brevard County Transportation Planning Organization does not track the number of vehicle trips on these roadways as they are City streets as opposed to County or State roadways. With that being said, the proposed community center is intended to serve the needs of the local community. Parking on site is being increased to meet the requirements established by the zoning code.

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 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. This project will not add additional recreational acreage to the City's park inventory. Instead it will eliminate some existing recreational facilities at an existing park and replace them with a new community recreation center.

Schools

There being no residential component to this project, school capacity is not required.

III. Recommendation

Staff recommends **approval** of the Large-Scale Site Plan for the Dr. Joe Lee Smith Community Center as depicted on Exhibit A, with the following conditions:

1. Utilities

- Provide the AWWA M-22 calculations to verify the water meter size.
- Provide a Hydraulic Analysis Report to support the Required Fire Flow plus the Max Day Domestic flow.
- A new Fire Hydrant Flow Test will be needed for the report. The cost for a test is \$100. Payment can be made in person at our Customer Service Department, Cocoa City Hall, 65 Stone Street, Cocoa. Or, by credit card over the phone at (321) 433-8438.
- On sheet L-1 it states that Reclaimed Water is not available to this site, however there is reclaimed water here. Are they interested in connecting to the reuse system? Are there any plans of an Industrial/Commercial kitchen being built?

2. Planning - Please change the reference from "small scale site plan" to "large scale site plan".

3. Public Works – Streets

- On Sheet 7 of 12 the Handicap Parking Detail we should have a note stating that the Contractor will verify with the Local Agency the requirements of Detectable Warning surfaces per the Americans with Disabilities Act Accessibility Guidelines (ADAAG) Section 4.29.2.
- Global Change: The proposed ponds are dry detention ponds.

- Proposed 3:1 slope on detention ponds is too steep for mowing safety. It is also anticipated that children will be playing in these areas. Slopes should be at least 4:1, and preferably 5:1
- Proposed ponds will be approximately 3 feet in depth and will hold water for a few hours after a storm. Functionally, they are acceptable, however the aesthetics should be considered
- It appears that more attenuation capacity and treatment volume has been provided than is required. Consider raising pond bottom elevation
- Concrete pipe for site drainage is not required. Alternative materials (HDPE or PVC) are acceptable, however RCP is still required on the city 18" pipe relocation.
- Install F-Curb along west side of Washington to prevent parking on sidewalk.
- Replace any damaged sidewalk along adjacent to project along Washington Av. and Stone St. boundary.
- Tap waterline on Washington St. to eliminate open cut of newly-constructed Stone St.

4. Public Works - Grounds

- Add a note: All landscape plants and trees to receive reclaimed drip irrigation. Turf and sod will not be irrigated.
- Remove note about well-based irrigation. Provide for connection to reclaimed water. Most likely located along Stone Street.
- Add a note: Install Irrigation Controller on outside of building.
- Replace Indian Hawthorne with Parsons' Juniper.
- Replace Viburnum with Arboricola Trinnetes.
- Replace Red Mulch with Natural Wood Mulch.
- Re-size oak trees from 30 gallons to 45 gallons
- Re-size crape myrtle trees from 15 gallons to 30 gallons. Specify Standard Crape Myrtles, not multi-trunks.



520/
Wilson
e (NE
corner)

King Street

King Street

Washington Avenue

Stone Street

Satsuma Street

Davis Street

Joe Lee
Smith Park

Lemon Street

Pomolo Street

Washington Avenue

Lucas Lane

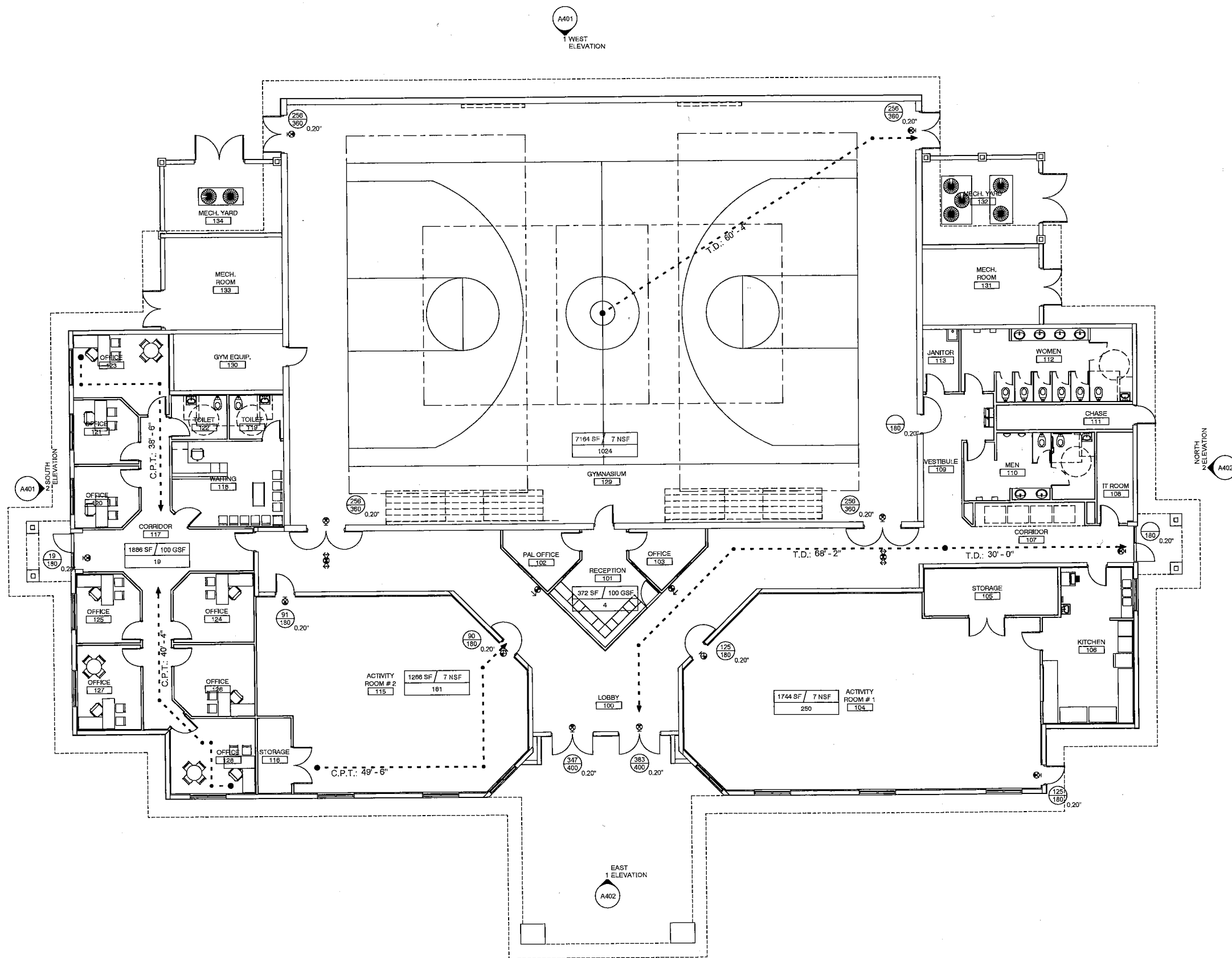
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TSARK ARCHITECTURE

Tsark Architecture, LLC
1990 W. New Haven Ave., Suite 306
Melbourne, Florida 32904
t: 321-241-6378
License Number: AA26003779

Dr. Joe Lee Smith Community Center
Washington St. Cocoa, FL 32922
Project No.: 19145



REFERENCE FLOOR PLAN
1/8" = 1'-0"

LIFE SAFETY NOTES

- FIRE BARRIER DESIGNATIONS ARE FOR REVIEW PURPOSES ONLY. SEE FLOOR PLANS (A200 SERIES) FOR ASSOCIATED PARTITION TYPES.
- CONSTRUCT FIRE-RATED WALLS TIGHT AGAINST THE FLOOR OR ROOF DECK ABOVE.
- EXISTING RATING OF ALL RATED ASSEMBLIES SHALL BE MAINTAINED THROUGHOUT ALL STAGES OF CONSTRUCTION.

LIFE SAFETY LEGEND

1 HOUR FIRE BARRIER

C.P.T.: 1'-0" COMMON PATH TRAVEL EGRESS

T.D.: 1'-0" TRAVEL DISTANCE EGRESS

CEILING MOUNTED EXIT SIGN

WALL MOUNTED EXIT SIGN

ROOM OCCUPANT LOAD

100 SF / 10 GSF ROOM SF / OCCUPANT FACTOR
10 ALLOWABLE OCCUPANTS

EGRESS DOOR TAG:

X = NUMBER OF OCCUPANTS TO SERVE DOOR PER SEC 1029.2 - 50% OF TOTAL OCCUPANTS IN ASSEMBLY
Y = MAX. NUMBER OF OCCUPANTS EXIT CAN ACCOMMODATE: WIDTH/Z
Z = EGRESS WIDTH PER OCCUPANT SERVED PER TABLE 1005.1

OCCUPANCY CLASSIFICATION:

ASSEMBLY GROUP A-3

CONSTRUCTION CLASSIFICATION:

TYPE II B

GROSS BUILDING AREA:

18,148 SF

ALLOWABLE HEIGHT AND AREA PER FLOOR, PER SECTION 504:

MAX HEIGHT: 3 STORIES (75')
MAX ALLOWABLE AREA: 38,000 SF
SPRINKLER REQUIREMENT: SPRINKLERED

FINISHES:
ALL INTERIOR FINISHES SHALL NOT EXCEED THE FLAME SPREAD AND SMOKE DEVELOPED REQUIREMENTS OF THE FBC.

EXIT PASSAGEWAYS: CLASS B
ROOMS AND ENCLOSED SPACES: CLASS C

OCCUPANT LOAD

Code Space Function Key	Area	Code Floor Area per Occ	Occupant Count
Business Areas	2258 SF	100 SF	23
Assembly - Concentrated (Chairs only)	10174 SF	7 SF	1455
	12432 SF		1478

REQUIRED EXIT WIDTH: MINIMUM MET (0.20"/PERSON)

EXIT ACCESS TRAVEL DISTANCE: 250' MAX

EXIT ACCESS COMMON PATH DISTANCE: 75' MAX

MINIMUM PLUMBING FACILITIES

Fixture Type	Required	Provided
X:\Arch_Frank\Seasonal\td_Soa p\Opnrs_SoapDispenser_SD3 00		2
WATER CLOSETS	1 PER 105 MALE, 1 PER 65 FEMALE	10
URINALS		2
SERVICE SINK	1 SERVICE SINK	1
LAVATORIES WALL HUNG		5
LAVATORIES	1 PER 200	8
APPLICABLE CODES:		
DRINKING FOUNTAINS	1 PER 500	2
(FBC)ATORY AGENCIES: CITY OF COCOA		

FLORIDA BUILDING CODE FIFTH EDITION (2017): BUILDING
FLORIDA BUILDING CODE FIFTH EDITION (2017): ACCESSIBILITY
FLORIDA FIRE PREVENTION CODE SIXTH EDITION (FFPC)
NFPA 101 LIFE SAFETY CODE (2018)
NFPA 1 FIRE CODE (2018)

REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THESE CODES

Description	Date

FIRST FLOOR REFERENCE PLAN/LIFE SAFETY PLAN

DATE: 02/19/2019

DRAWN BY: KDB

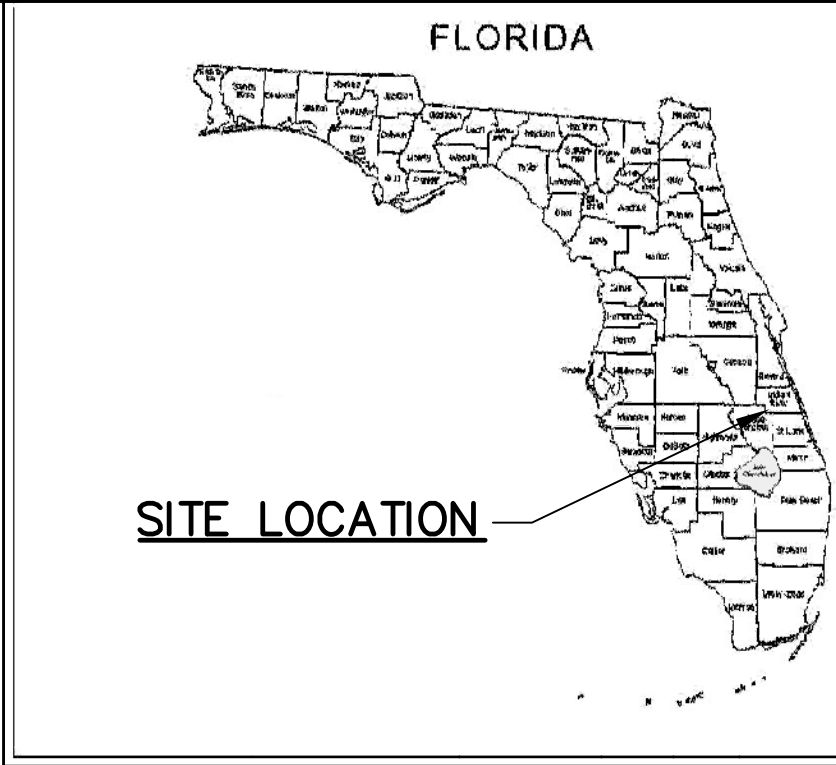
REVISION:

SCALE: 1/8" = 1'-0"

A101

Gregory L. Tsark, Architect
AR 93689

DR. JOE LEE SMITH
COMMUNITY CENTER
WASHINGTON STREET
COCOA, FLORIDA 32922



DIRECTIONS:
TAKE INTERSTATE HIGHWAY 95 EXIT 201, SR 520 (KING STREET) IN COCOA. CONTINUE EAST ON SR 520 FOR
3.7 MILES TO WASHINGTON AVENUE. TURN SOUTH ON WASHINGTON AVENUE AND CONTINUE FOR ONE BLOCK
TO STONE STREET. SITE IS LOCATED ON THE SW CORNER OF STONE STREET AND WASHINGTON AVENUE.

VICINITY

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 1, ALL OF LOTS 2,3,4 AND THE "BALLPARK PARCEL", ALL
IN BLOCK 12E, AS SHOWN ON THE "AMENDED MAP OF COLLEGE PARK", AS FILED
AND RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF BREVARD
COUNTY, FLORIDA.

CONTAINING ± 3.49 ACRES MORE OR LESS.

GENERAL STATEMENT: CONSTRUCT A NEW DR. JOE LEE SMITH COMMUNITY CENTER.
PROPOSED BUILDING WILL BE A SINGLE STORY ±15,708 SF COMMUNITY CENTER
WITH ASSOCIATED PARKING, PAVING, SIDEWALKS, DRY RETENTION, FIRE WATER
MAIN, WATER SERVICE & SEWER UTILITY CONNECTIONS.

OWNER: CITY OF COCOA
65 STONE STREET
COCOA, FLORIDA 32922

ENGINEER: MONROE ENGINEERING, INC.
P.O. BOX 121094
MELBOURNE, FLORIDA 32912
MR. STEVEN W. MONROE, P.E.
PHONE: 321-544-8177

ARCH: ARCHITECTS RZK, INC.
600 FLORIDA AVE, SUITE 201
COCOA, FLORIDA 32922
MR. JOHN ZWICK
PHONE: 321-631-8039

SITE ADDRESS: TBD

TAX PARCEL IDENTIFICATION: 24-36-33-00-264 (NORTH LOT)
24-36-33-CC-12-8 (WEST LOT)
24-36-33-CC-12.E-3 (SOUTHWEST LOT)
24-36-33-CC-12.E-2 (SOUTHEAST CORNER LOT)
24-36-33-CC-12.E-1 (SOUTH MIDDLE LOT)

SHEET INDEX:

- C-0 COVER SHEET & NOTES
C-1 EROSION & SEDIMENTATION PLAN
C-2 EXISTING SITE & DEMOLITION PLAN
C-3 SITE PLAN
C-4 DRAINAGE & UTILITY PLAN
C-5 SECTION DETAILS
C-6 DETAILS
C-7 UTILITY DETAILS
C-8 UTILITY DETAILS
C-9 FDOT INDEX
C-10 SURVEY
L-1 LANDSCAPE PLAN

CONTRACTOR BID NOTE:

STAGE I – PROVIDE BID

STAGE II – PROVIDE SEPARATE BID

PAVING & DRAINAGE NOTES:

- SPECIFICATIONS:
 - ALL NEW CONSTRUCTION SHALL CONFORM TO THE MOST RECENT CITY OF COCOA STANDARD SPECIFICATIONS AND MOST RECENT FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS AND SPECIFICATIONS.
- STORMWATER PIPE:
 - ALL ROUND RCP STORM PIPE SHALL HAVE BELL & SPIGOT GASKET JOINTS.
 - ALL PIPE JOINTS SHALL BE WRAPPED PER THE APPLICABLE FDOT INDEX.
 - ALL PIPES WITH LESS THAN 24" OF COVER SHALL BE CLASS IV.
 - CONCRETE MITERED ENDS SHALL BE CONSTRUCTED WITH A 4:1 SLOPE PER THE APPLICABLE FDOT INDEX.
 - PIPE MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT PRIOR AUTHORIZATION BY THE ENGINEER. PIPE MATERIAL INSTALLED SHALL BE PER THIS PLAN SET.
- RESTORATION/STABILIZATION:
 - SOD ALL DISTURBED PERVIOUS AREAS (NOT OTHERWISE PLANNED FOR LANDSCAPE MATERIALS) UNLESS NOTED OTHERWISE WITHIN THIS PLAN SET.
 - SEED AND MULCH ALL DRY RETENTION POND BOTTOMS. DO NOT SOD.
 - RETENTION POND ELEVATIONS & GEOMETRY SHALL BE VERIFIED PER PLAN PRIOR TO SODDING.
- CONCRETE:
 - STANDARD CONCRETE FOR THIS PROJECT SHALL HAVE A MINIMUM 3,000 PSI COMPRESSION STRENGTH AT 28 DAYS IN ANY SINGLE TEST CYLINDER.
- DRIVEWAYS, PARKING LOTS, CURBS AND SIDEWALKS SHALL BE CONSTRUCTED PER THE APPLICABLE DETAILS CONTAIN IN THIS PLAN SET. THE MOST STRINGENT MUNICIPAL OR FDOT STANDARD SHALL GOVERN.

CONTRACTOR NOTES:

- CONTRACTOR & ASSOCIATED SUB-CONTRACTORS SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY AND TYPICAL AS NECESSARY TO COMPLETE CONTRACTORS SCOPE OF WORK.
- CONTRACTOR SHALL OBTAIN (AND PAY FOR) ALL PERMITS, ALL INSPECTIONS & ALL RE-INSPECTIONS THAT ARE REQUIRED BY THE PERMITTING AGENCY IN CONNECTION WITH THE CONTRACTORS WORK. CONTRACTOR IS RESPONSIBLE FOR ALL ASSOCIATED FEES.
- CONTRACTOR SHALL COMPLETE CONSTRUCTION WITH THE HIGHEST LEVEL OF QUALITY & WORKMANSHIP WITHIN THE CONSTRUCTION INDUSTRY.

CONTRACTORS RESPONSIBILITY:

- PRIOR TO CONSTRUCTION CONTRACTOR SHALL:
 - READ ALL PERMITS & NOTE ASSOCIATED CONDITIONS PRIOR TO CONSTRUCTION. ALL CONDITIONS, REQUIREMENTS, INSPECTIONS AND MEETINGS SHALL BE STRICTLY FOLLOWED DURING CONSTRUCTION.
 - CONTRACTOR SHALL SCHEDULE ALL PRE-CONSTRUCTION MEETINGS (UNLESS OTHERWISE REQUIRED BY THE PERMITTING AGENCY) AND IMMEDIATELY NOTIFY THE ENGINEER OF RECORD AS TO MEETING LOCATION AND TIME. ENGINEER WILL ATTEND ALL PRE-CONSTRUCTION MEETINGS IF POSSIBLE.
 - CONTACT SUNSHINE ONE CALL (811) FOR UTILITY LOCATIONS WITHIN THE PROPOSED CONSTRUCTION AREA. EACH CONTRACTOR IS RESPONSIBLE FOR THEIR OWN WORK, CALLING (811) AND OBTAINING LOCATES PRIOR TO CONSTRUCTION.
 - FIELD LOCATE & EXPOSE EXISTING UNDERGROUND UTILITIES IDENTIFIED FOR CONSTRUCTION. THIS MAY INCLUDE, BUT IS NOT LIMITED TO, GAS MAINS, WATER MAINS, WATER SERVICES, IRRIGATION LINES, REUSE WATER MAIN, REUSE IRRIGATION LINES, GRAVITY SEWER, FORCE MAINS, SHUT OFF VALVES, STORM PIPE, UNDERGROUND ELECTRIC, FIBER OPTICS, TELEPHONE, CABLE, ETC.
 - SHALL OBTAIN ALL REQUIRED DEWATERING PERMITS (MUNICIPAL, FDOT, FDEP). CONTRACTOR SHALL CONTAIN, CONTROL AND MONITOR TURBIDITY PRIOR TO DISCHARGE FROM THE SITE.
 - IDENTIFY ANY CONFLICTS OR DISCREPANCIES THAT MAY EXIST. UPON DISCOVERY, NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
- DURING CONSTRUCTION CONTRACTOR SHALL:
 - THE CONTRACTOR SHALL COORDINATE THE PROJECT WITH ALL CONSTRUCTION PLANS, TO INCLUDE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE, IRRIGATION, PHOTOMETRIC AND FIRE PROTECTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER &/OR APPROPRIATE DESIGN PROFESSIONAL IMMEDIATELY UPON DISCOVERY AND LONG BEFORE COMMENCING PLACEMENT.
 - MAINTAIN ALL EROSION CONTROL MEASURES & KEEP ASSOCIATED RECORDS AS REQUIRED BY THE SITE PERMIT. (DAILY, WEEKLY, MONTHLY)
 - NOTIFY THE ENGINEER OF RECORD IN WRITING 48 HOURS AHEAD OF ANY PROPOSED FIELD CHANGES. CONTRACTOR SHALL NOT MAKE ANY FIELD CHANGES TO THE APPROVED CONSTRUCTION PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD. REQUESTED CHANGES BY THE CONTRACTOR WILL REQUIRE APPROVAL BY THE ENGINEER OF RECORD AND MAY REQUIRE THE APPROVAL OF APPLICABLE PERMITTING AGENCIES PRIOR TO BEING CONSTRUCTED.
 - PROVIDE THE ENGINEER OF RECORD 48 HOURS NOTICE IN ADVANCE OF ANY MEETINGS OR INSPECTIONS THAT REQUIRE THE PRESENCE OF THE ENGINEER.
- POST CONSTRUCTION CONTRACTOR SHALL:
 - PROVIDE THE ENGINEER OF RECORD WITH A RECORD AS-BUILT DRAWING PRODUCED BY A LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. THIS AS-BUILT SHALL BE REVIEWED BY THE CONTRACTOR TO CONFIRM THE PROJECT WAS BUILT ACCORDING TO PLAN. ANY DISCREPANCIES SHALL BE CORRECTED IN THE FIELD AND ON THE AS-BUILT PRIOR TO FORWARDING TO THE ENGINEER. UNCHECKED AS-BUILTS WILL BE REJECTED. UPON REVIEW & APPROVAL, THE ENGINEER WILL PROVIDE THE APPLICABLE PERMITTING AGENCIES WITH AN AS-BUILT CERTIFICATION AS REQUIRED.

PHOTO DOCUMENTATION:

- THE CONTRACTOR SHALL PHOTOGRAPH ALL EXISTING CONDITIONS ONSITE, OFFSITE AND IN THE RIGHT OF WAY PRIOR TO MOBILIZATION AND CONSTRUCTION START. THIS SHALL INCLUDE ONSITE SIDEWALKS, SIDEWALKS IN THE RIGHT OF WAY, CURBS, DRIVEWAYS, BUILDINGS AND ANY OTHER EXISTING IMPROVEMENTS IN CLOSE PROXIMITY TO THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL PROVIDE ADDITIONAL PHOTOGRAPHS OF AREAS ALREADY DAMAGED.

SURVEYORS AS-BUILT SURVEY RESPONSIBILITY (AS APPLICABLE):

- SURVEYOR SHALL PRODUCE A RECORD AS-BUILT FROM ACTUAL NEW CONSTRUCTION FIELD CONDITIONS. AS-BUILT SHALL BE TITLED "ASBUILT SURVEY."
- AS-BUILT SURVEYS SHALL BE SIGNED & SEALED BY A LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA.
- BUILDING(S):
 - PROVIDE LOCATION, PROPERTY TIES, FIELD MEASURED DIMENSIONS, FINISH FLOOR ELEVATION AND DOOR LOCATIONS.
- PARKING & DRIVE AISLE AREAS:
 - PROVIDE LOCATION AND ELEVATIONS SUFFICIENT TO DETERMINE THE FLOW OF STORM WATER. INCLUDE ANY FLOW LINES OR GRADE BREAKS.
 - PROVIDE CURB LOCATIONS, TYPE & SIZE.
 - PROVIDE LOCATION OF ALL STRIPING & SIGNAGE. DIMENSION PARKING SPACE WIDTHS AND DEPTHS. INCLUDING HANDICAP PARKING SPACE(S) AND SIGNS.
- SIDEWALKS & WALKWAYS:
 - PROVIDE LOCATION, WIDTH, MATERIAL, ELEVATIONS, GRADE BREAKS AND SUFFICIENT ELEVATIONS TO ACCURATELY DEPICT SLOPES.
 - WERE SIDEWALKS ABOUT A PARKING SURFACE BUT ARE ELEVATED, BOTH THE PAVEMENT ELEVATION & WALK ELEVATION SHALL BE PROVIDED.
- STORM WATER:
 - RETENTION: PROVIDE LOCATION & ELEVATIONS OF ALL STORM WATER TOPOGRAPHIC FEATURES. THIS SHALL INCLUDE TOP OF BANK ELEVATIONS, TOP OF SLOPE ELEVATIONS, TOE OF SLOPE ELEVATIONS, GRADE BREAKS AND IRREGULARITIES CREATED DURING CONSTRUCTION TO DEPICT CONSTRUCTION FIELD CONDITIONS.
 - INLETS: PROVIDE LOCATION, RIM ELEVATION AND ALL INVERT ELEVATIONS.
 - PIPES: PROVIDE SIZE, MATERIAL & LENGTH. INCLUDE ROOF DRAINS.
 - OUTFALL STRUCTURES: PROVIDE RIM ELEVATION, ALL INVERT ELEVATIONS, WEIR ELEVATION, WEIR WIDTH, SKIMMER TOP & BOTTOM ELEVATION.
 - FLUMES: PROVIDE LOCATION, THROAT & BOTTOM ELEVATIONS.
- SEWER UTILITIES:
 - GRAVITY SEWER: PROVIDE PIPE SIZE, MATERIAL, SLOPE & LENGTH.
 - MANHOLES: PROVIDE LOCATION, RIM ELEVATION AND ALL INVERT ELEVATIONS.
 - CLEANOUTS: PROVIDE LOCATION & INVERT ELEVATIONS OF ALL CLEANOUTS.
 - LIFT STATIONS: PROVIDE LOCATION, DIAMETER SIZE, RIM ELEVATION, BOTTOM ELEVATIONS AND ALL INVERT ELEVATIONS.
 - FORCE MAINS: PROVIDE SIZE, MATERIAL & LENGTH.
 - FORCE MAIN FITTINGS: PROVIDE LOCATION, SIZE, TYPE OF ALL FITTINGS. PROVIDE (2) TIES FROM ABOVE GROUND FEATURES TO ALL UNDERGROUND FITTINGS.
- WATER UTILITIES:
 - PIPES: PROVIDE SIZE, MATERIAL & LENGTH.
 - FIRE HYDRANTS: PROVIDE LOCATION OF ALL EXISTING & PROPOSED FIRE HYDRANTS THAT HAVE BEEN DEPICTED & ASSOCIATED WITH THIS PROJECT.
 - WATER FITTINGS: PROVIDE LOCATION, SIZE, TYPE OF ALL FITTINGS. PROVIDE (2) TIES FROM ABOVE GROUND FEATURES TO ALL UNDERGROUND FITTINGS.

RECLAIMED WATER: RECLAIMED WATER CONSTRUCTION SHALL COMPLY WITH THE CITY OF COCOA UTILITIES TECHNICAL PROVISIONS AND STANDARD DETAILS MANUAL FOR THE CONSTRUCTION OF RECLAIMED WATER DISTRIBUTION SYSTEMS. (LATEST EDITION)

ALL RECLAIMED WATER IRRIGATION SYSTEM PIPING, FIXTURES AND DEVICES SHALL BE COLOR CODED PURPLE. THE COLOR PURPLE SHALL BE ADDED AS A PIGMENT TO THE MATERIAL AT THE TIME OF MANUFACTURE. ALL RECLAIMED WATER VALVE BOXES, METER BOXES OR SIMILAR DEVICE BOX COVERS SHALL BE LABELED "RECLAIMED WATER" AND COLOR CODED PURPLE.

SEWER UTILITY: SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE CITY OF COCOA UTILITIES TECHNICAL PROVISIONS AND STANDARD DETAILS MANUAL FOR THE CONSTRUCTION OF WASTEWATER DISTRIBUTION SYSTEMS. (LATEST EDITION)

WATER UTILITY: WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL COMPLY WITH THE CITY OF COCOA UTILITIES TECHNICAL PROVISIONS AND STANDARD DETAILS MANUAL FOR THE CONSTRUCTION OF WATER DISTRIBUTION SYSTEMS. (LATEST EDITION)

REQUIRED PERMITS:

- CITY OF COCOA SITE PLAN APPROVAL REQUIRED.
- SURFMD PERMIT REQUIRED.
- FDEP NOI REQUIRED.

NOTE: FDEP NOI IS REQUIRED FOR ALL SITES > 1 ACRE.

Always call 811 two full business days before you dig



ALL EXCAVATORS MUST CALL 811 BEFORE THEY DIG. WHETHER IT'S DIGGING WITH A SHOVEL, DIGGING WITH A TRENCHER OR USING EQUIPMENT THAT PENETRATES THE GROUND, IT'S THE LAW.

A MINIMUM OF TWO FULL BUSINESS DAYS BEFORE DIGGING, CALL SUNSHINE 811 TO REQUEST A LOCATE TICKET SO THAT SUNSHINE 811 MEMBERS THAT OWN OR OPERATE UNDERGROUND FACILITIES CAN LOCATE AND MARK THEIR UNDERGROUND FACILITIES NEAR YOUR DIG SITE. IF YOUR DIG SITE IS IN AN AREA THAT IS UNDERWATER, YOU MUST CALL 10 FULL BUSINESS DAYS BEFORE DIGGING. DAY ONE BEGINS THE DAY AFTER YOU CALL.

ALL CONTRACTORS & SUBCONTRACTORS ARE REQUIRED TO CALL AND OBTAIN A LOCATE TICKET FOR THEIR OWN WORK.



SEE COVER SHEET FOR ADDITIONAL INFORMATION
SUNSHINE 811 LOCATES: PHONE (811) OR (800)432-4770
CITY OF COCOA: PHONE (321) 433-8700

ENGINEERS CERTIFICATION

STEVEN W. MONROE, P.E. #61778

SIGNATURE: _____

DATE: APRIL 12, 2019

THESE PLANS ARE NOT VALID WITHOUT
THE ENGINEER OF RECORDS ORIGINAL SIGNATURE, DATE & SEAL

CITY OF COCOA SMALL SCALE APPLICATION

SURVEY: SURVEY INFORMATION USED IN THIS PROJECT TO DEPICT PROPERTY BOUNDARY, TOPOGRAPHY, TREES, UTILITIES & OTHER IMPROVEMENTS WAS PROVIDED BY BUSSEN-MAYER ENGINEERING GROUP, INC., PROJ. NO. 376815, DATED 1-22-15.



MONROE
ENGINEERING, INC.

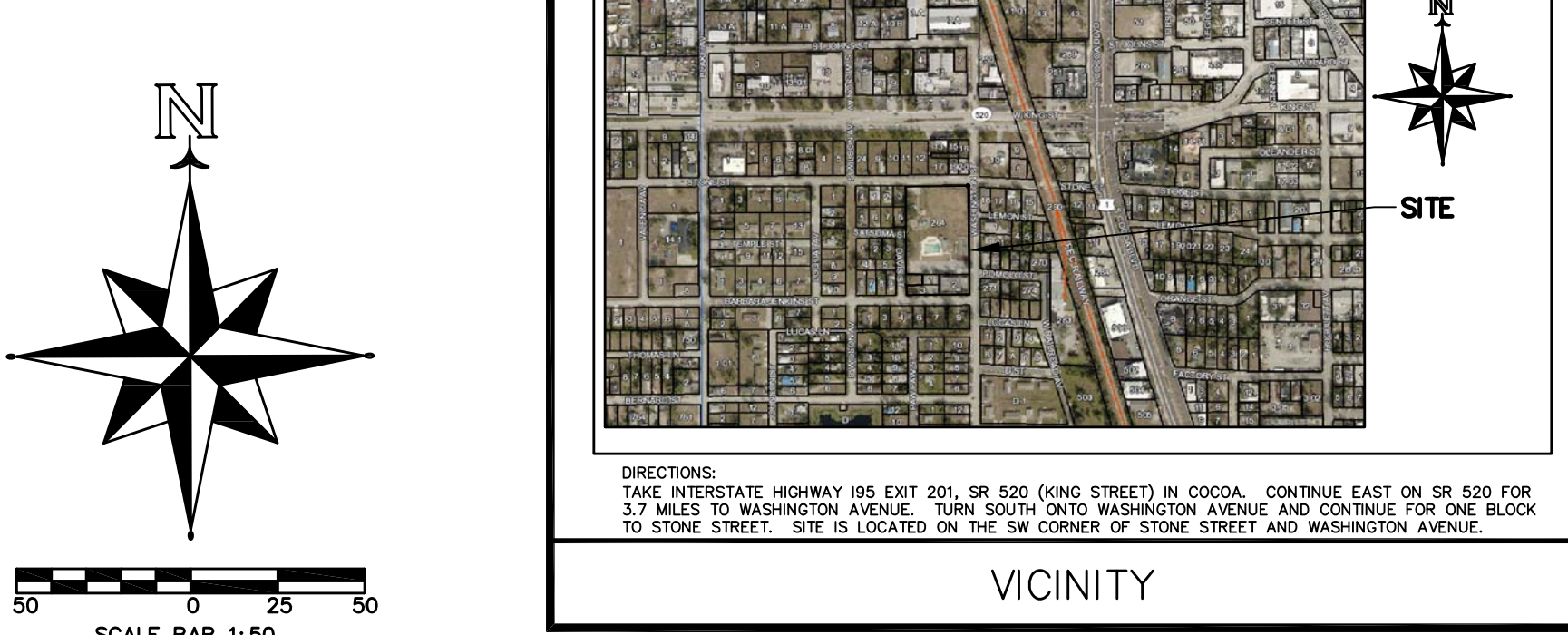
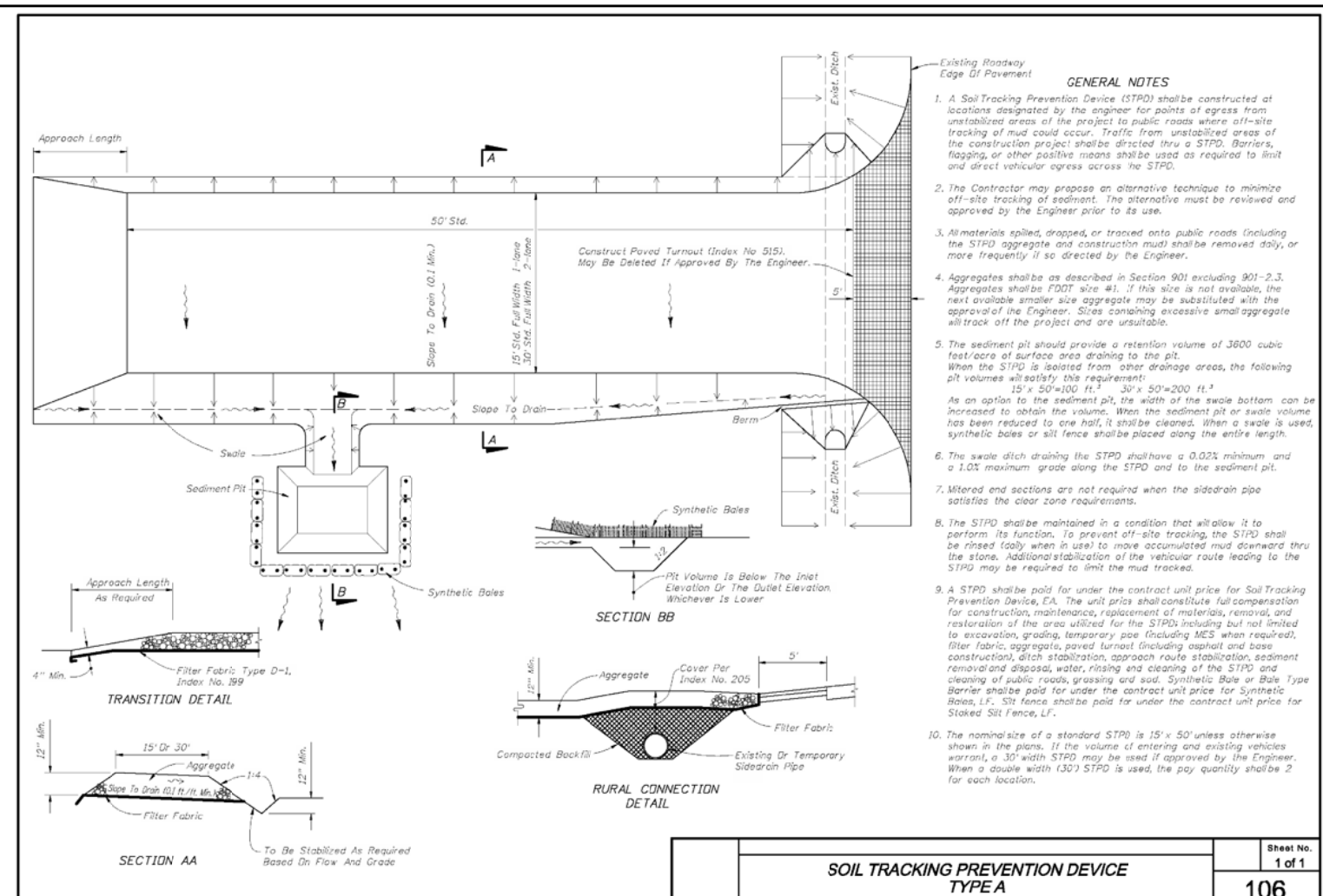
CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL. 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER

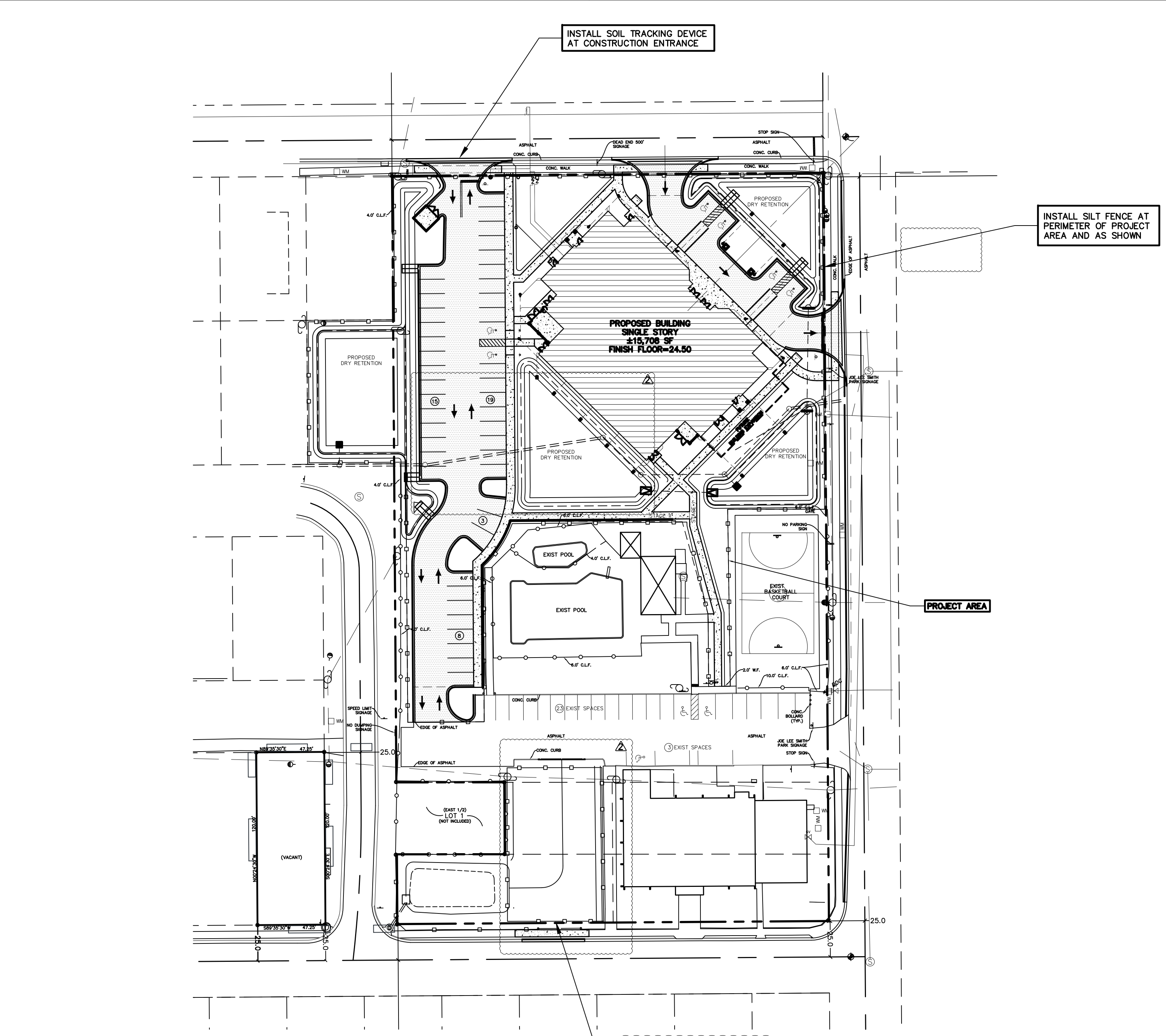
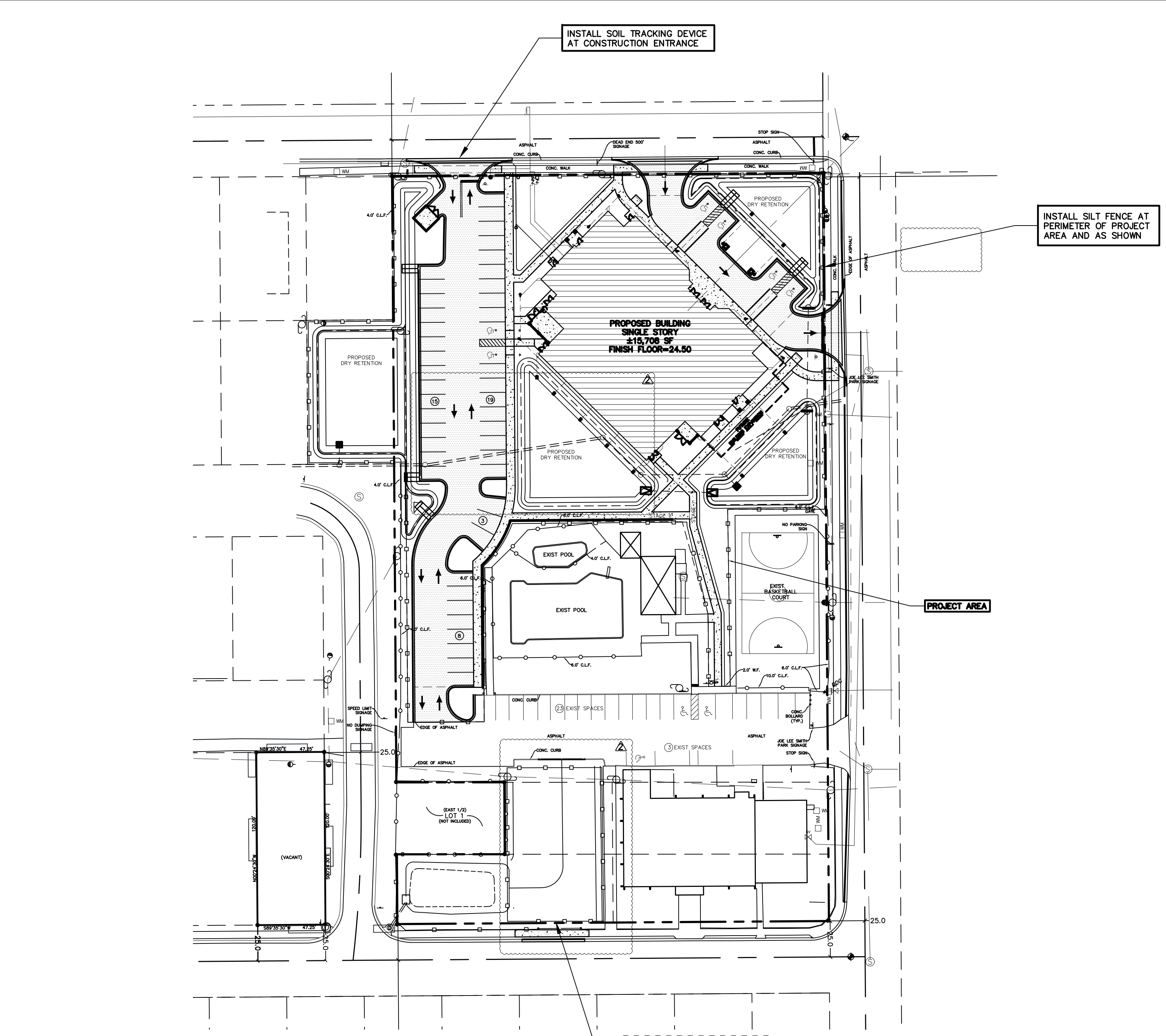
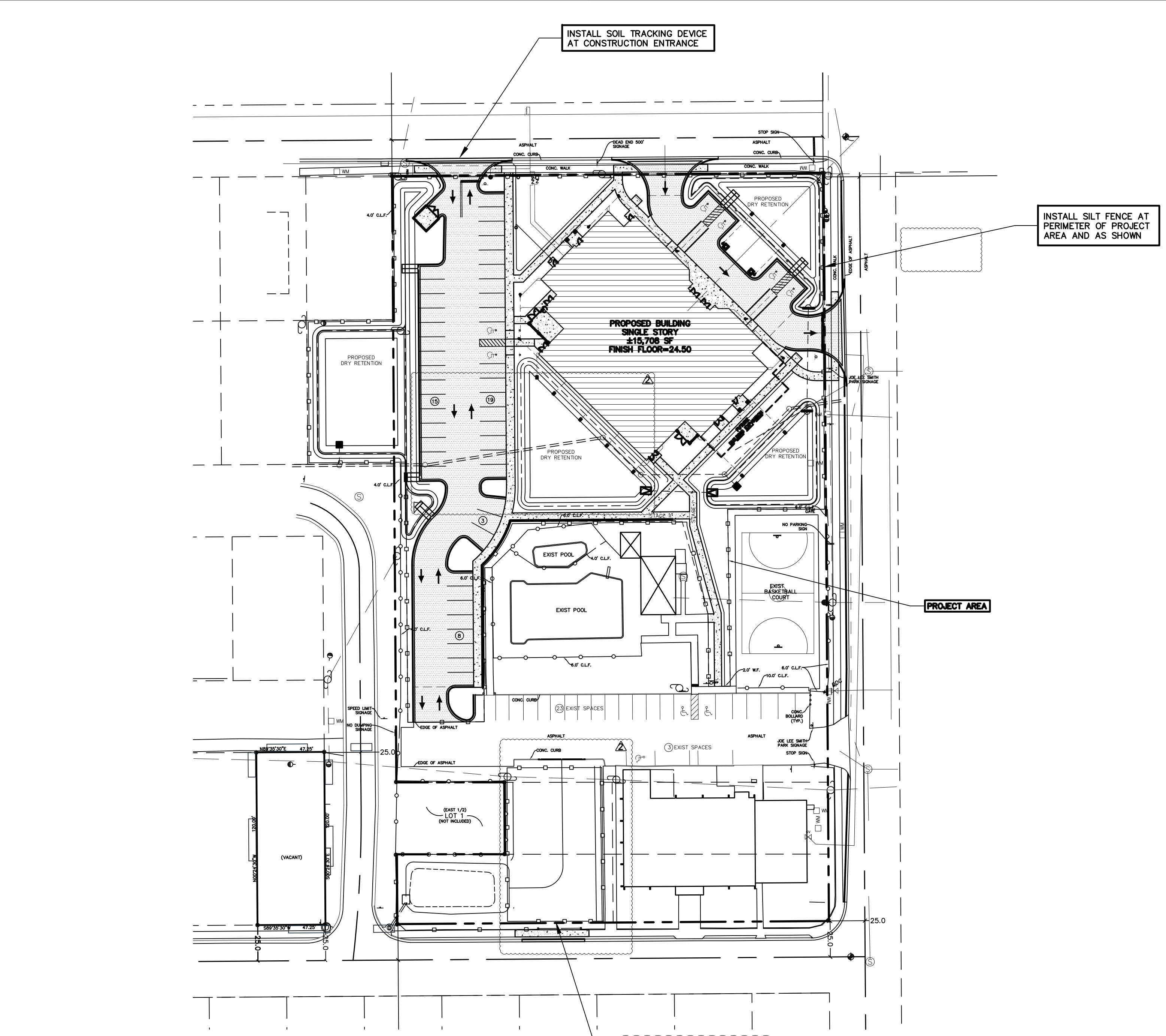
SEAL: SHEET TITLE: COVER SHEET & NOTES

ISSUE DATE:	12-5-18	DRAWN BY:	SM	CHECK BY:	SM	APPR. BY:	SM	SCALE:	1:30
REV. BY:	DATE	DATE	DATE	DATE	DATE	DATE	DATE	JOB NO.	18-031
CA	SM	12-5-18	ISSUED FOR BID					SHEET: 1 OF 12	C-0

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1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY, AND SHALL BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING PROPERTIES.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 30 DAYS AFTER THE AREAS ARE DENUDED. TEMPORARY STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN 30 DAYS.



MONROE
ENGINEERING, INC.

DR. JOE LEE SMITH COMMUNITY CENTER

ISSUE DATE: 12-5-18	DRAWN BY: SM	CHECK BY: SM	APPR. BY: SM	SCALE: 1:50
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SHEET: 2 OF 1
C-1

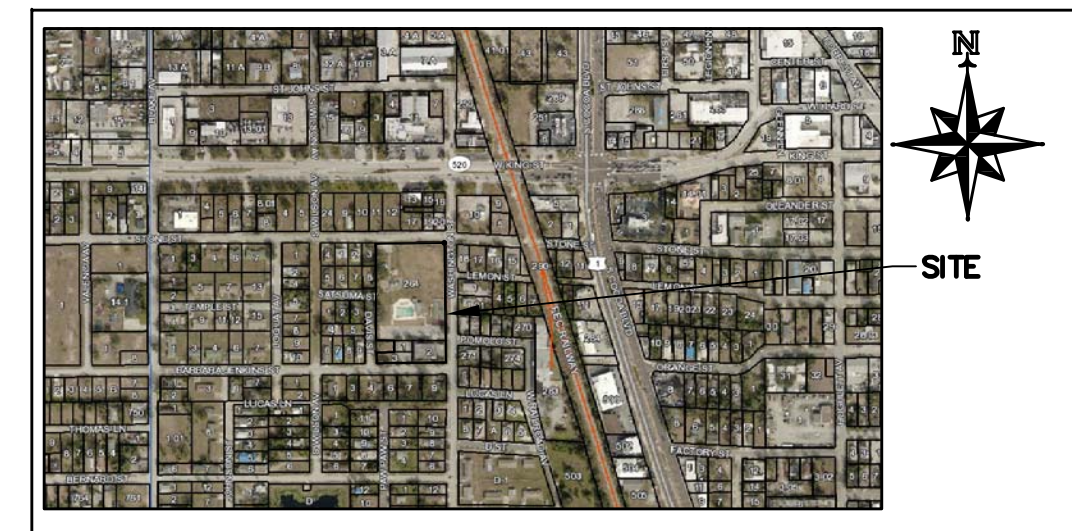
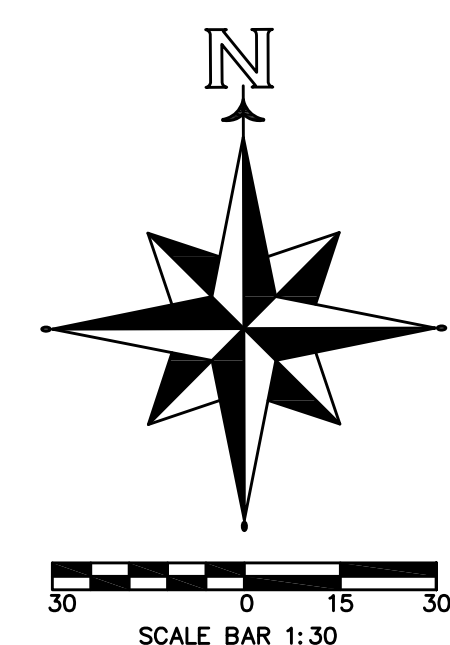
SIGNATURE: _____

APRIL 10, 2010

DATE: _____

THESE PLANS ARE NOT VALID WITHOUT
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SUNSHINE 811 LOCATES: PHONE (811) OR (800)432-4770
CITY OF COCOA: PHONE (321) 433-8700



DIRECTIONS:
TAKE INTERSTATE HIGHWAY 195 EXIT 201, SR 520 (KING STREET) IN COCOA. CONTINUE EAST ON SR 520 FOR 3.7 MILES TO WASHINGTON AVENUE. TURN SOUTH ONTO WASHINGTON AVENUE AND CONTINUE FOR ONE BLOCK TO STONE STREET. SITE IS LOCATED ON THE SW CORNER OF STONE STREET AND WASHINGTON AVENUE.

VICINITY

ABBREVIATION'S & LEGEND

(C)	CALCULATED
(D)	DESCRIBED
(M)	MEASURED
(P)	PLAT
(AC)	ACRE
B.K.	BOOK
B.M.G.	BUSSEY-MAYER ENGINE GROUP INC.
C.B.	CHORD BEARING
C.H.	CONCRETE BLOCK STRUCTURE
C.L.	CENTERLINE
CLF	CHAINLINK FENCE
CLP	CONCRETE LPILE
CORC.	CORNER
COR.	CORNER
CPP	CONCRETE POWER POLE
D.B.	DEED BOOK
Δ	DEGREES
Δ	DELTA
(D)	DESCRIBED
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
EP	EDGE OF PAVEMENT
EL	ELEVATION
EXIST.	EXISTING
FD.	FOUND
H.F.	FINISHED FLOOR
H.W.F.	HOG WIRE FENCE
I.D.	IDENTIFICATION
IR.	IRON ROD
I.R.C.	IRON ROD AND CAP
INV.	INVERT
L	LENGTH
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
±	MINUTES
±	MORE OR LESS
N&D	NAIL & DOWEL
O.R.	OFFICIAL RECORDS
O.R.B.	OFFICIAL RECORD BOOK
P.C.	POINT OF CURVE
P.C.P.	PERMANENT CONTROL POINT
P.G.	PAGE
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REVERSE CURVE
P.M.	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R	RADIUS
RB.	5/8" REBAR
RB/C.	5/8" REBAR CAP
R.C.P.	REINFORCED CONC. PIPE
R	RANGE
R/W	RIGHT OF WAY
S	SECTION
SAN.	SANITARY
TN.	TANGENT
TW.	TOWNSHIP
U.E.	UTILITY EASEMENT
W.F.	WOOD FENCE

	BENCHMARK
	CABLE TV RISER
	ELECTRIC TRANSFORMER
	FIRE HYDRANT
	FOUND CONCRETE MONUMENT
	FOUND IRON ROD
	DITCH BOTTOM INLET
	LIGHT POLE (CONCRETE)
	LIGHT POLE (METAL)
	MANHOLE (SEWER)
	MANHOLE (STORM)
	MITERED END SECTION
	METER (ELECTRIC)
	METER (GAS)
	METER (WATER)
	PK NAIL & DISC
	POWER POLE (CONCRETE)
	POWER POLE (GUY WIRE)
	POWER POLE (WOOD)
	SET CONCRETE MONUMENT
	SET IRON ROD AND CAP
	SET NAIL AND DISC
	SIGN
	SEWER CLEANOUT
	TELEPHONE RISER
	TREE (PALM)
	TREE (OAK)
	TREE (MISC. NON-SPECIMEN)
	VALVE (FORCEMAIN)
	VALVE (GAS)
	VALVE (IRRIGATION)
	VALVE (RE-USE)
	VALVE (WATER)

LEGAL DESCRIPTION

THE EAST 1/2 OF LOT 1, ALL OF LOTS 2,3,4 AND THE "BALLPARK PARCEL", ALL IN BLOCK 12E, AS SHOWN ON THE "AMENDED MAP OF COLLEGE PARK", AS FILED AND RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

CONTAINING ± 3.49 ACRES MORE OR LESS.

NOTES:

1. LOT DIMENSIONS SHOWN ARE PLAT DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF BARBARA JENKINS STREET RIGHT OF WAY HAVING A PLATTED BEARING OF N89°34'00"E, WHICH IS TO BE COORDINATE CORRECT BASED ON STATE PLANE EAST (NAD. 83) COORDINATE SYSTEM= N89°35'30"E.
3. DATE OF FIELD SURVEY: JANUARY 5TH, 2015.
4. SUBJECT PARCEL CONTAINS 3.49 ACRES MORE OR LESS.
5. LOCATION OF UNDERGROUND UTILITIES ARE BASED VISIBLE SURFACE EVIDENCE AND SURFACE MARKINGS BY THE ARIZONIAN UTILITY COMPANIES PER SUNSHINE TICKET NO. 8503678, 8503737, 8503777, AND 8503709 THE FOLLOWING RESPONSES FROM UTILITY COMPANIES ARE:
 - A) FPL-- MARKED (SEE SURVEY)
 - B) FLORIDA CITY GAS-- MARKED (SEE SURVEY)
 - C) AT&T-- CLEAR
 - D) CENTURYLINK-- CLEAR
 - E) LEVEL 3 COM-- CLEAR
 - F) CITY OF COCOA WATER-- MARKED (SEE SURVEY)
 - G) CITY OF COCOA SEWER-- MARKED (SEE SURVEY)
 - H) SPRINT-- MARKED (SEE SURVEY)
 - I) MCI-- CLEAR (SEE SURVEY)
6. THIS SURVEY DOES NOT WARRANT TITLE.
7. ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 88 PER FDOT BENCHMARK "GPS 15 70 92 10.07" LOCATED AT THE S.W. CORNER OF OLD S.R. 520 BRIDGE (NOW A FISHING PIER) OVER THE INDIAN RIVER, HAVING A PUBLISHED ELEVATION OF 8.72. SITE BENCHMARKS AS SHOWN.
8. THE LIMITS OF THIS TOPOGRAPHIC SURVEY LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 120090C0430G, MAP REVISED MARCH 17, 2014 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
10. THE SURVEY CERTIFIED CORRECT TO:
CITY OF COCOA

STAGE I DEMOLITION UNLESS NOTED OTHERWISE

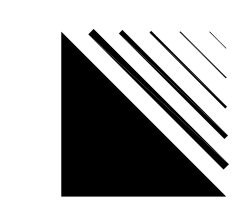
TBR OR  OR X = TO BE REMOVED

REL = TO BE RELOCATED

STAGE II DEMOLITION IS SPECIFICALLY MARKED

NOTE: ALL PAVEMENT & CURB CUTS SHALL BE SQUARE
90 DEGREE SAWCUTS.

SURVEY: SURVEY INFORMATION USED IN THIS PROJECT TO DEPICT PROPERTY BOUNDARY, TOPOGRAPHY, TREES, UTILITIES & OTHER IMPROVEMENTS WAS PROVIDED BY BUSSEN-MAYER ENGINEERING GROUP, INC., PROJ. NO. 376815, DATED 1-22-15.



MONROE
ENGINEERING, INC.

CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL. 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER

SHEET TITLE: _____

EXISTING SITE & DEMOLITION PLAN

ISSUE DATE: 12-5-18			DRAWN BY: SM	CHECK BY: SM	APPR. BY: SM	SCALE: 1:
REV	BY	DATE				FOR NO

REV	BY	DATE	DESCRIPTION
1	SM	12-5-18	ISSUED FOR BID
2	SM	4-12-19	REV PER CITY OF COCOA

SHEET: 3 OF 3
C-1

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CITY OF COCOA: PHONE (321) 433-8700

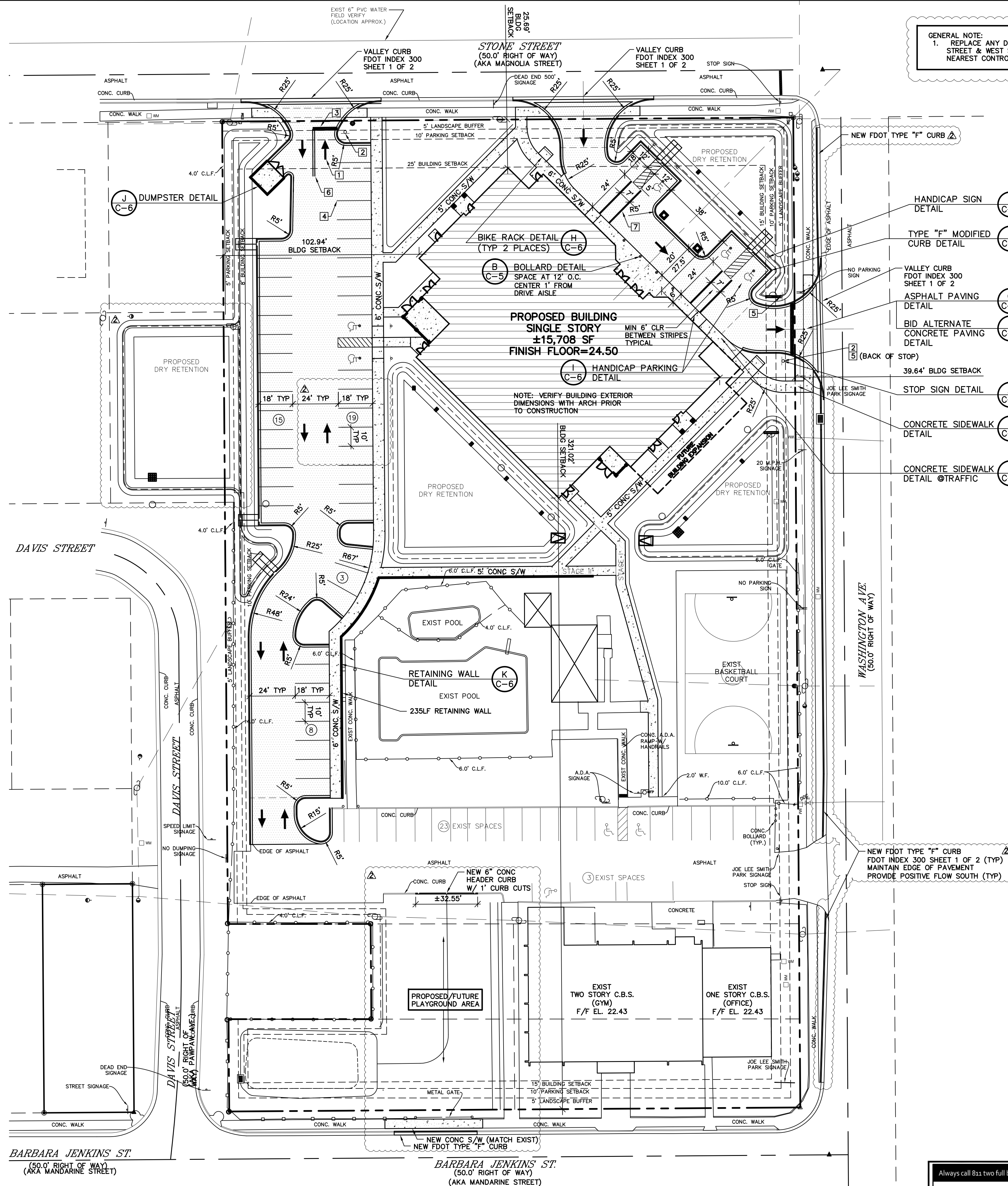
ENGINEERS CERTIFICATION

STEVEN W. MONROE, P.E. #61778

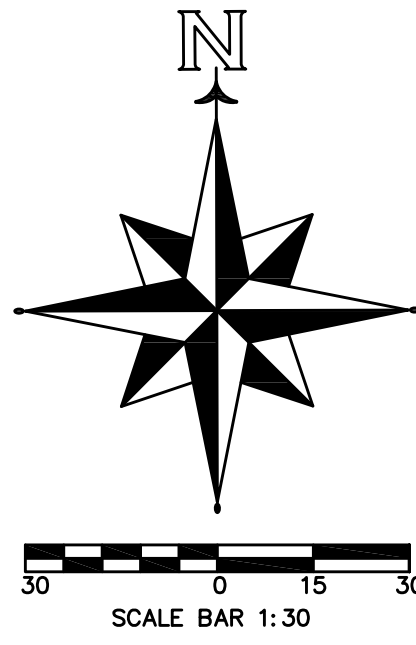
SIGNATURE: _____

DATE: APRIL 12, 2019

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GENERAL NOTE:
1. REPLACE ANY DAMAGED SIDEWALK ALONG THE SOUTH SIDE OF STONE STREET & WEST SIDE OF WASHINGTON AVENUE. REMOVE & REPLACE TO NEAREST CONTROL JOIN IN SIDEWALK.



PRE-CONDITION STORMWATER BASIN:

Basin Information:			
	sf	ac	% Site
Pre-Basin Area:	62,676	1,439	39.6
Off-site Area:	0	0.000	0.0
Total	62,676	1,439	39.6

Existing Impervious Areas:

	sf	ac	%
Building	662	0.015	1.1
Paving	1,362	0.031	2.2
Sidewalks	0	0.000	0.0
Total	2,024	0.046	3.2

PROPOSED IMPERVIOUS:

	sf	ac	% Site
East Basin	52,222	1.199	33.0
West Basin	30,571	0.702	19.3
Total	82,793	1.901	52.3

Impervious Areas (Treatment Volume):

	sf	ac	%
Building	15,708	0.361	19.0
Paving	23,257	0.534	28.1
Sidewalks	7,075	0.162	8.5
Future Bldg	1,554	0.036	1.9
Total	47,594	1.093	57.5

Pervious Areas:

	sf	ac	%
Pervious	35,199	0.808	42.5

EAST STORMWATER BASIN-POST CONDITION:

Basin Information:			
	sf	ac	% Site
Post-Basin Area:	52,222	1.199	33.0
Off-site Area:	0	0.000	0.0
Total	52,222	1.199	33.0

Impervious Areas (Treatment Volume):

	sf	ac	%
Building	15,708	0.361	30.1
Paving	5,349	0.123	10.2
Sidewalks	4,782	0.110	9.2
Future Bldg	1,554	0.036	3.0
Total	27,392	0.629	52.5

Pervious Areas:

	sf	ac	%
Pervious	24,830	0.570	47.5

WEST STORMWATER BASIN-POST CONDITION:

Basin Information:			
	sf	ac	% Site
Post-Basin Area:	30,571	0.702	19.3
Off-site Area:	0	0.000	0.0
Total	30,571	0.702	19.3

Impervious Areas (Treatment Volume):

	sf	ac	%
Building	0	0.000	0.0
Paving	17,909	0.411	58.6
Sidewalks	2,293	0.053	7.5
Future	0	0.000	0.0
Total	20,202	0.464	66.1

Pervious Areas:

	sf	ac	%
Pervious	10,369	0.238	33.9

SIGNAGE & STRIPING SHALL BE PER FDOT REQUIREMENTS

- WHITE DIRECTION ARROW TYP PER FDOT INDEX 17346, SHEET 1 OF 17
- 36" HIGH INTENSITY GRADE STOP SIGN R1-1
- 24" WIDE WHITE STOP BAR
- 6" SINGLE WHITE
- "DO NOT ENTER" SIGN
- 6" DOUBLE YELLOW (25 FEET)
- 12" WIDE SINGLE WHITE CROSSWALK STRIPE PER FDOT INDEX 17346, SHEET 6 OF 17 MINIMUM 6" INSIDE CLEAR DIMENSION BETWEEN STRIPES

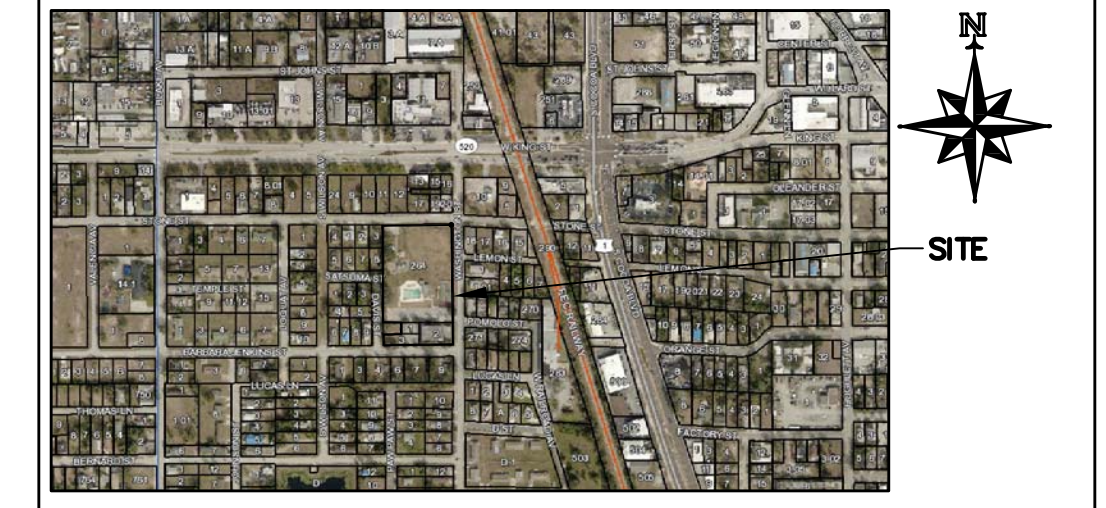
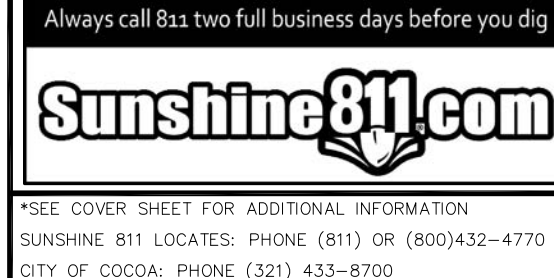
NOTE:
ALL STRIPING IN THE PUBLIC RIGHT OF WAY & PROPOSED DRIVEWAY CONNECTION SHALL BE THERMOPLASTIC.

SIGNAGE & STRIPING LEGEND

ENGINEERS CERTIFICATION
STEVEN W. MONROE, P.E. #61778

SIGNATURE: _____
DATE: **APRIL 12, 2019**

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DIRECTIONS:
TAKE INTERSTATE HIGHWAY 95 EXIT 201, SR 520 (KING STREET) IN COCOA. CONTINUE EAST ON SR 520 FOR 3.7 MILES TO WASHINGTON AVENUE. TURN SOUTH ONTO WASHINGTON AVENUE AND CONTINUE FOR ONE BLOCK TO STONE STREET. SITE IS LOCATED ON THE SW CORNER OF STONE STREET AND WASHINGTON AVENUE.

VICINITY

GENERAL STATEMENT: CONSTRUCT A NEW DR. JOE LEE SMITH COMMUNITY CENTER. PROPOSED BUILDING WILL BE A SINGLE STORY ±15,708 SF COMMUNITY CENTER WITH ASSOCIATED PARKING, PAVING, SIDEWALKS, DRY RETENTION, FIRE WATER MAIN, WATER SERVICE & SEWER UTILITY CONNECTIONS.

OWNER: CITY OF COCOA
65 STONE STREET
COCOA, FLORIDA 32922

ENGINEER: MONROE ENGINEERING, INC.
P.O. BOX 121094
MELBOURNE, FLORIDA 32912
MR. STEVEN W. MONROE, P.E.
PHONE: 321-544-8177

ARCH: ARCHITECTS RZK, INC.
600 FLORIDA AVE., SUITE 201
COCOA, FLORIDA 32922
MR. JOHN ZWICK
PHONE: 321-631-8039

SITE ADDRESS: TBD

TAX PARCEL IDENTIFICATION: 24-36-33-00-264 (NORTH LOT)
24-36-33-CC-12-8 (WEST LOT)
24-36-33-CC-12-E-3 (SOUTHWEST LOT)
24-36-33-CC-12-E-2 (SOUTHEAST CORNER LOT)
24-36-33-CC-12-E-1 (SOUTH MIDDLE LOT)

LEGAL DESCRIPTION: SEE SHEET C-2

FLOOD ZONE: FLOOD ZONE X PER FIRM MAP #12009C05146, DATED 3/17/14

AREA OWNED/PROJECT AREA: 158,250 SF = 3.633 AC

CONSTRUCTION TYPE: PRE-ENGINEERED METAL BUILDING, TYPE IIB UNPROTECTED, SPRINKLED

MUNICIPALITY: CITY OF COCOA

FUTURE LAND USE: RECREATION/OPEN SPACE, MEDIUM DENSITY RESIDENTIAL

ZONING: RU-1-7/C-W ADJACENT ZONING: NORTH C-G SOUTH RU-1-7
SINGLE FAMILY RESIDENTIAL EAST RU-1-7 WEST RU-1-7

PROPOSED USE: COMMUNITY CENTER

BUILDING SETBACK REQUIRED: NORTH 25' SOUTH 15' EAST 15' WEST 8'

BUILDING SETBACK PROVIDED: NORTH 25.7' SOUTH 321.0' EAST 39.6' WEST 102.9'

ALLOWABLE BUILDING HEIGHT: 35'

PROPOSED BUILDING HEIGHT: 29'-4" EAVE

PARKING:

PARKING CALCULATION			
SITE USE	AREA (SF)	PARKING RATIO	REQUIRED
BICYCLE PARKING (W/FUTURE BUILDING)	15,708	1,000	15.7
COMMUNITY CENTER	15,708	300	52.4
FUTURE BUILDING ADDITION	1,545	1,000	1.5
PARKING REQUIRED			54
PARKING PROVIDED		INC. 9 HC	75

- NOTES:**
- ALL DIMENSIONS ARE TO/FROM FACE OF CURB.
 - ALL PROPOSED ELEVATIONS ARE EDGE OF PAVEMENT ELEVATIONS.
 - SOD ALL DISTURBED AREAS.
 - ALL SIDE SLOPES GREATER THAN 4:1 SHALL BE SODDED.
 - ALL SIDEWALKS, RAMPS AND CROSS WALKS WILL BE BUILT & INSPECTED TO MEET THE MOST CURRENT ADA GUIDELINES.
 - SITE LIGHTING SHALL BE DESIGNED, INSTALLED MAINTAINED AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI-CUTOFF AND FULL-CUTOFF SHIELDS.

- FIRE NOTES:**
- LANDSCAPING OR ANY OTHER OBSTRUCTION SHALL NOT BE LOCATED WITHIN 36 INCHES AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED AND ARRANGED SO THAT HOSE LINES CAN BE ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM NEARBY OBJECTS, INCLUDING BUILDINGS, FENCES, POSTS, LANDSCAPING, VEHICLES, OR OTHER FIRE DEPARTMENT CONNECTIONS. (FPFC 1-18.5.3, NFPA 14-6.4.5.1)
 - WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR PLACED AT THE CENTER LINE OF THE TRAFFIC LANE NEAREST TO THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES. (NFPA 1-18.5.7.1, NFPA 1142-7.3)
 - WATER FOR FIRE FIGHTING PURPOSES SHALL BE AVAILABLE AT THE TIME COMBUSTIBLES ARE BROUGHT ON SITE. (FPFC 1-18-4.3.1)
 - NEW FIRE HYDRANTS SHALL BE POSITIONED NOT MORE THAN 8 FEET NOR LESS THAN 6 FEET OFF THE EDGE OF PAVEMENT. THE CENTER LINE OF THE STEAMER CONNECTION (4 1/2") SHALL BE POSITIONED BETWEEN 18"-24" ABOVE FINISH ALL HYDRANTS SHALL BE READILY ACCESSIBLE WITHOUT THE NEED TO TRAVERSE SWALES, DITCHES, ETC. (FPFC 1-18.5.2, NFPA 24-2.2)
 - PERMANENT ACCESS SHALL BE PROVIDED BY AN UNOBSTRUCTED, 20 FOOT WIDE, ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. (FPFC 1-18-2.3.4.1, FPFC 1-18.2.3.4.2)
 - ALL CONTROL VALVES FOR ANY FIRE SPRINKLER SYSTEM SHALL BE ELECTRONICALLY MONITORED.

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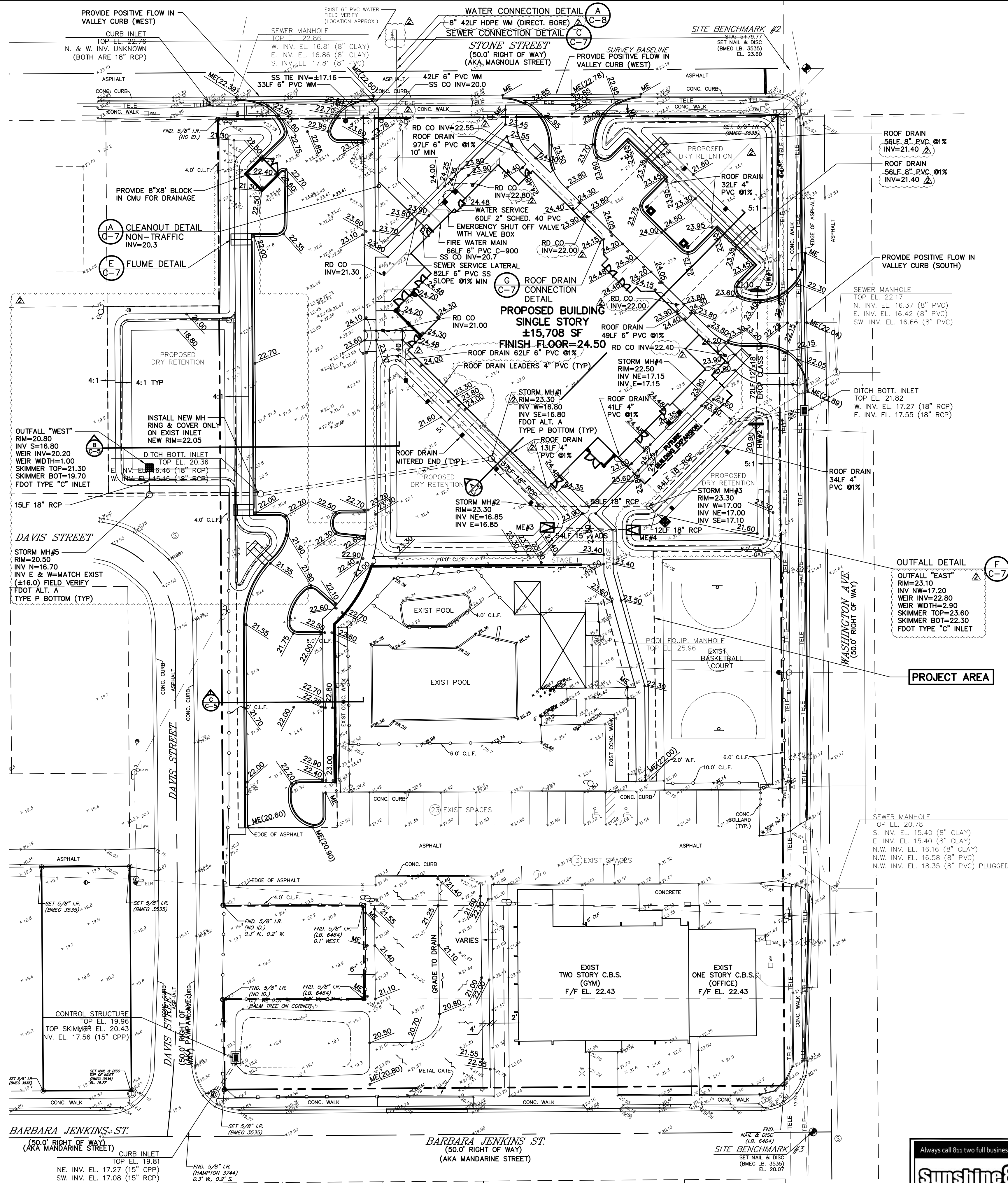
MONROE ENGINEERING, INC.
CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER

SHEET TITLE: SITE PLAN

ISSUE DATE: 12-5-18	DRAWN BY: SM	CHECK BY: SM	APPR. BY: SM	SCALE: 1:30
REV BY DATE	SM 12-5-18	ISSUED FOR BID		JOB NO. 18-031
SM 4-12-19	REV PER CITY OF COCOA			SHEET: 4 OF 12
				C-3

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VICINITY

EAST STORMWATER BASIN-POST CONDITION:

Treatment Volume		
cf	ac-ft	
10,270	0.236	<< Required
11,411	0.262	<< Provided

Retention Stage / Storage:

Elevation	Area		Incremental Volume		Storage Volume	
	sf	ac	cf	ac-ft	cf	ac-ft
23.3	14,332	0.329	6,583	0.151	17,994	0.413
22.8	12,000	0.275	5,451	0.125	11,411	0.262
22.3	9,804	0.225	5,960	0.137	5,960	0.137
21.6	7,225	0.166	0	0	0	0

WEST STORMWATER BASIN-POST CONDITION:

Treatment Volume		
cf	ac-ft	
6,012	0.138	<< Required
6,497	0.149	<< Provided

Retention Stage / Storage:

Elevation	Area		Incremental Volume		Storage Volume	
	sf	ac	cf	ac-ft	cf	ac-ft
21.0	7,618	0.175	5,282	0.121	11,779	0.270
20.2	5,588	0.128	1,087	0.025	6,497	0.149
20.0	5,278	0.121	5,410	0.124	5,410	0.124
18.8	3,739	0.086	0	0	0	0

ME#1 DELETED

ME#2 DELETED

ME#3 INV = 21.50
SIDE DRAIN MITERED END SECTION
FDOT INDEX #273 SHEET 1 OF 7

ME#4 INV = 21.40
SIDE DRAIN MITERED END SECTION
FDOT INDEX #273 SHEET 1 OF 7

HW#1 INV = 20.85
STRAIGHT CONCRETE ENDWALL-SINGLE PIPE
FDOT INDEX #250 SHEET 1 OF 1

HW#2 INV = 20.65
STRAIGHT CONCRETE ENDWALL-SINGLE PIPE
FDOT INDEX #250 SHEET 1 OF 2

ROOF DRAIN NOTE:
PROVIDE 2'X2' CONCRETE MITERED END
MITERED END INVERT = POND TOE (TYP)

FIRE FLOW CALCULATION:

BUILDING CONSTRUCTION TYPE = IIB

PER NFPA TABLE 18-4.5.1.2

>> REQUIRED FIRE FLOW = 2,750 GPM AT 2HR DURATION

>> EXPOSURE: ALL EXPOSURES EXCEED 100' IN EACH DIRECTION
EXPOSURE INCREASE: 0 GPM

>> *A 75% REDUCTION IS ALLOWED FOR BUILDINGS THAT ARE FULLY SPRINKLED. MINIMUM 1,000 GPM.

BUILDING IS SPRINKLED: (~2,062 GPM)

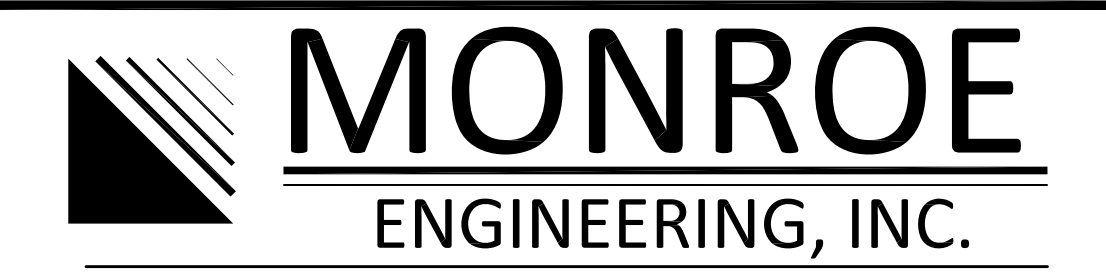
>> REQUIRED FIRE FLOW = 688 GPM (1,000 GPM MINIMUM)

NUMBER OF HYDRANTS REQUIRED = 1
NUMBER OF EXISTING HYDRANTS AVAILABLE = 2
NUMBER OF HYDRANTS PROPOSED = 1

- NOTE:
- (1) EXIST FH IS LOCATED ON NORTHEAST CORNER OF STONE STREET & WASHINGTON AVENUE.
 - (1) EXIST FH IS LOCATED ON THE SOUTHEAST CORNER OF STONE STREET & LEMON STREET.

FIRE FLOW CALCULATIONS

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CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER

SEAL: SHEET TITLE: DRAINAGE & UTILITY PLAN

ISSUE DATE: 12-5-18 DRAWN BY: SM CHECK BY: SM APPR. BY: SM SCALE: 1:30

REV. BY DATE 12-5-18 ISSUED FOR BID JOB NO. 18-031
SM 4-12-19 REV PER CITY OF COCOA SHEET: 5 OF 12
C-4

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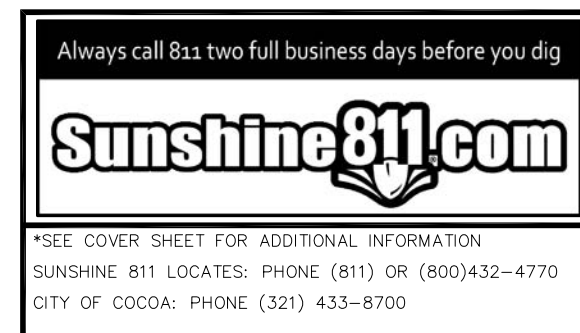
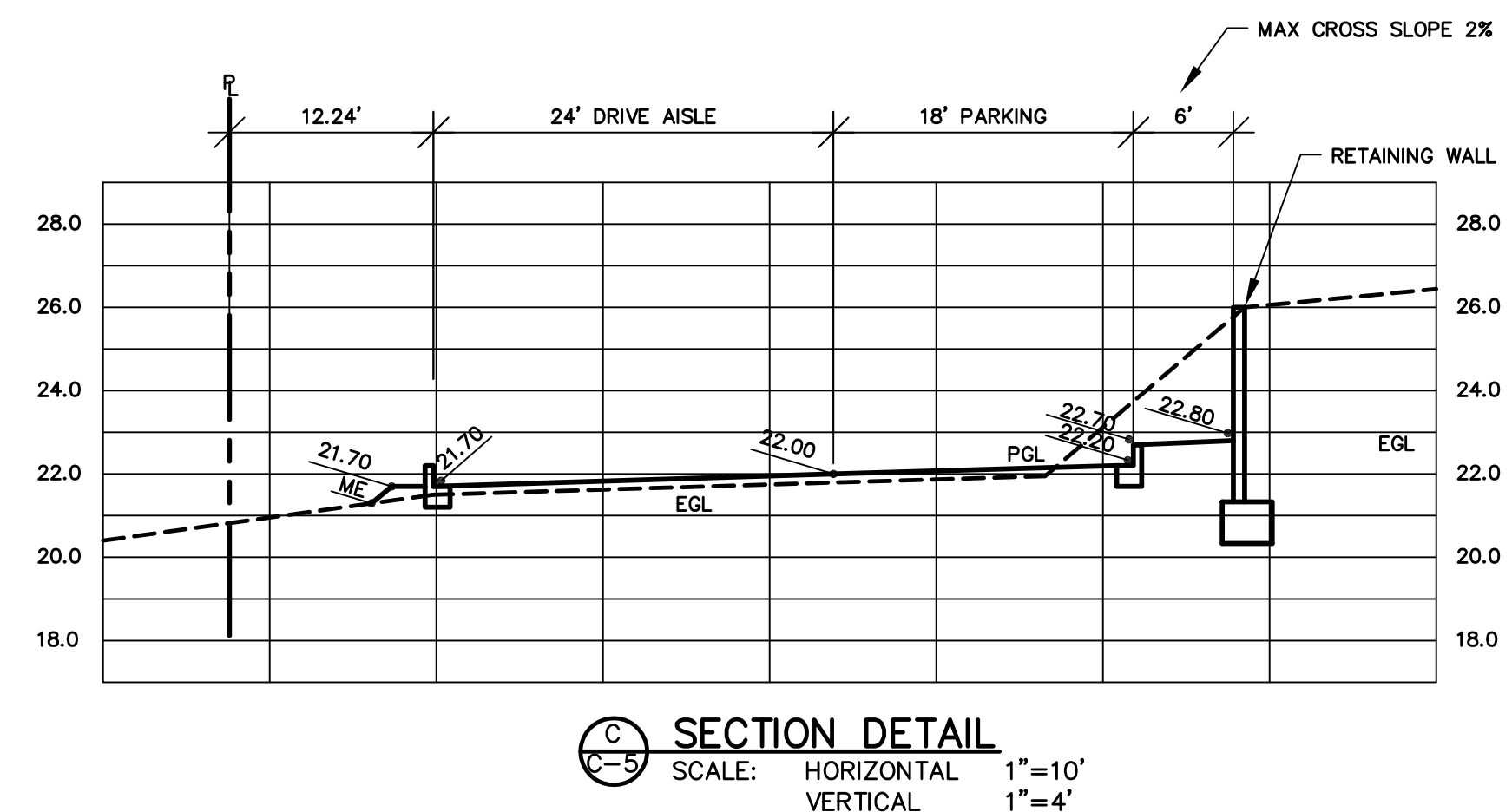
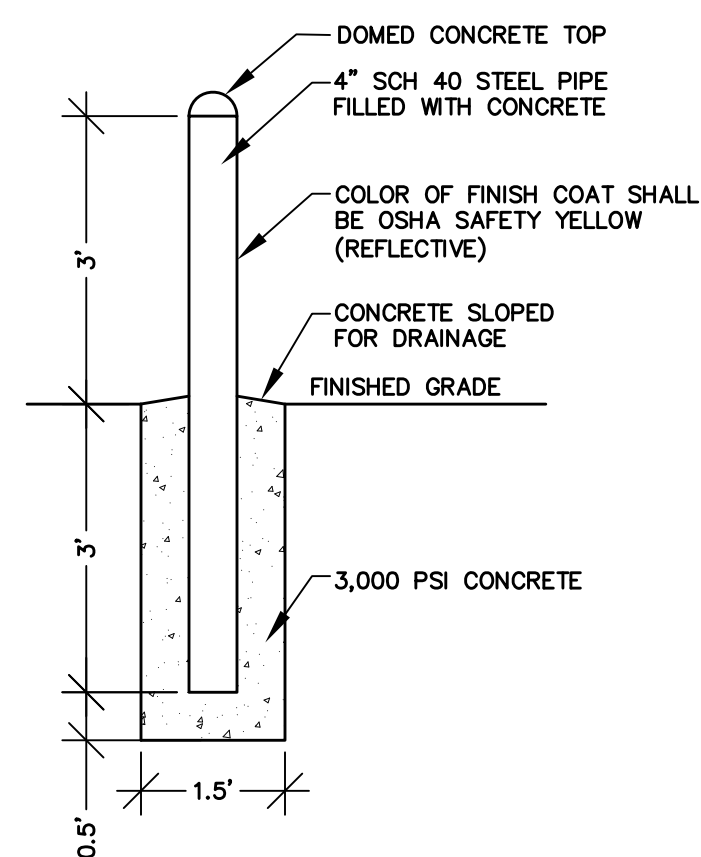
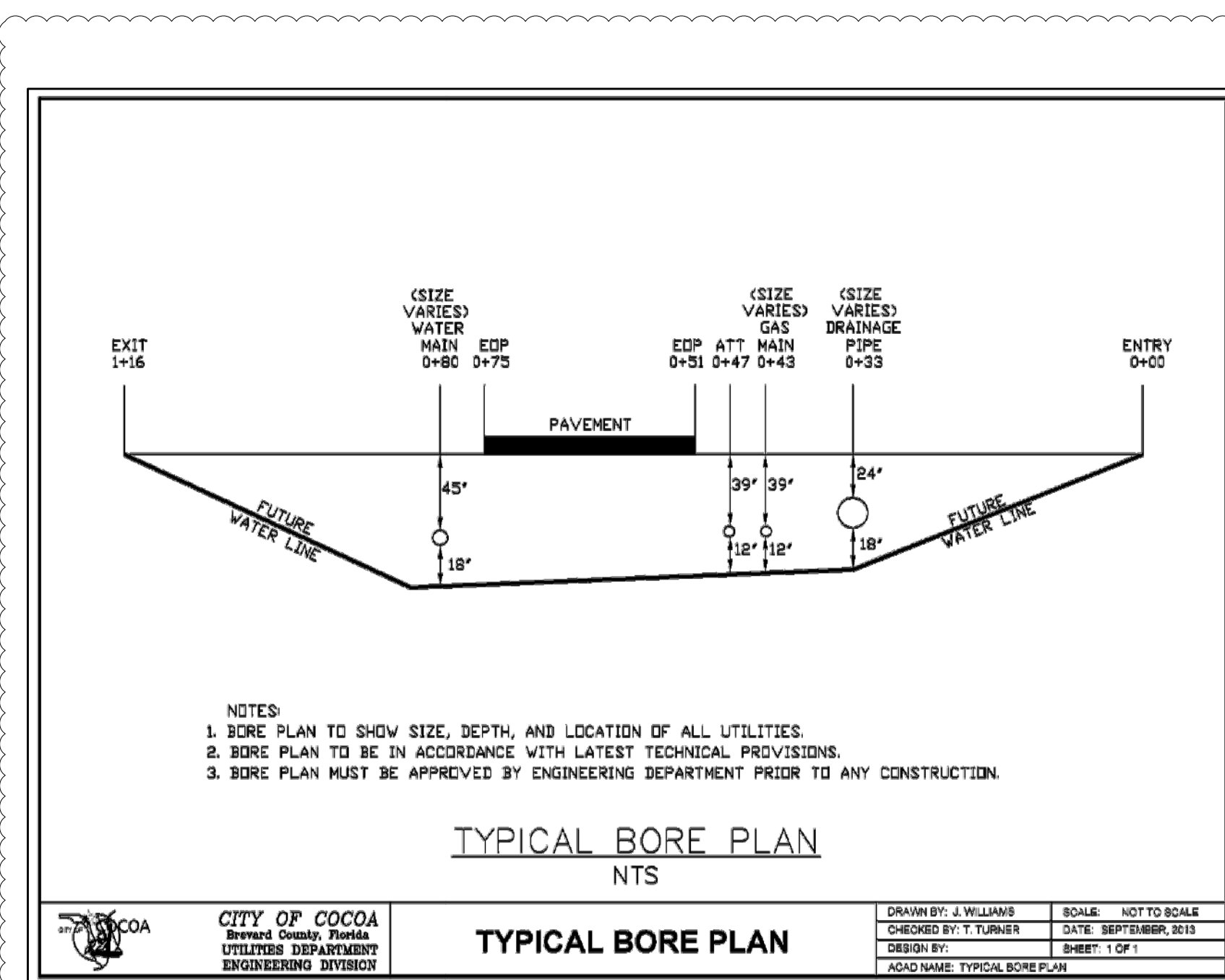
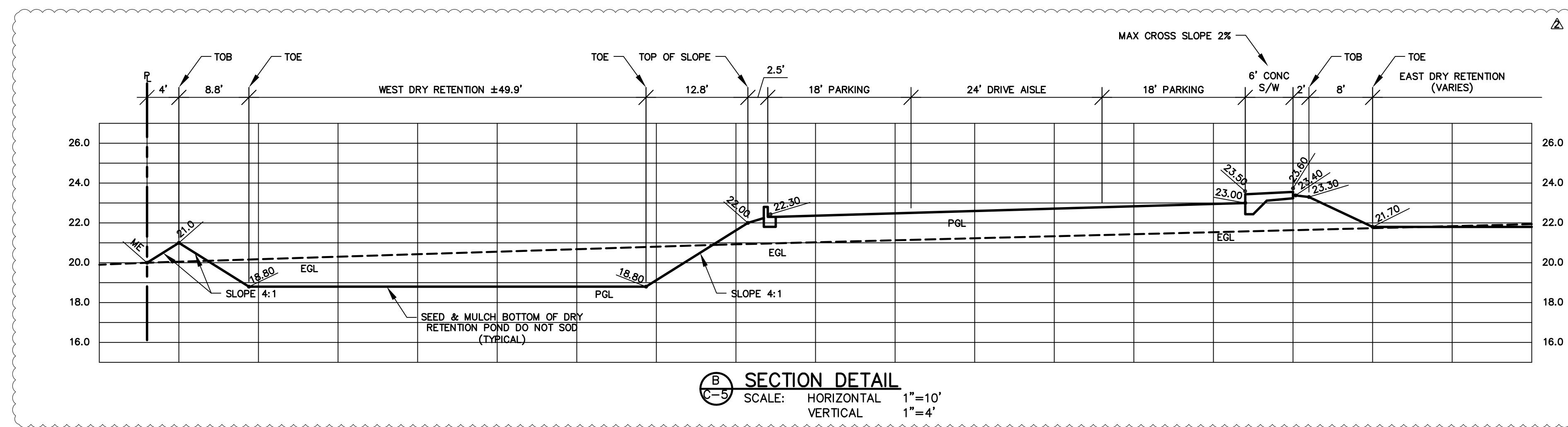
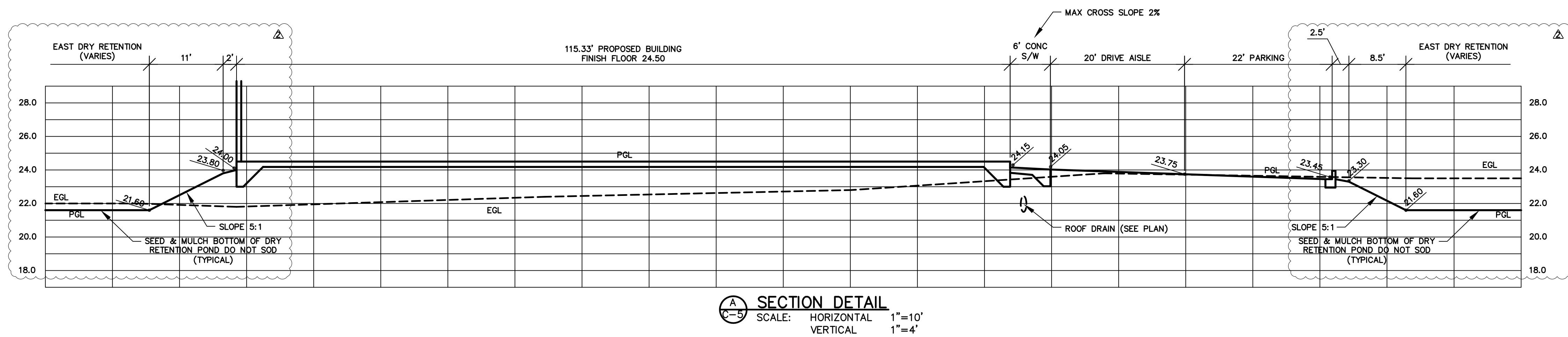
ENGINEERS CERTIFICATION

STEVEN W. MONROE, P.E. #61778

SIGNATURE:

DATE: APRIL 12, 2019

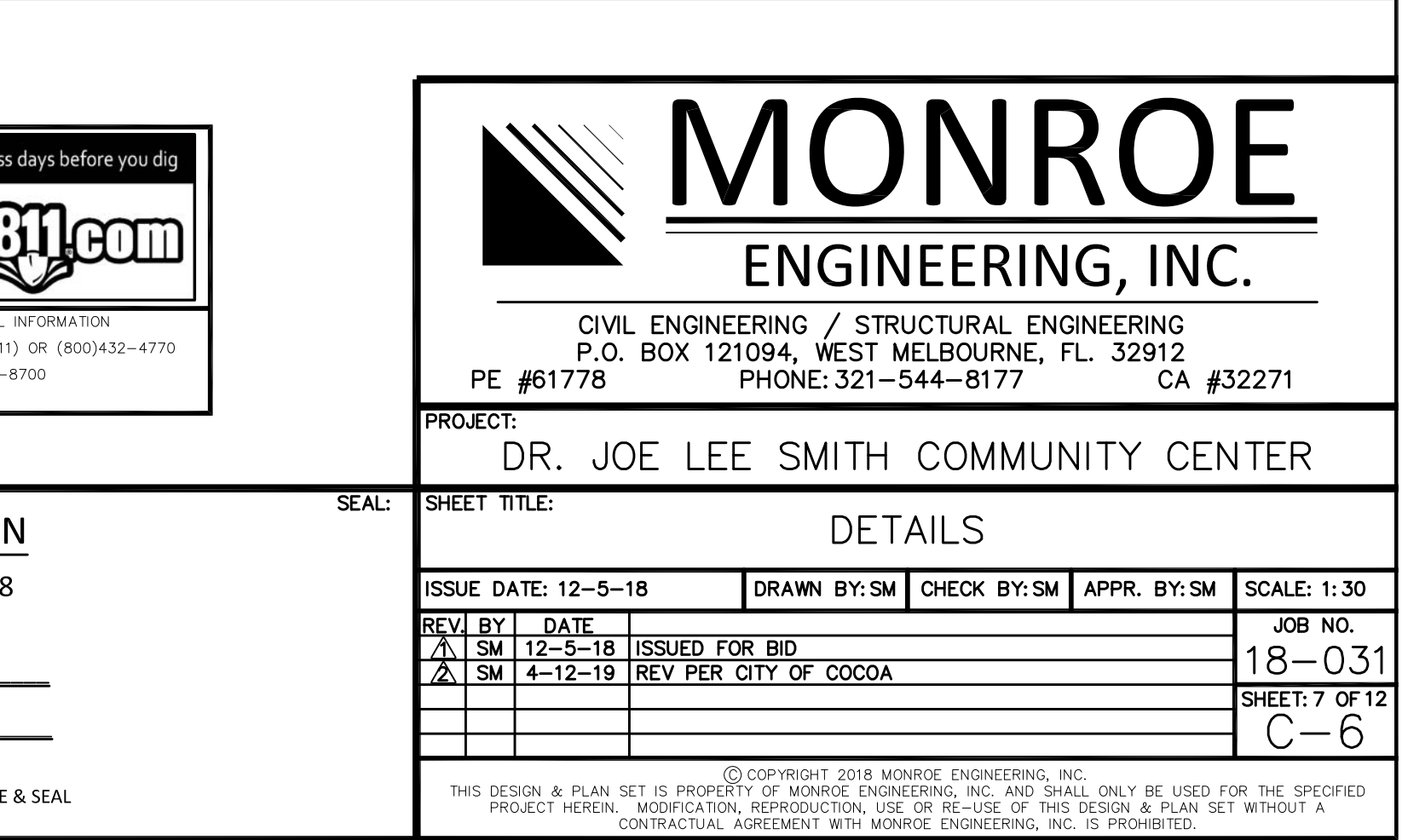
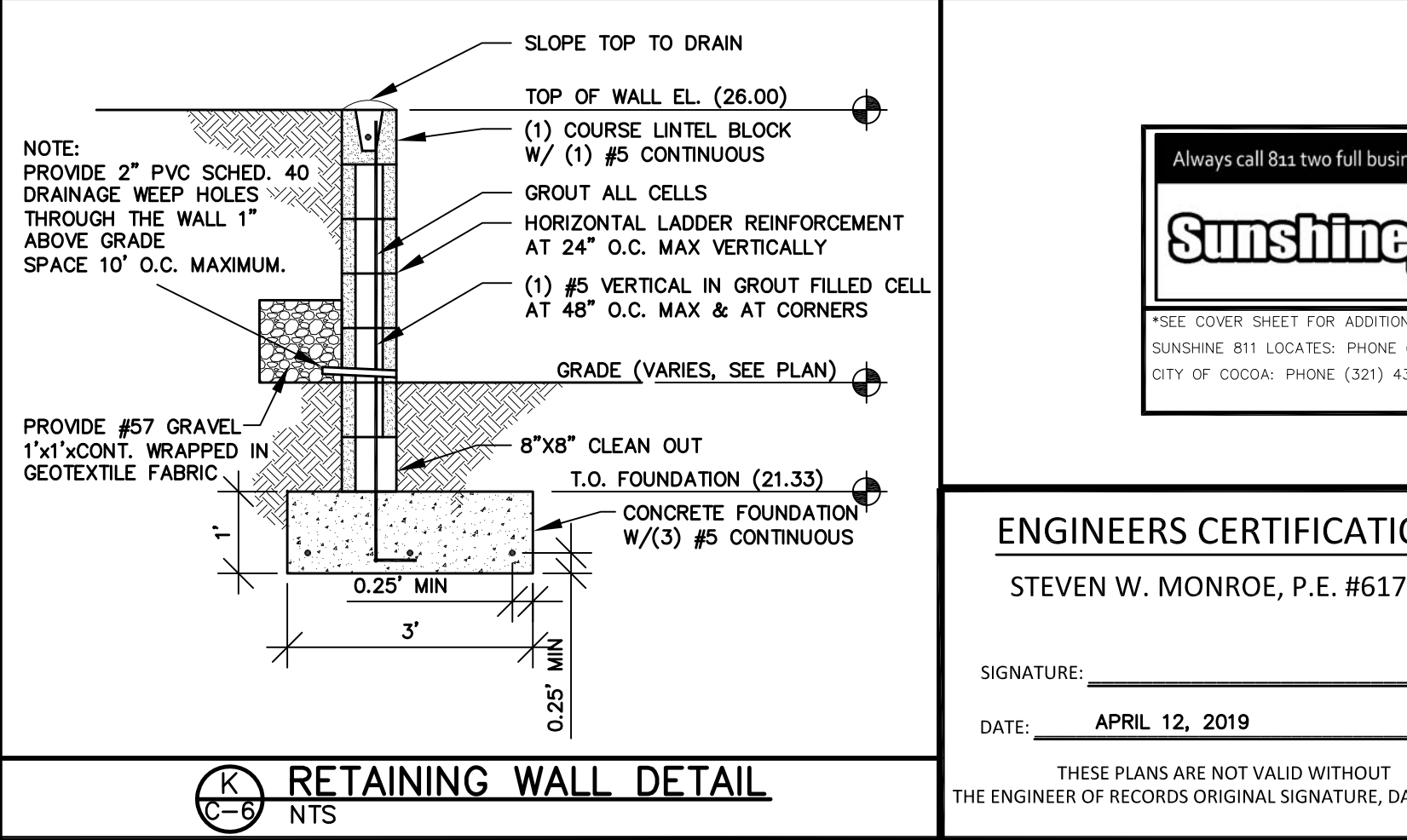
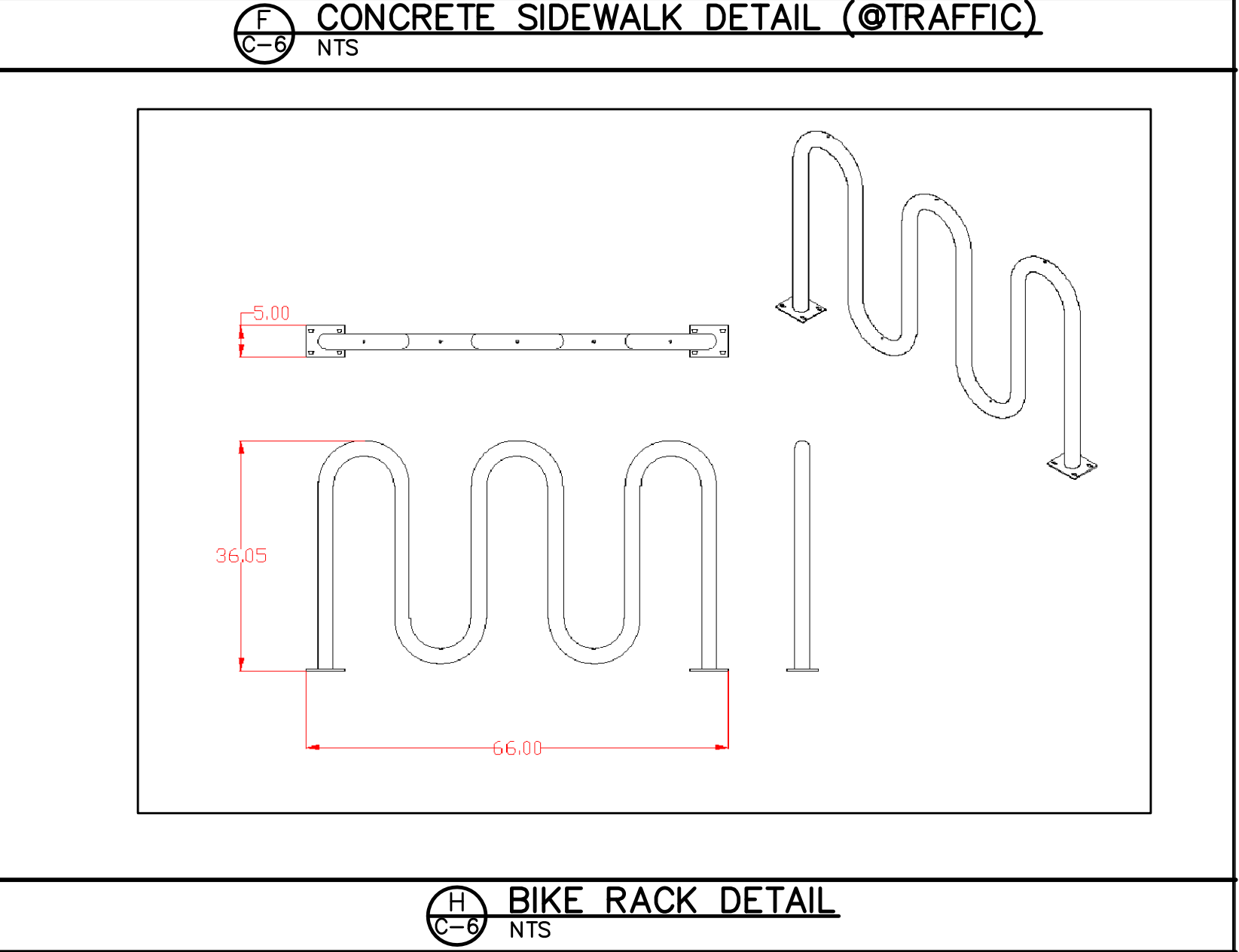
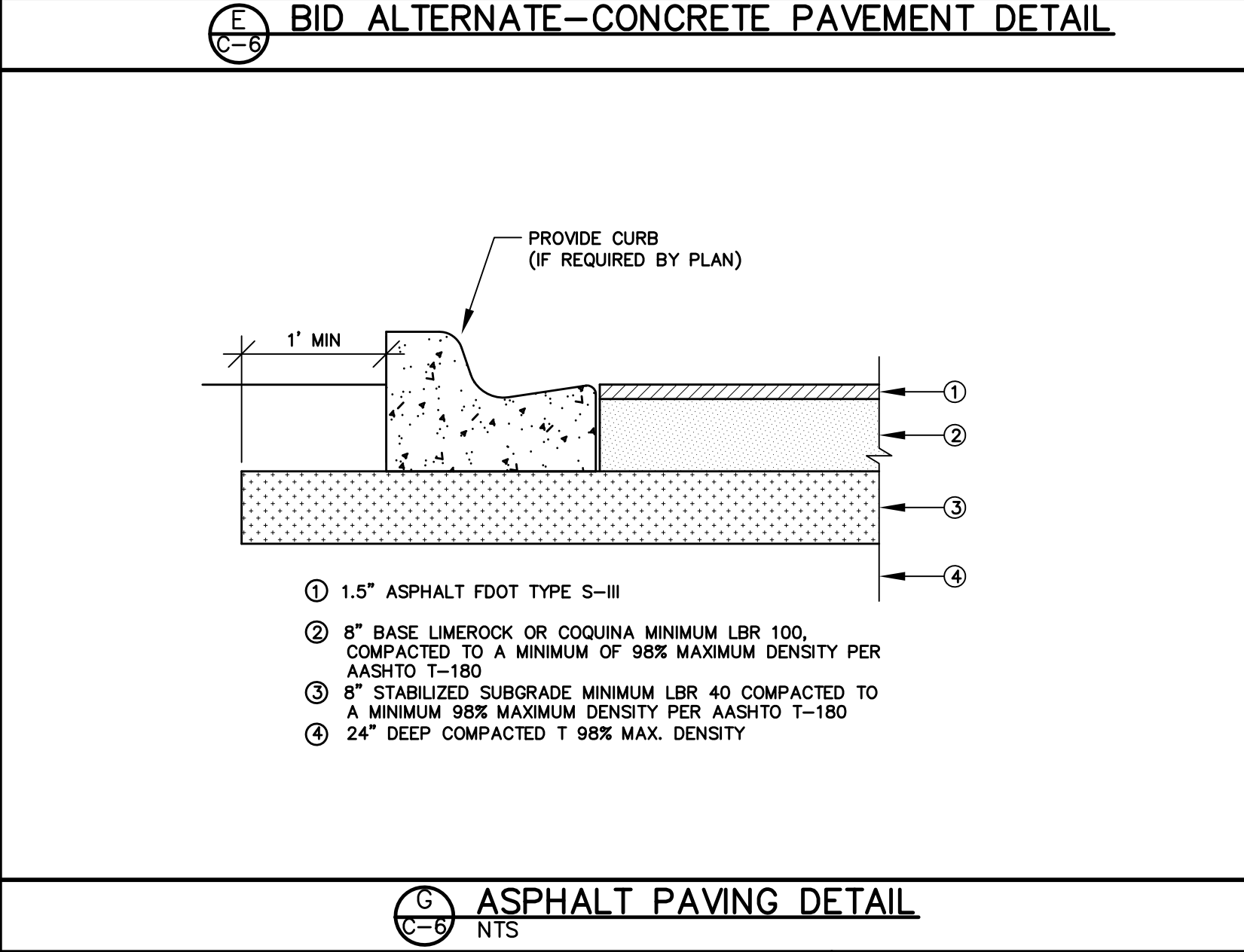
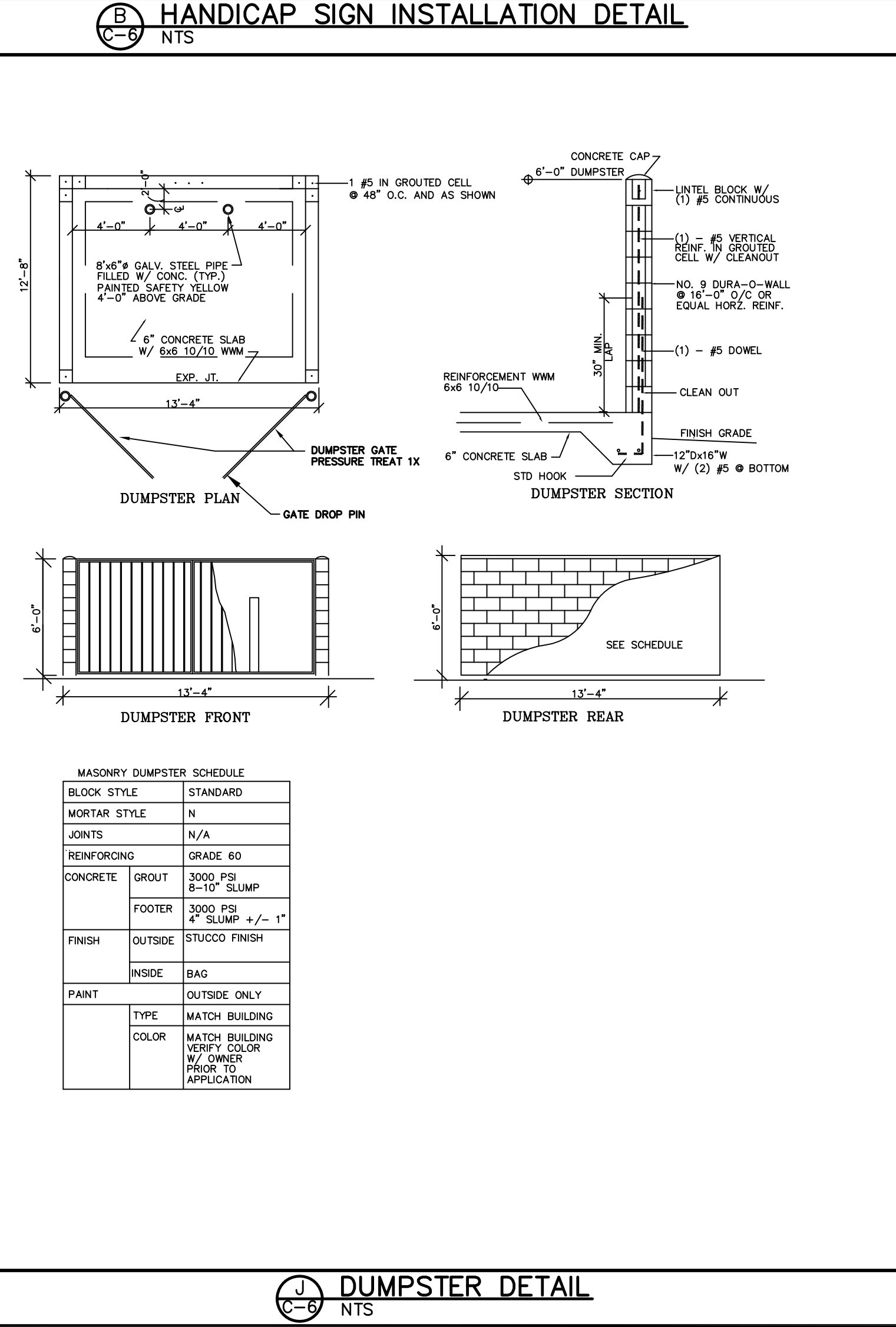
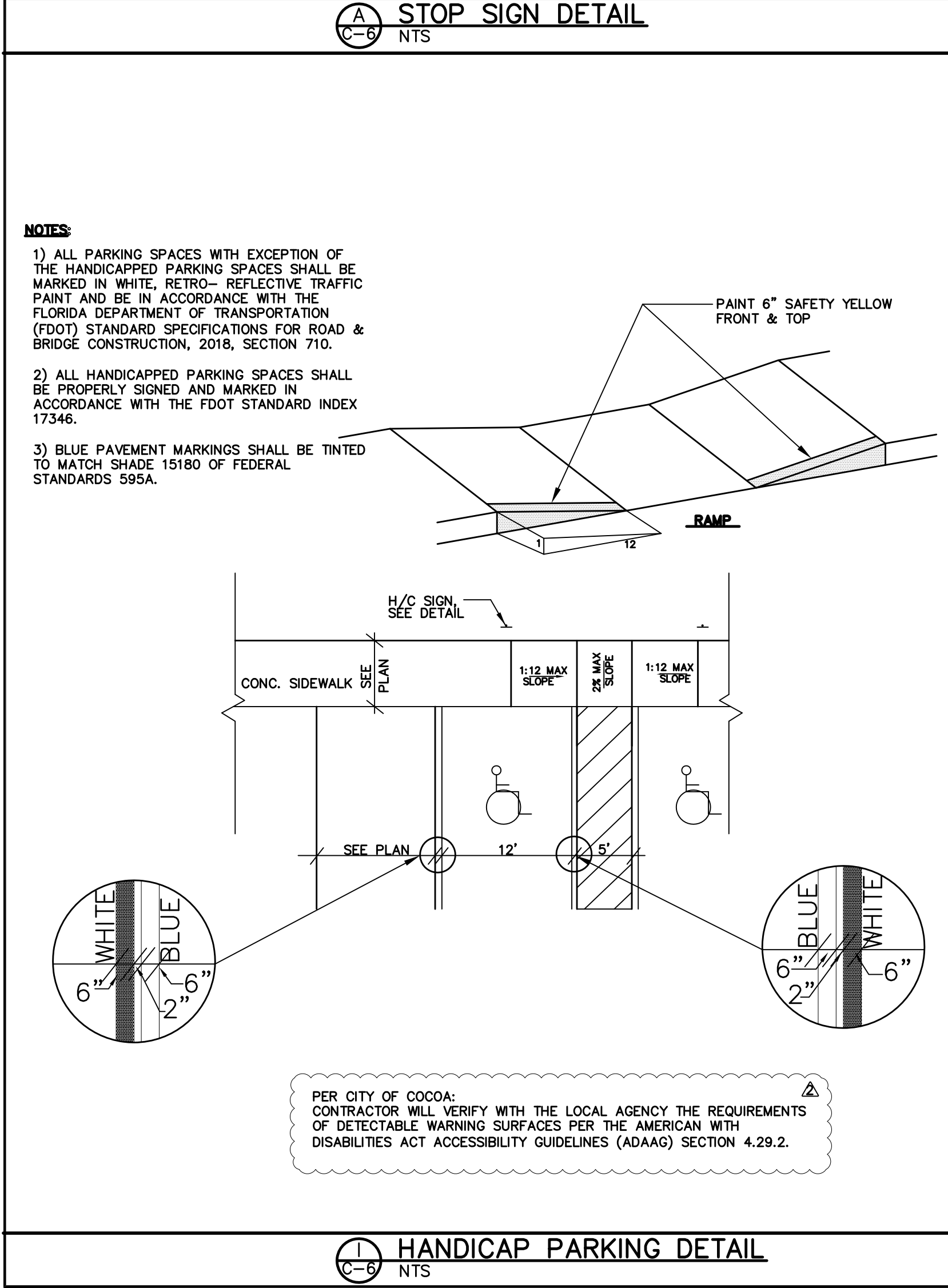
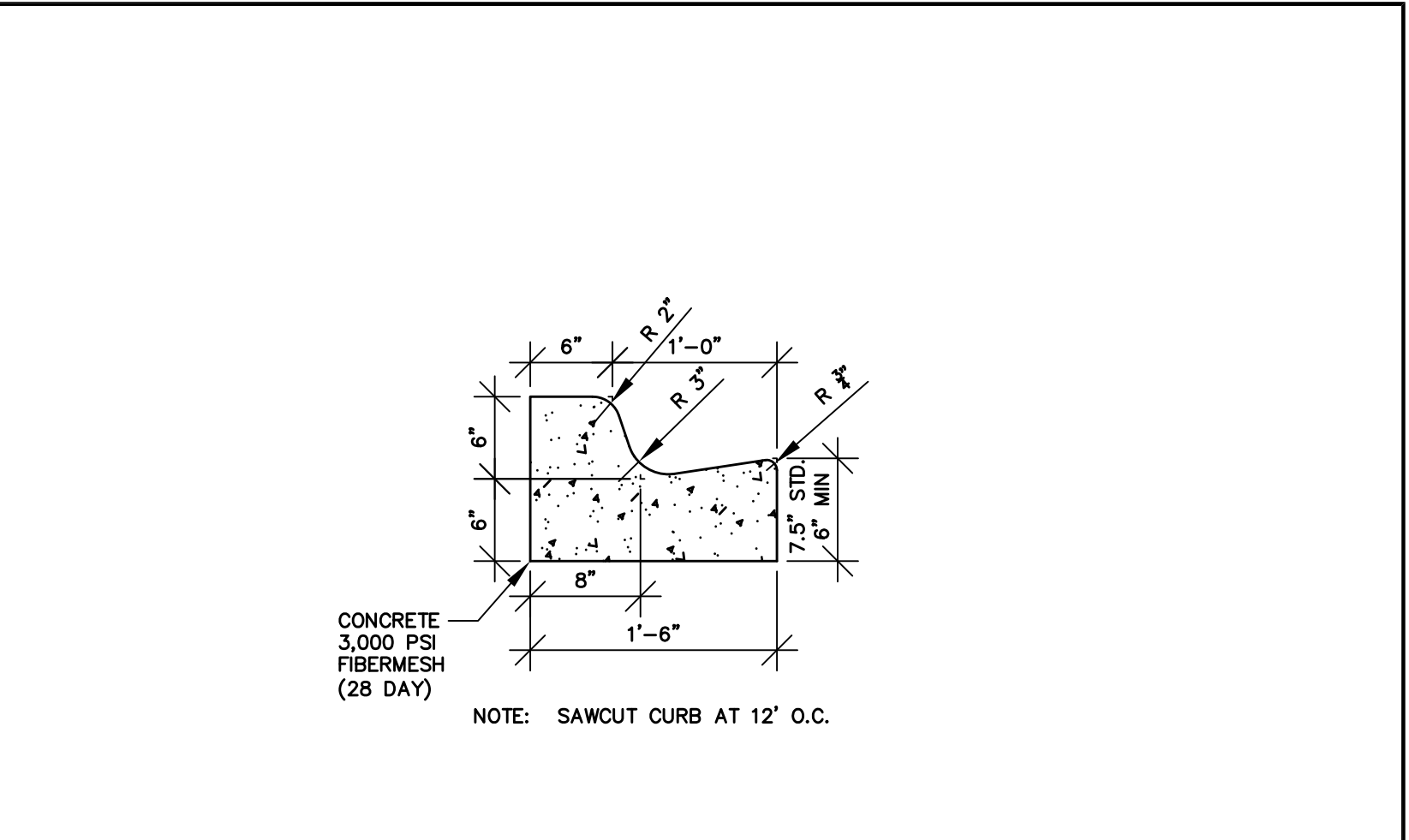
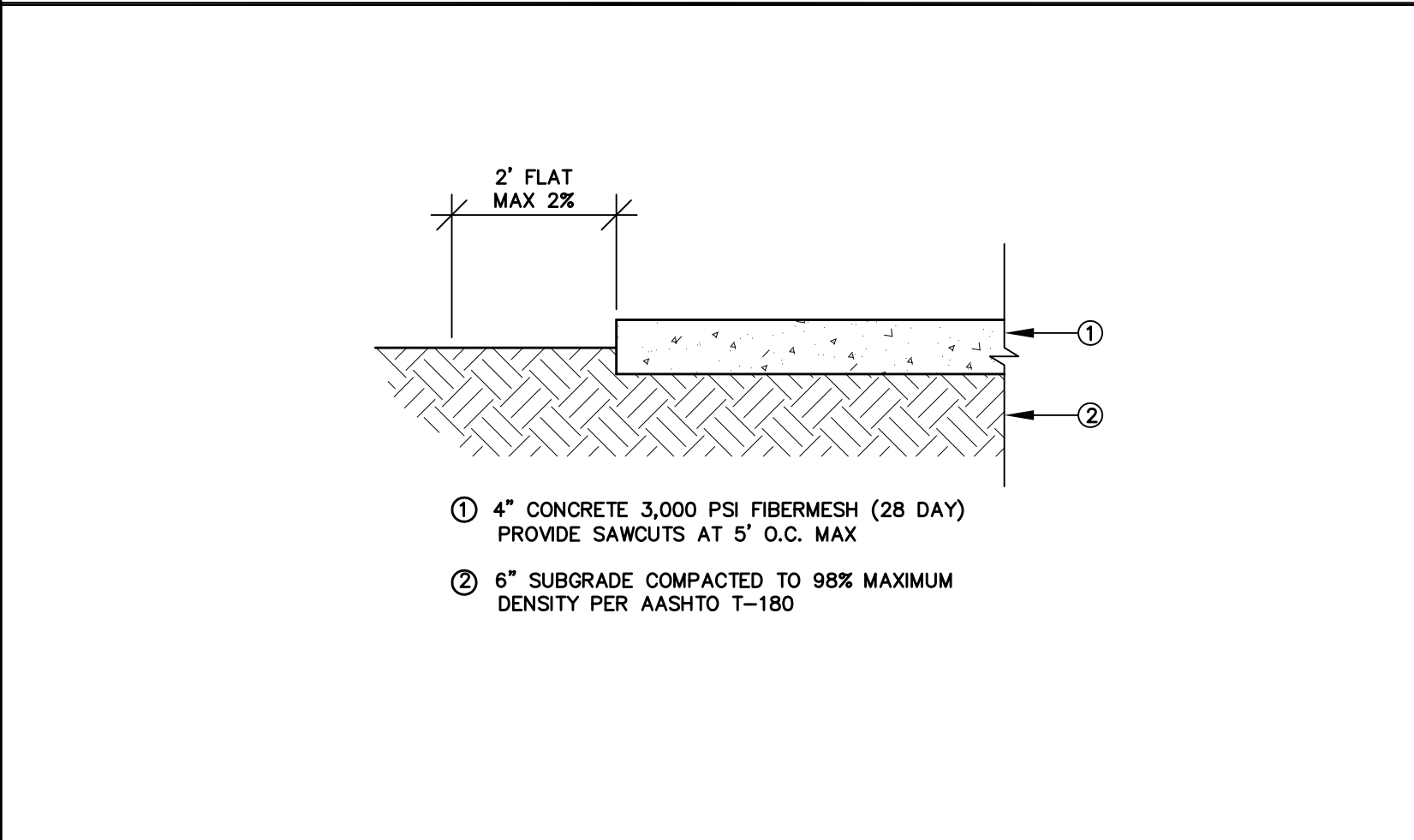
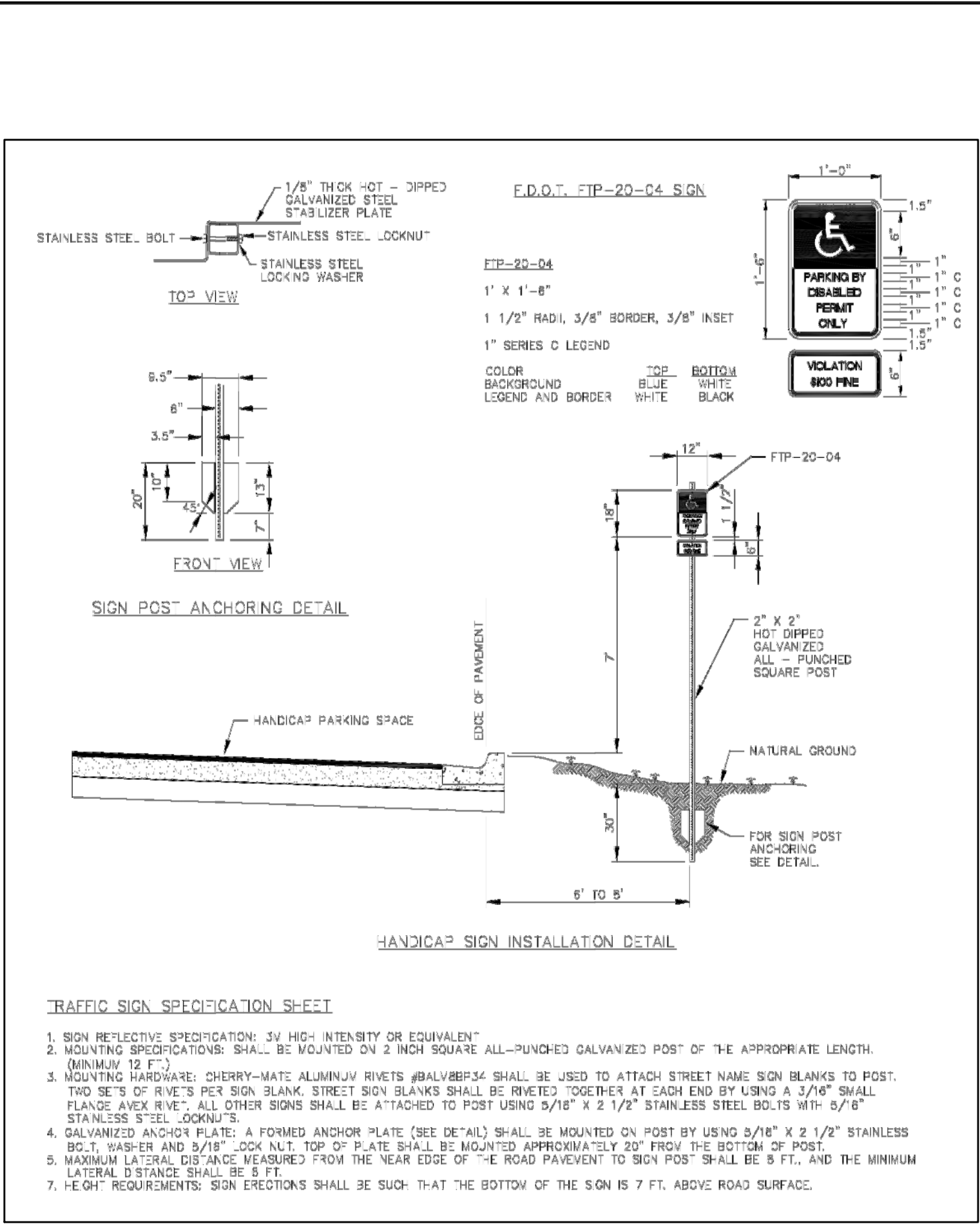
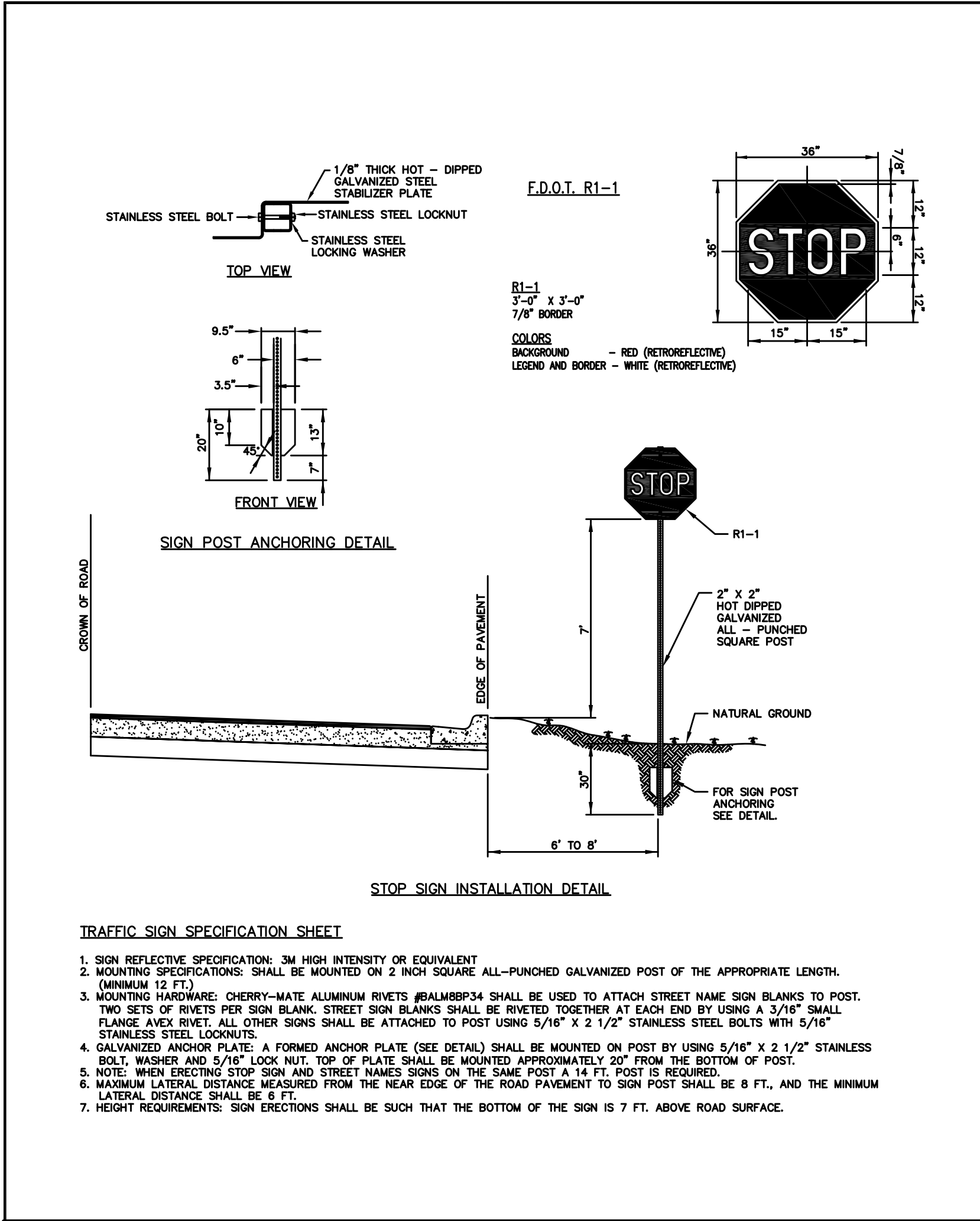
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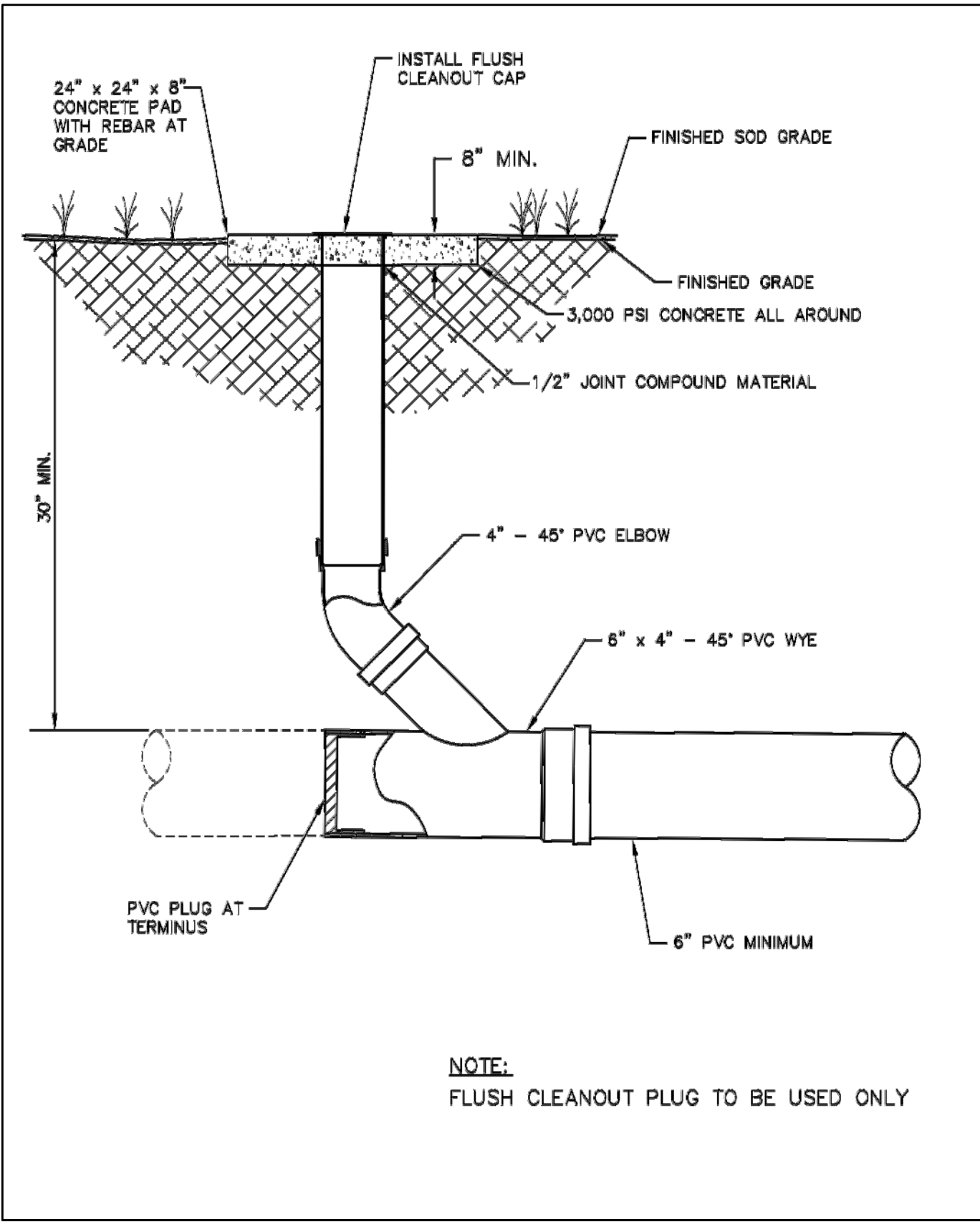


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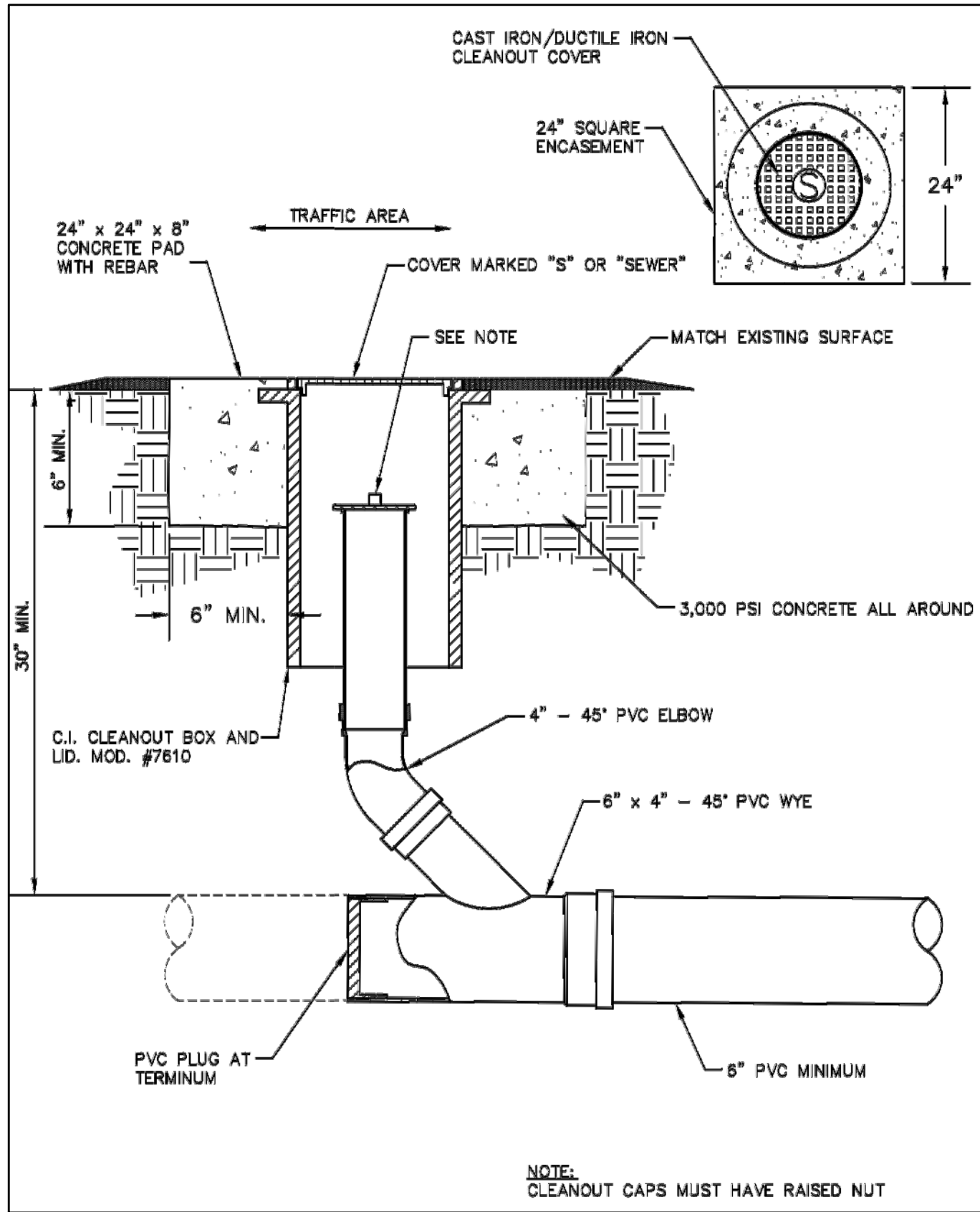
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CIVIL ENGINEERING / STRUCTURAL ENGINEERING		P.O. BOX 121094, WEST MELBOURNE, FL. 32912	
PE #61778		PHONE: 321-544-8177 CA #32271	
PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER			
SEAL: SHEET TITLE: SECTION DETAILS			
ISSUE DATE: 12-5-18	DRAWN BY: SM	CHECK BY: SM	APPR. BY: SM
SCALE: 1:30	JOB NO. 18-031		SHEET: 6 OF 12
REV BY: SM	DATE: 12-5-18	ISSUED FOR BID	C-5
REV BY: SM	DATE: 4-12-19	REV PER CITY OF COCOA	
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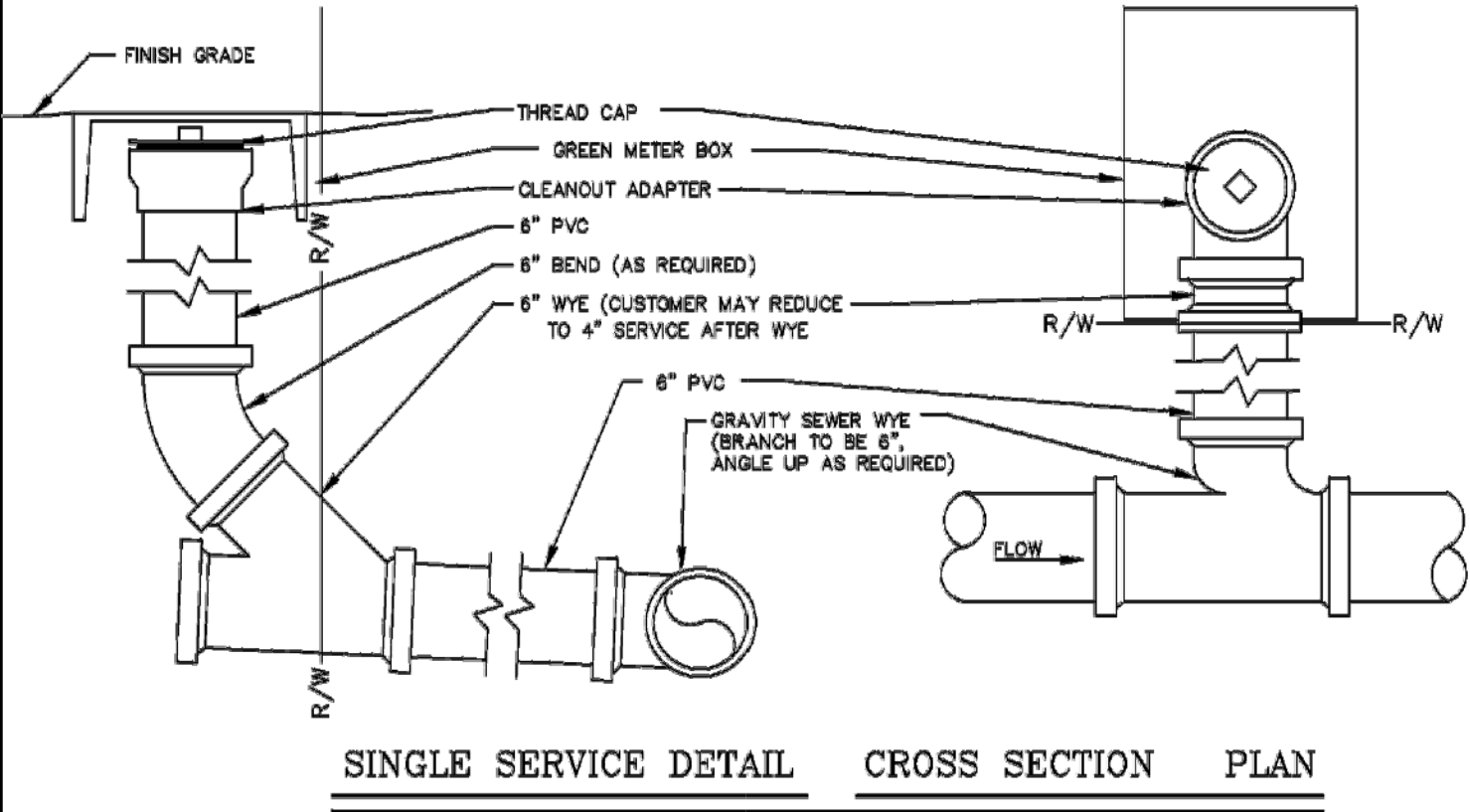




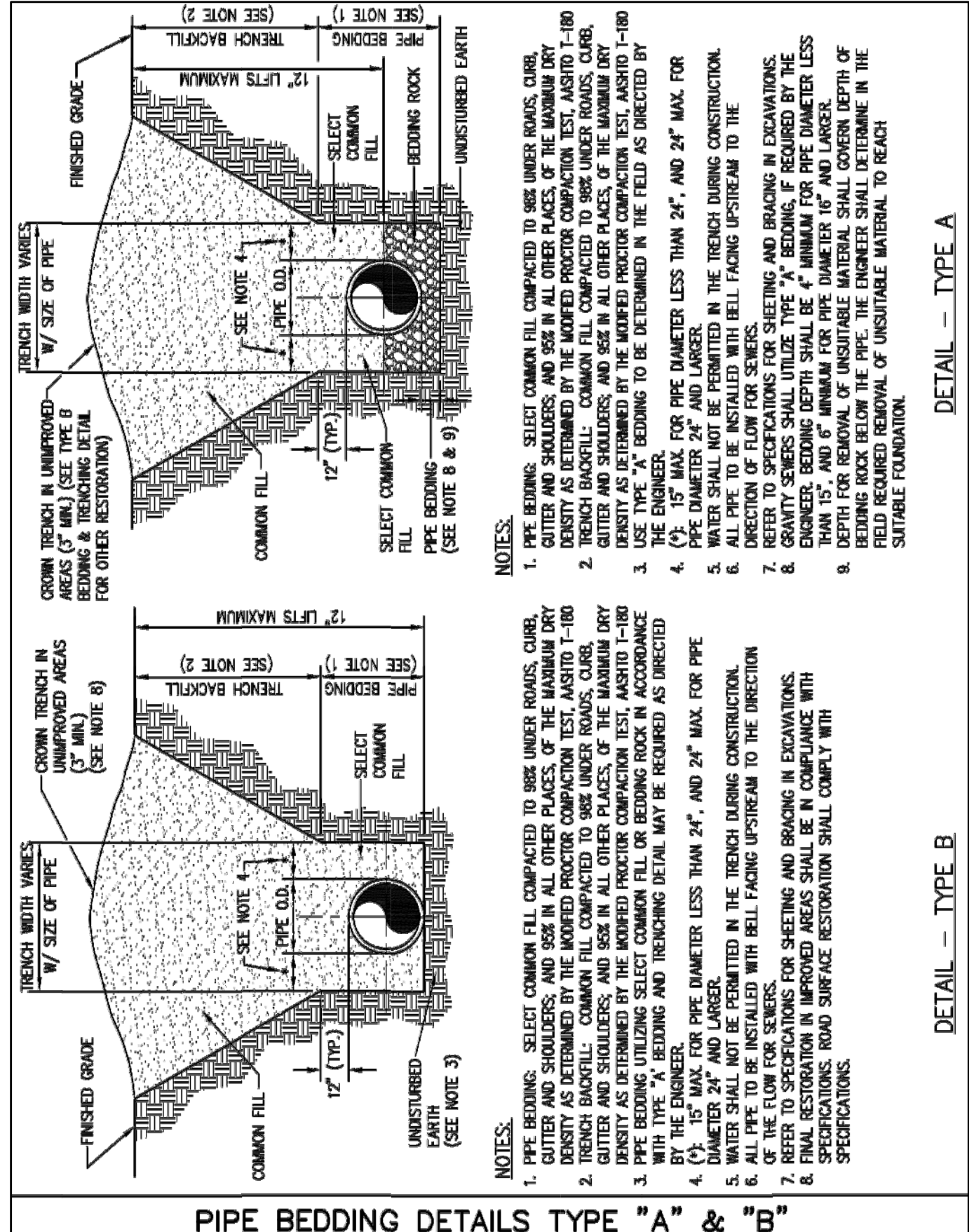
A
C-7
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NTS



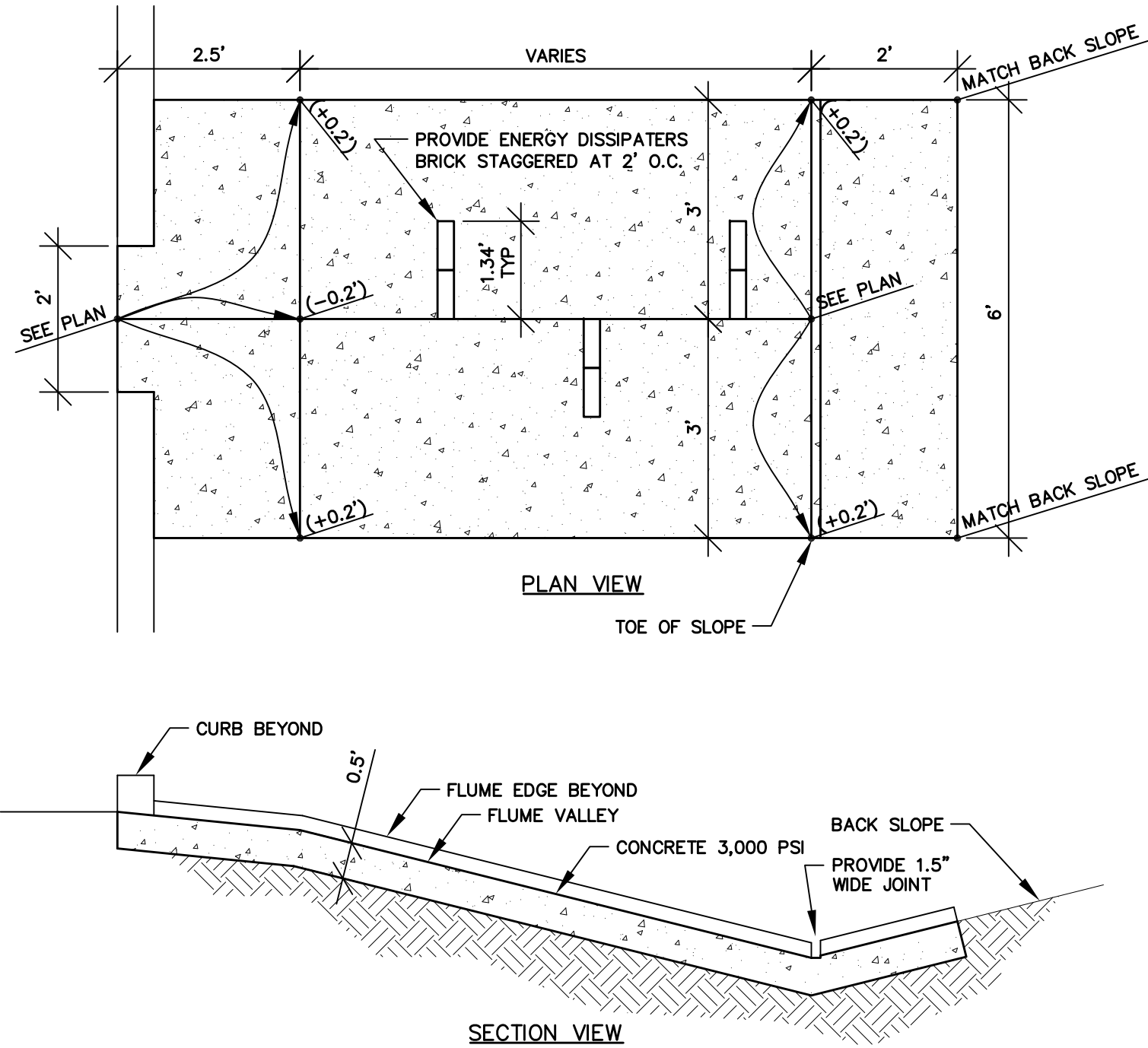
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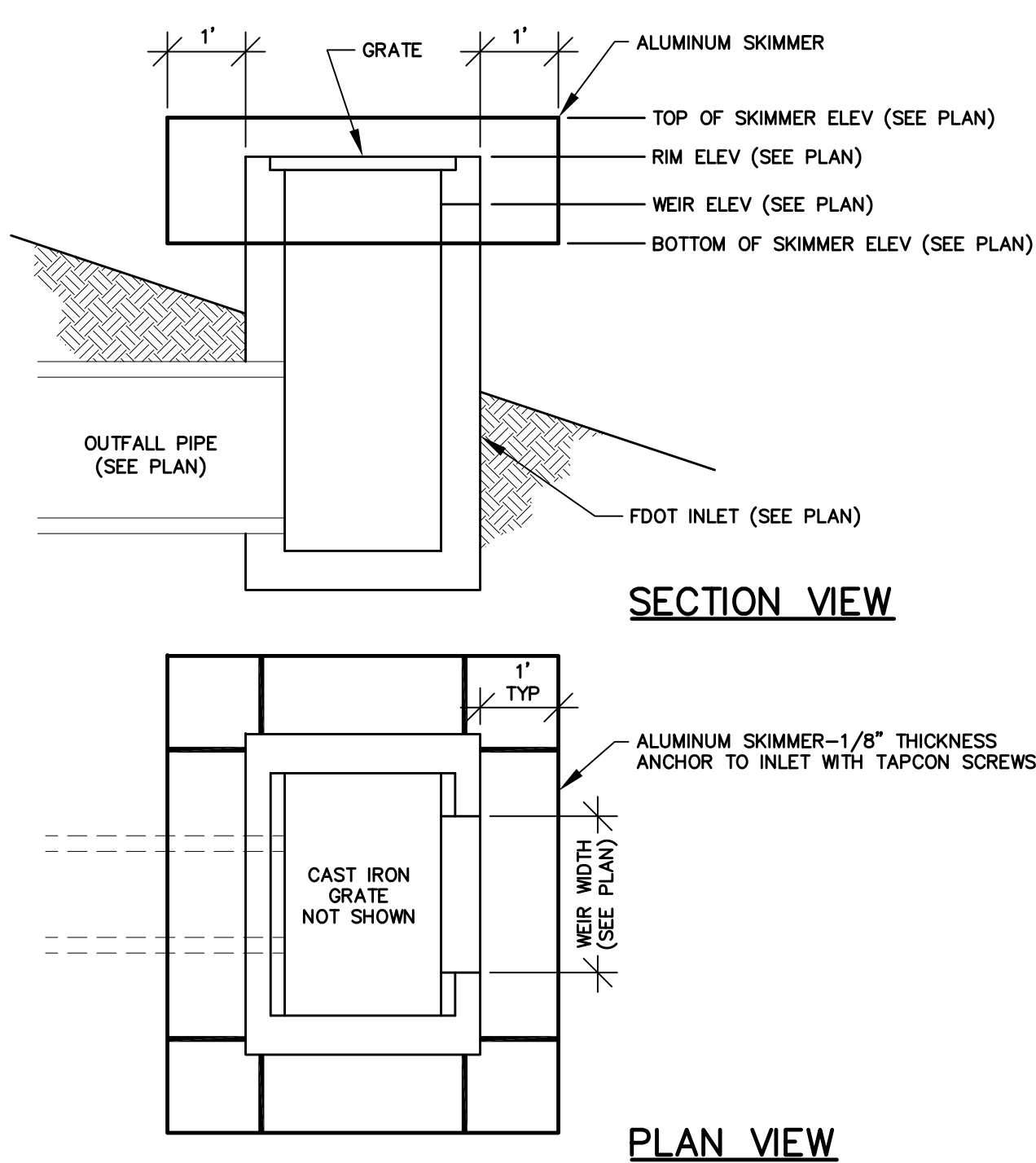
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C-7
SANITARY SINGLE SERVICE DETAIL
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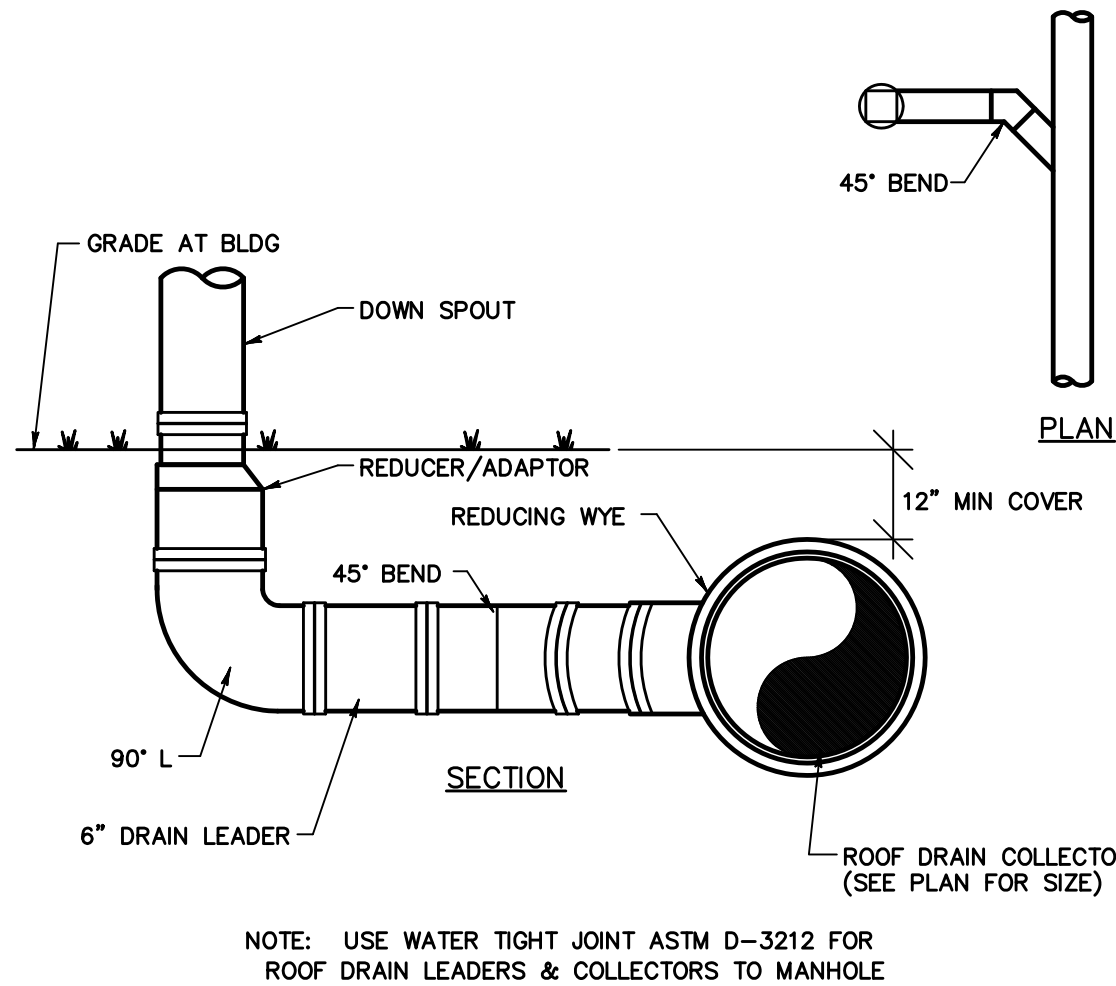
D
C-7
PIPE BEDDING DETAILS
NTS



E
C-7
FLUME DETAIL
NTS



F
C-7
OUTFALL DETAIL
NTS



G
C-7
ROOF DRAIN CONNECTION DETAIL
NTS

FDEP MINIMUM SEPARATION REQUIREMENTS (FAC 62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER, FIRE HYDRANT LEADS, AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 361.006(5)(2), F.S., AND RULE 64C-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B), ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

H
C-7
FDEP MINIMUM SEPARATION NOTES
NTS



ENGINEERS CERTIFICATION
STEVEN W. MONROE, P.E. #61778

SIGNATURE: _____
DATE: **APRIL 12, 2019**
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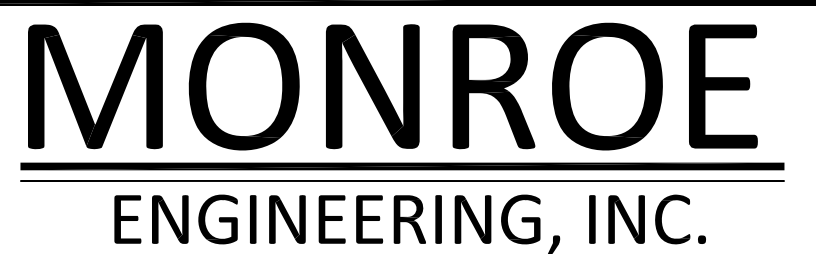
MONROE ENGINEERING, INC.
CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: **DR. JOE LEE SMITH COMMUNITY CENTER**

SEAL: SHEET TITLE: **UTILITY DETAILS**

ISSUE DATE: 12-5-18	DRAWN BY: SM	CHECK BY: SM	APPR. BY: SM	SCALE: 1:30
REV. BY: DATE	ISSUED FOR BID			JOB NO.
1. SM 12-5-18				18-031
				SHEET: 8 OF 12
				C-7

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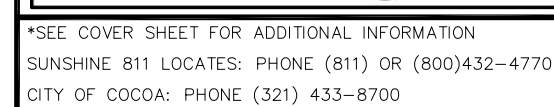
CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL. 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER

SEAL:	SHEET TITLE:	UTILITY DETAILS
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ISSUE DATE: 12-5-18		DRAWN BY: SM	CHECK BY: SM	APPR. BY: SM	SCALE: 1:30
REV. BY	DATE	ISSUED FOR BID REV PER CITY OF COCOA			JOB NO.
SM	12-5-18				18-031
SM	4-12-19				
					SHEET: 9 OF 12
					C-8

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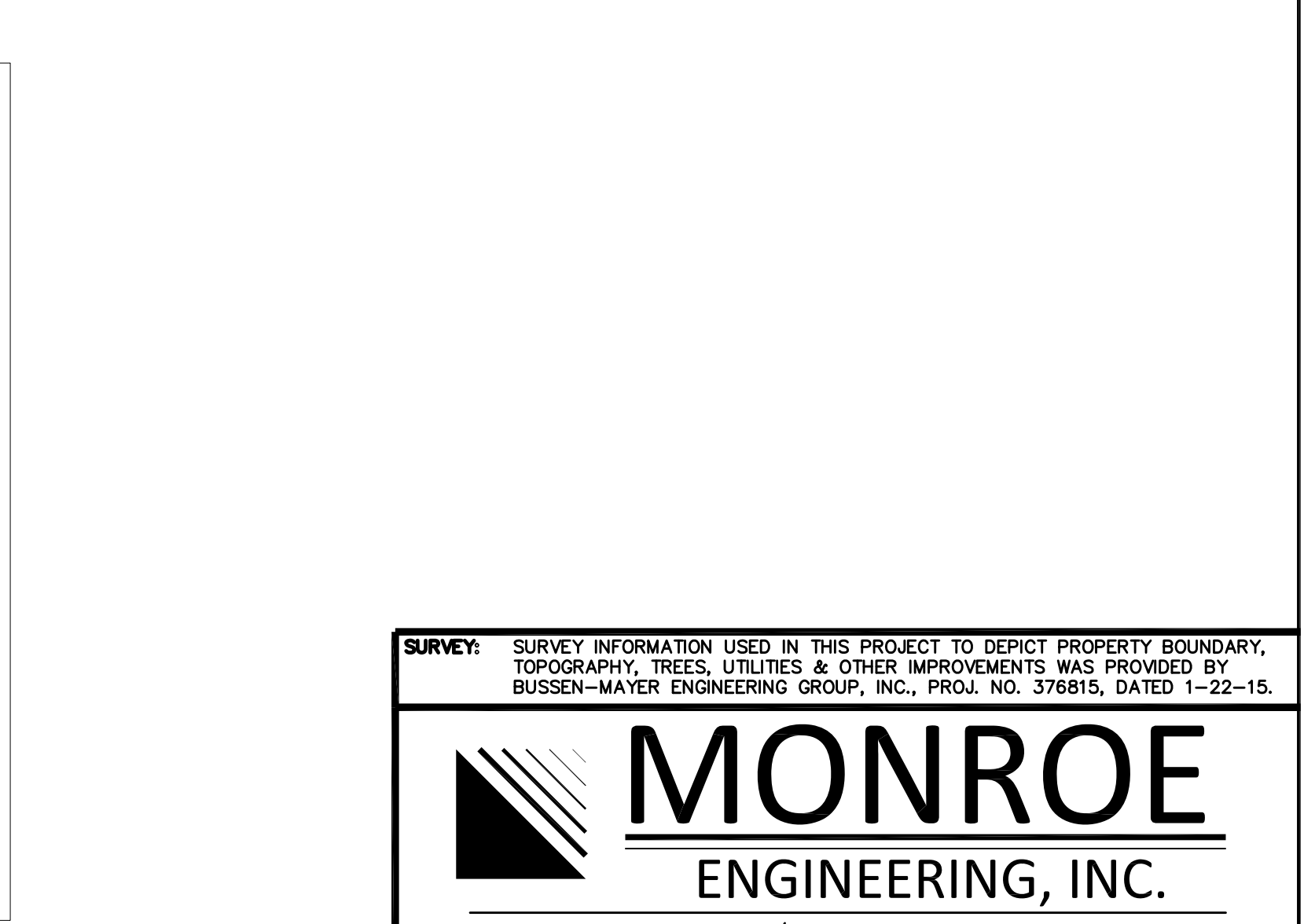
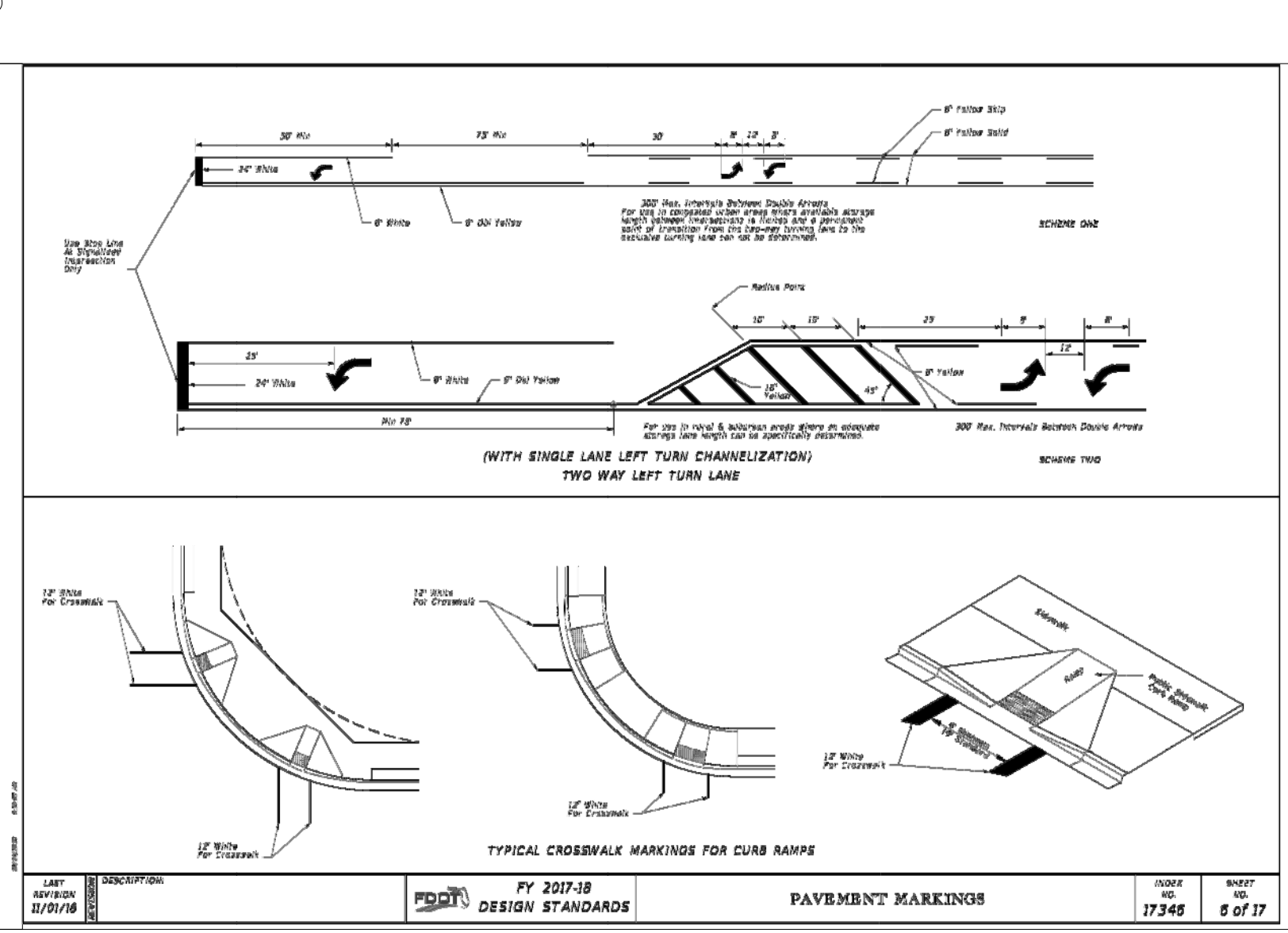
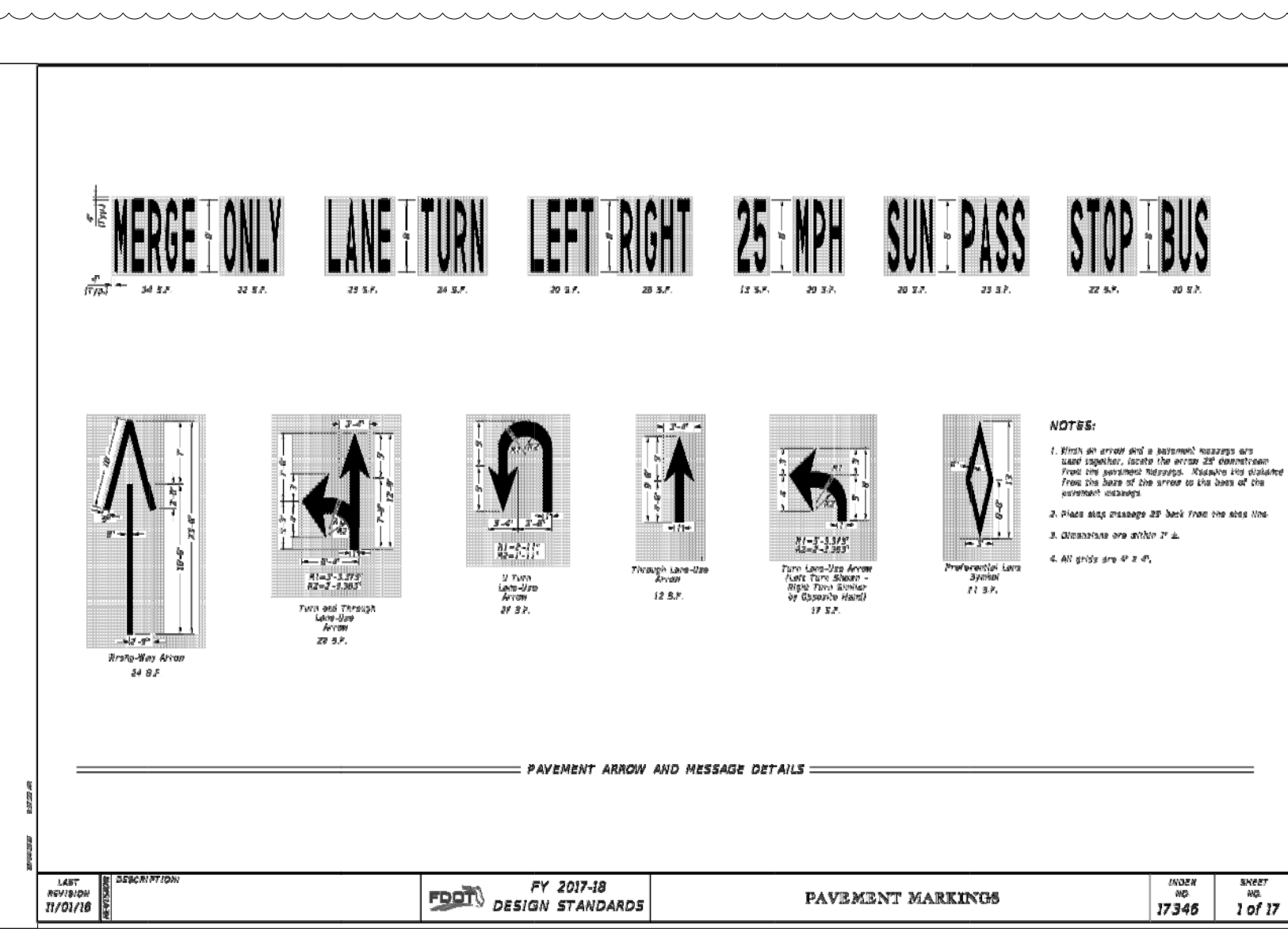
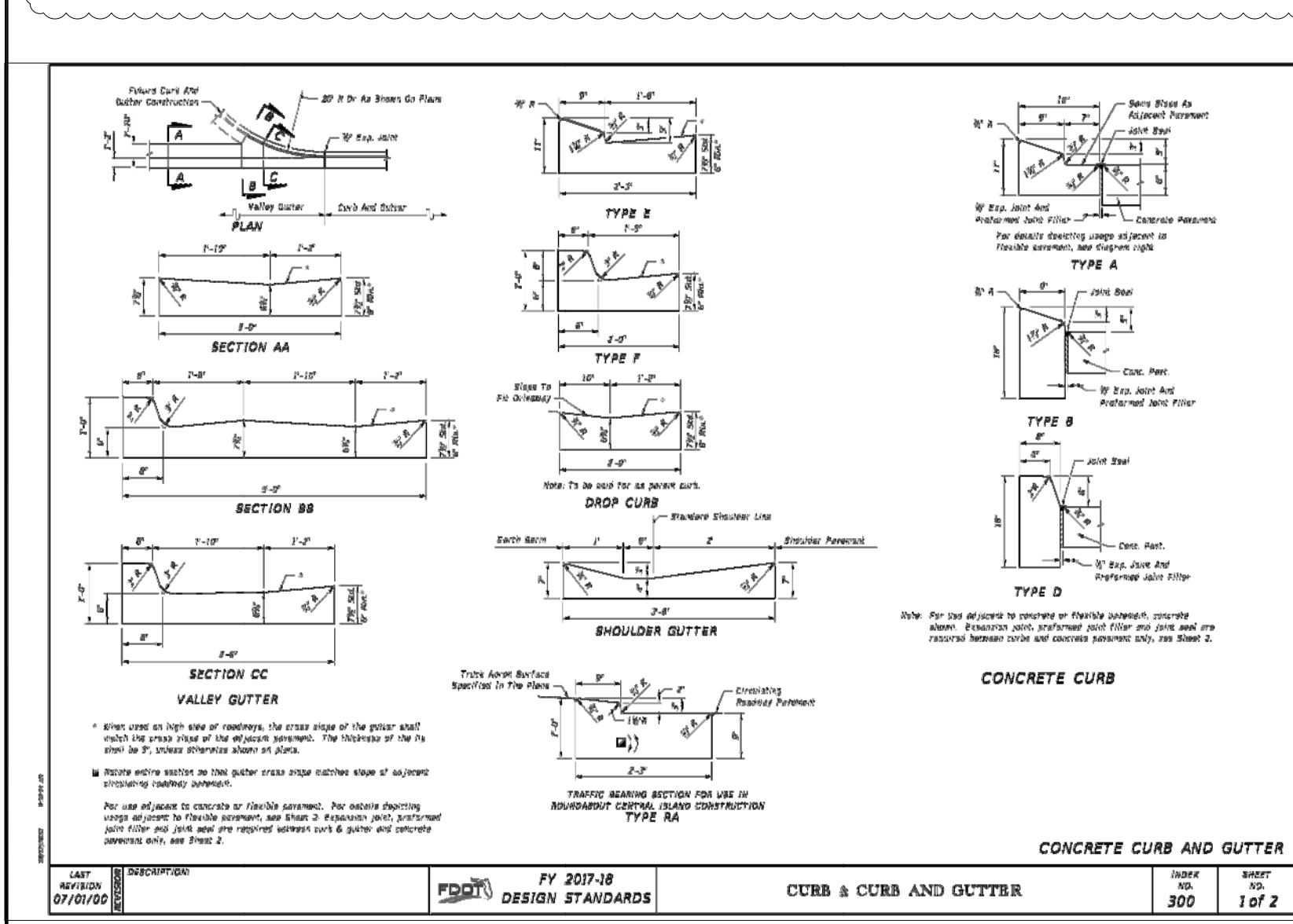
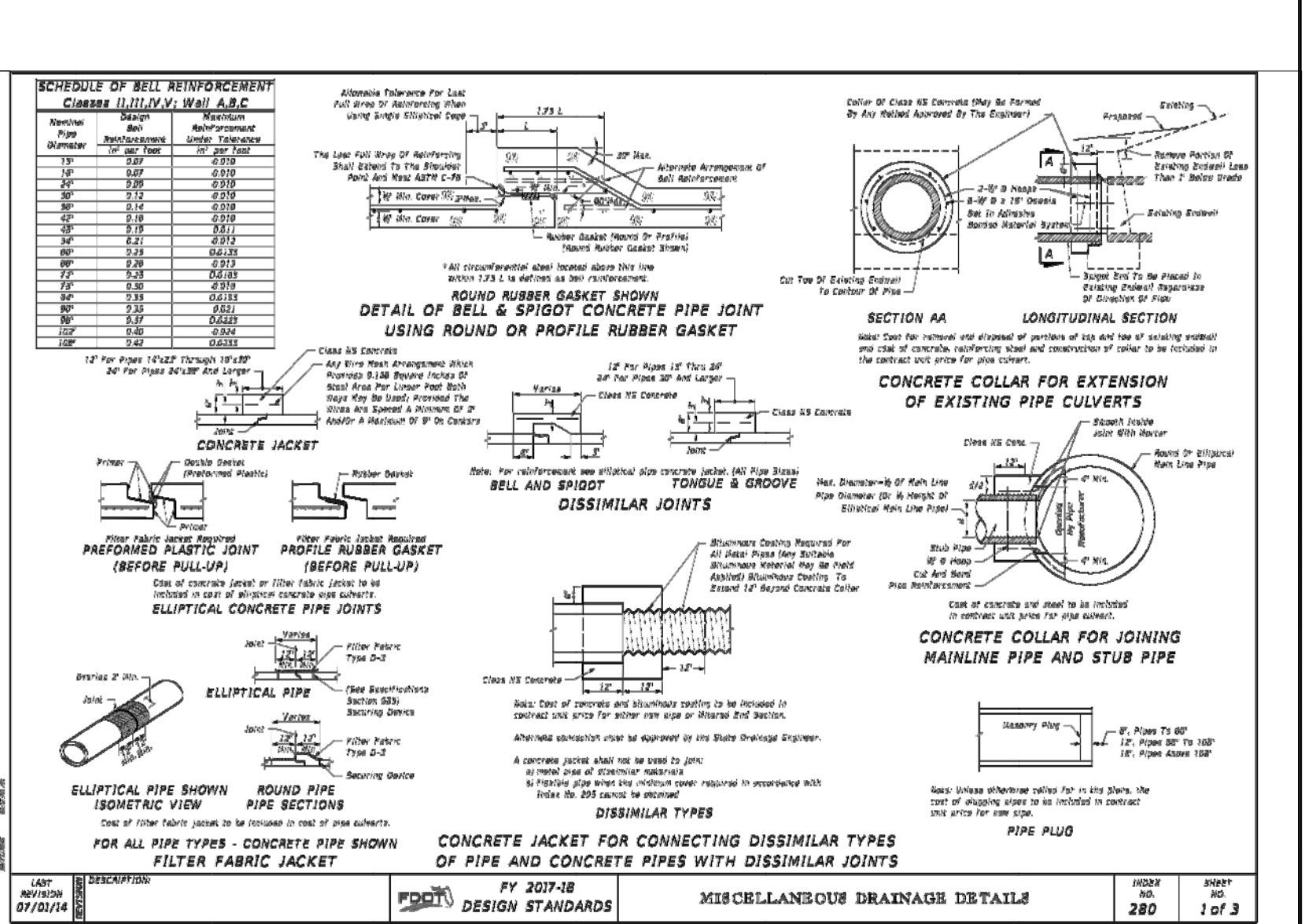
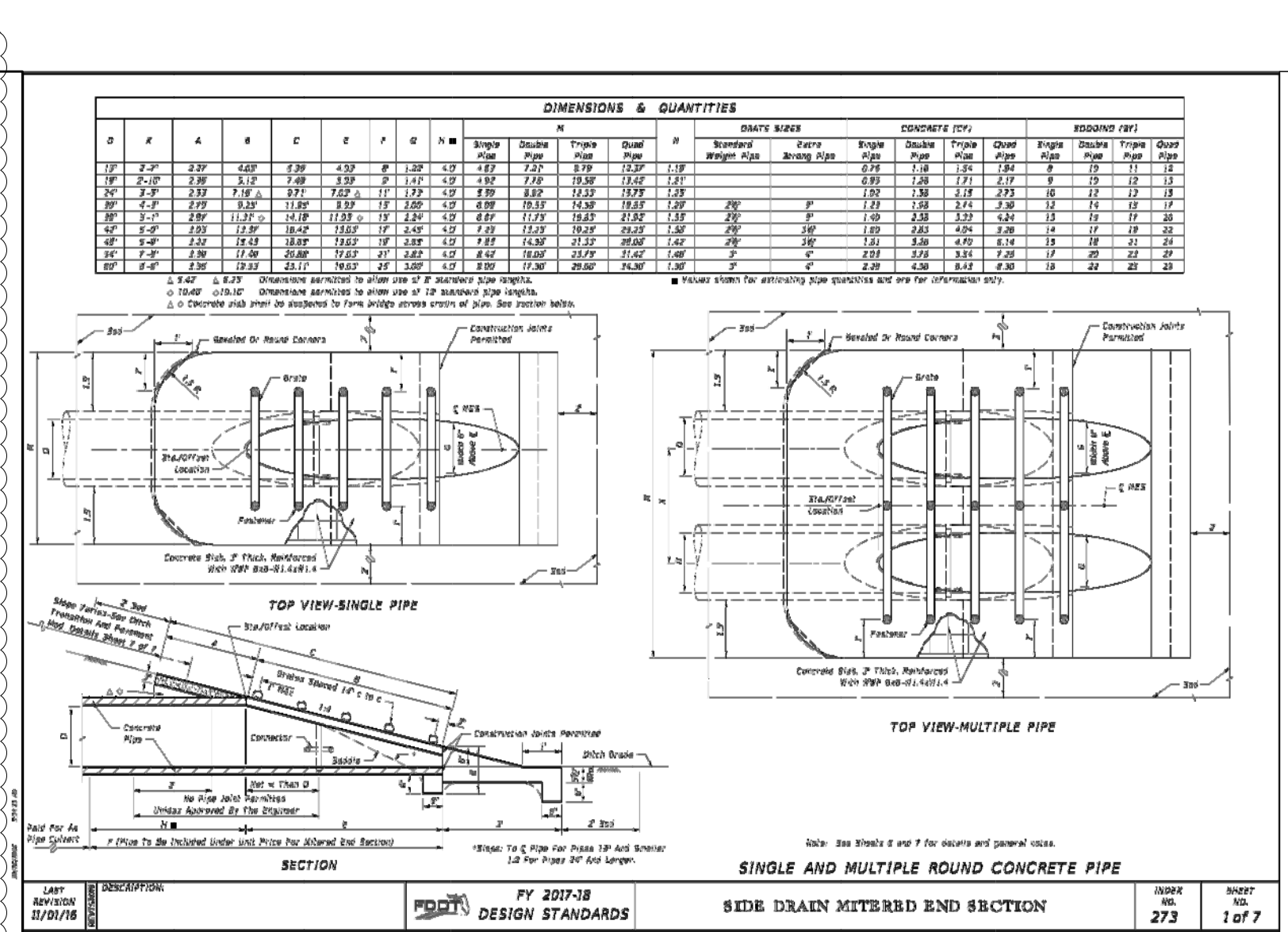
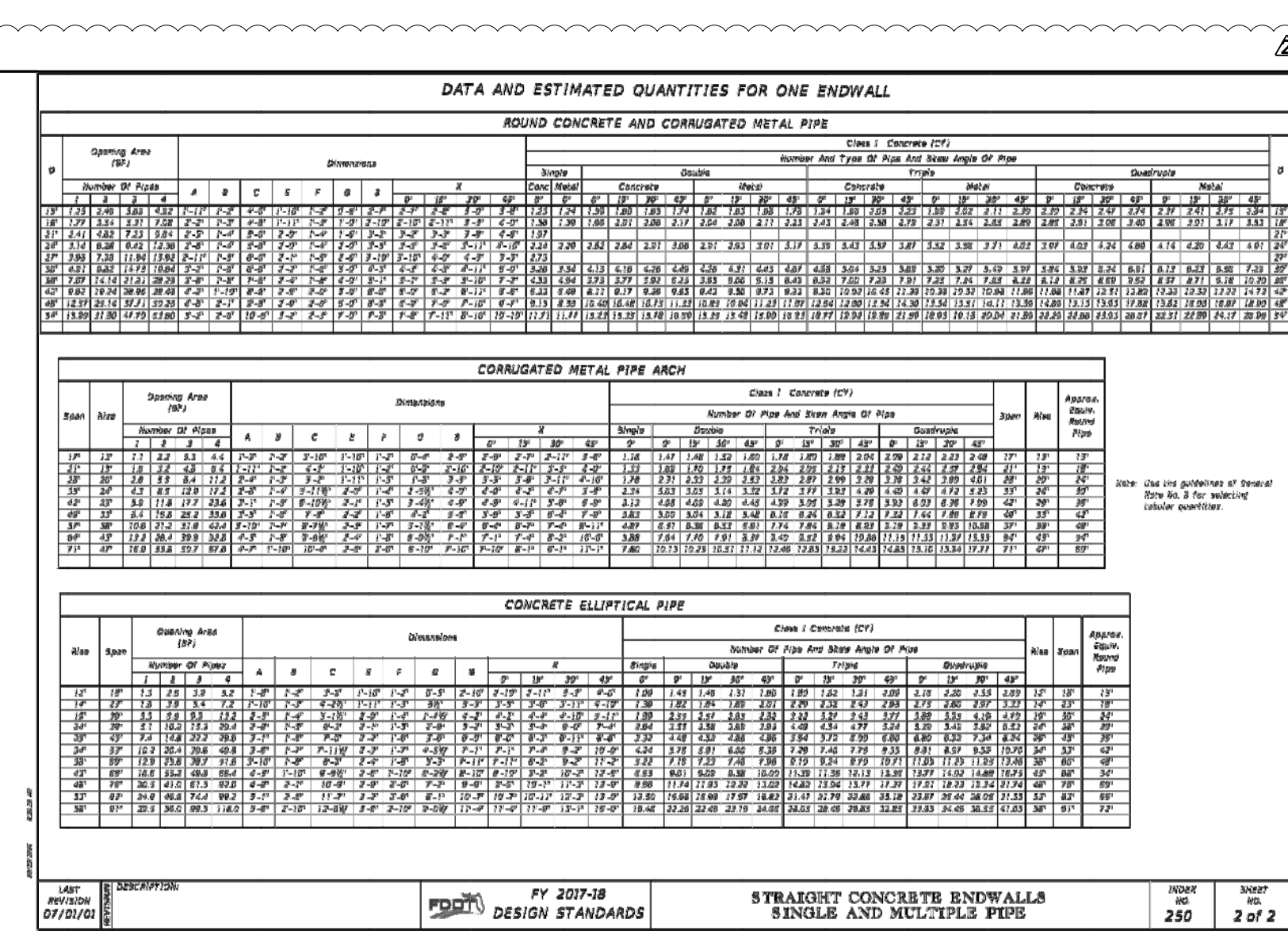
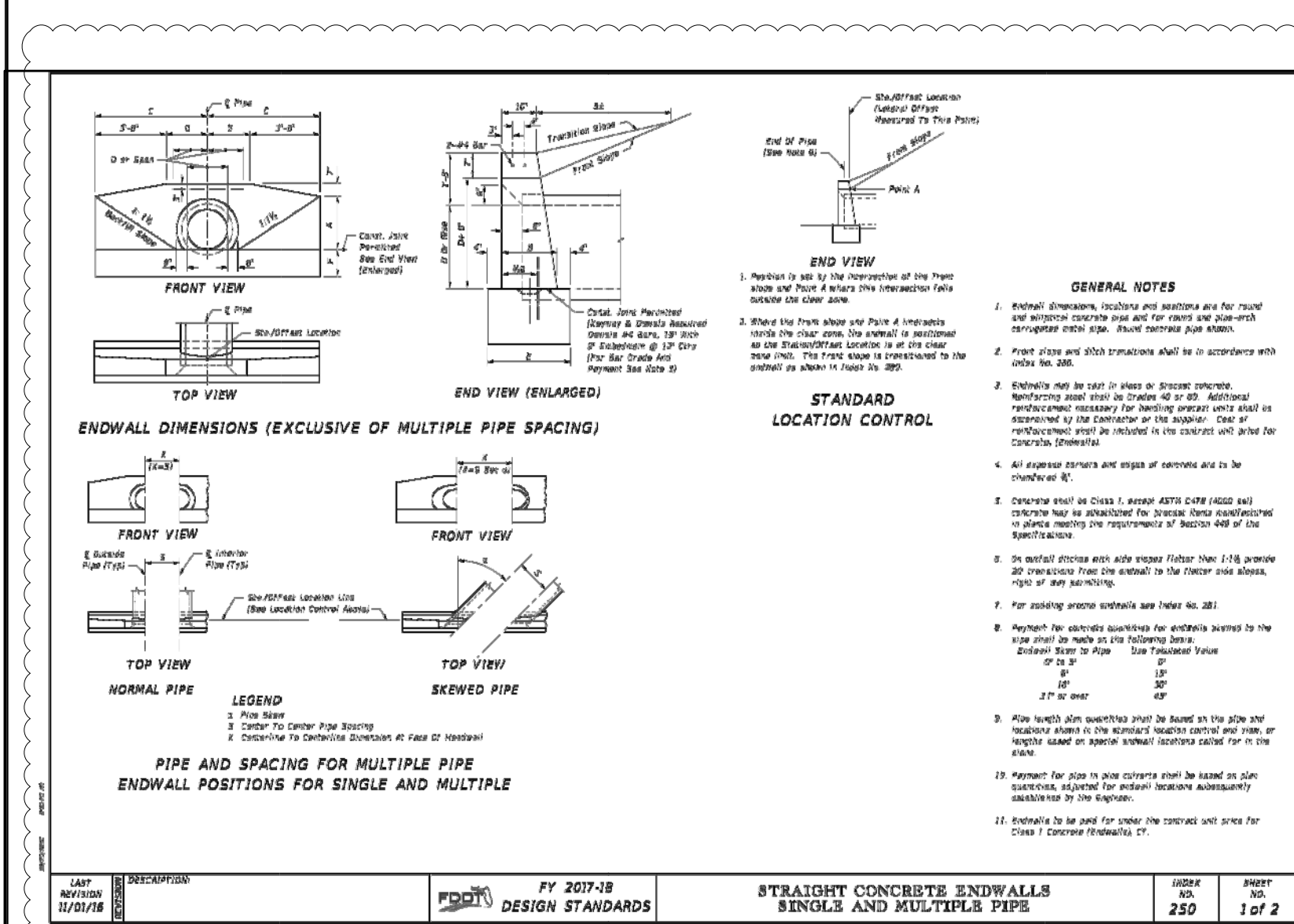
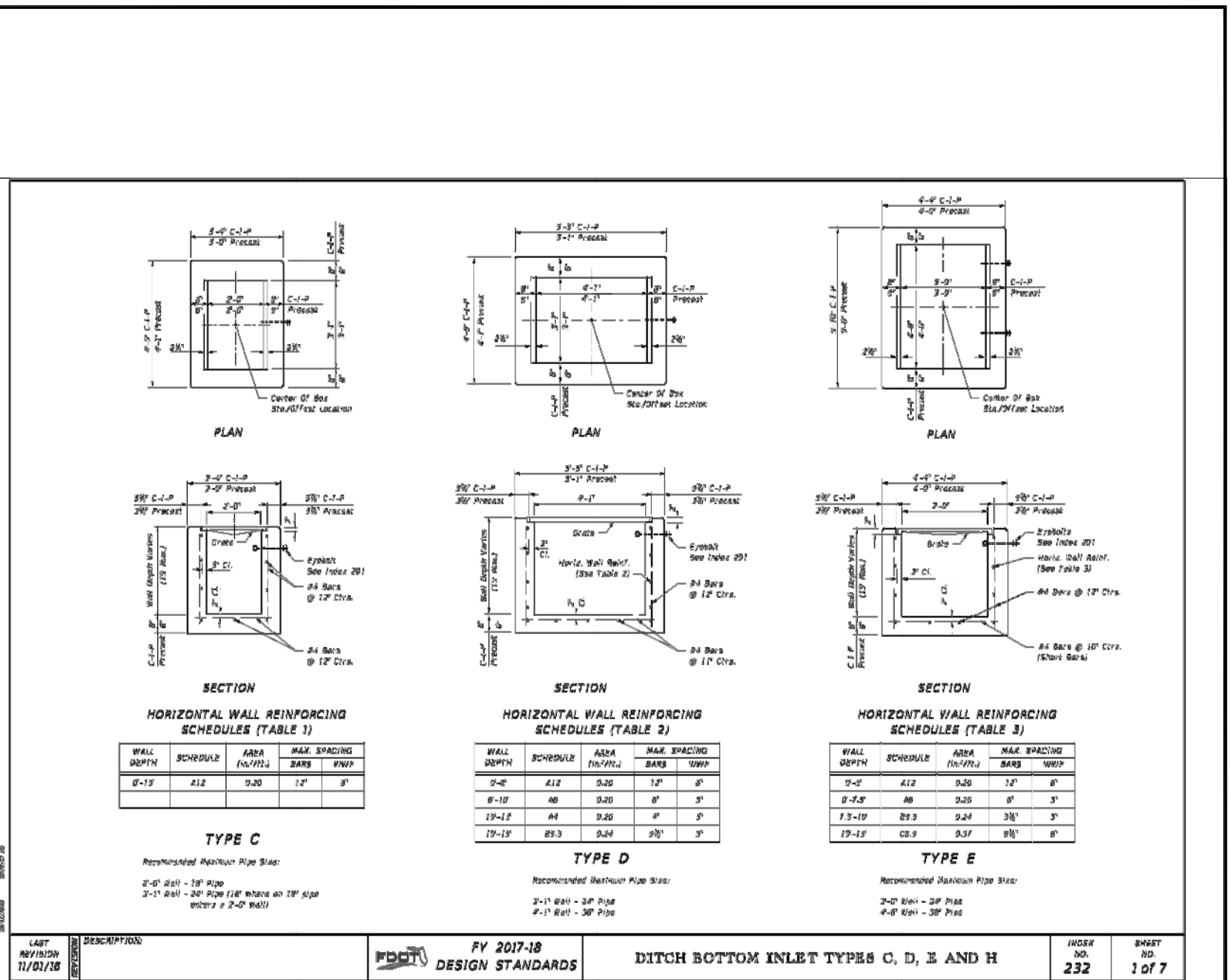
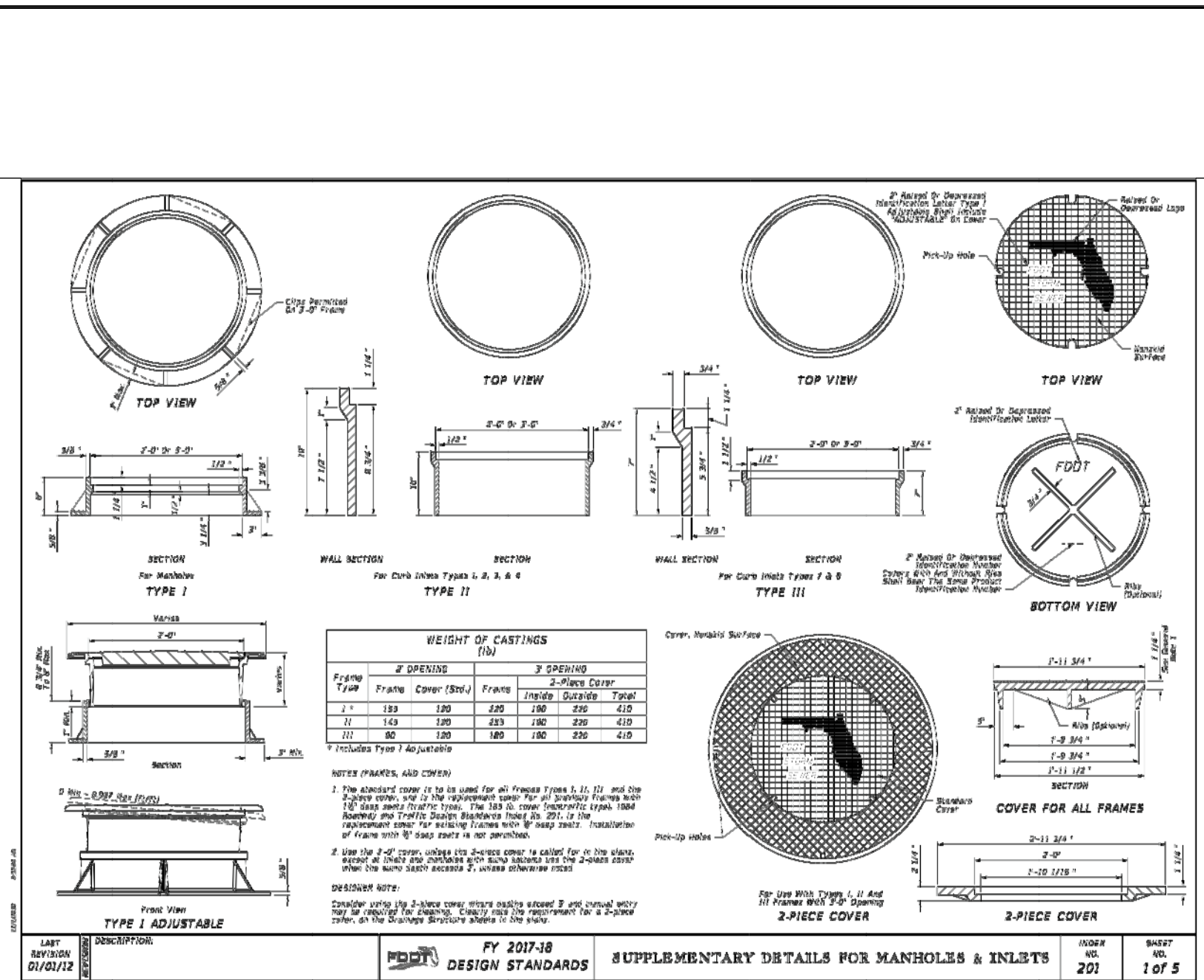
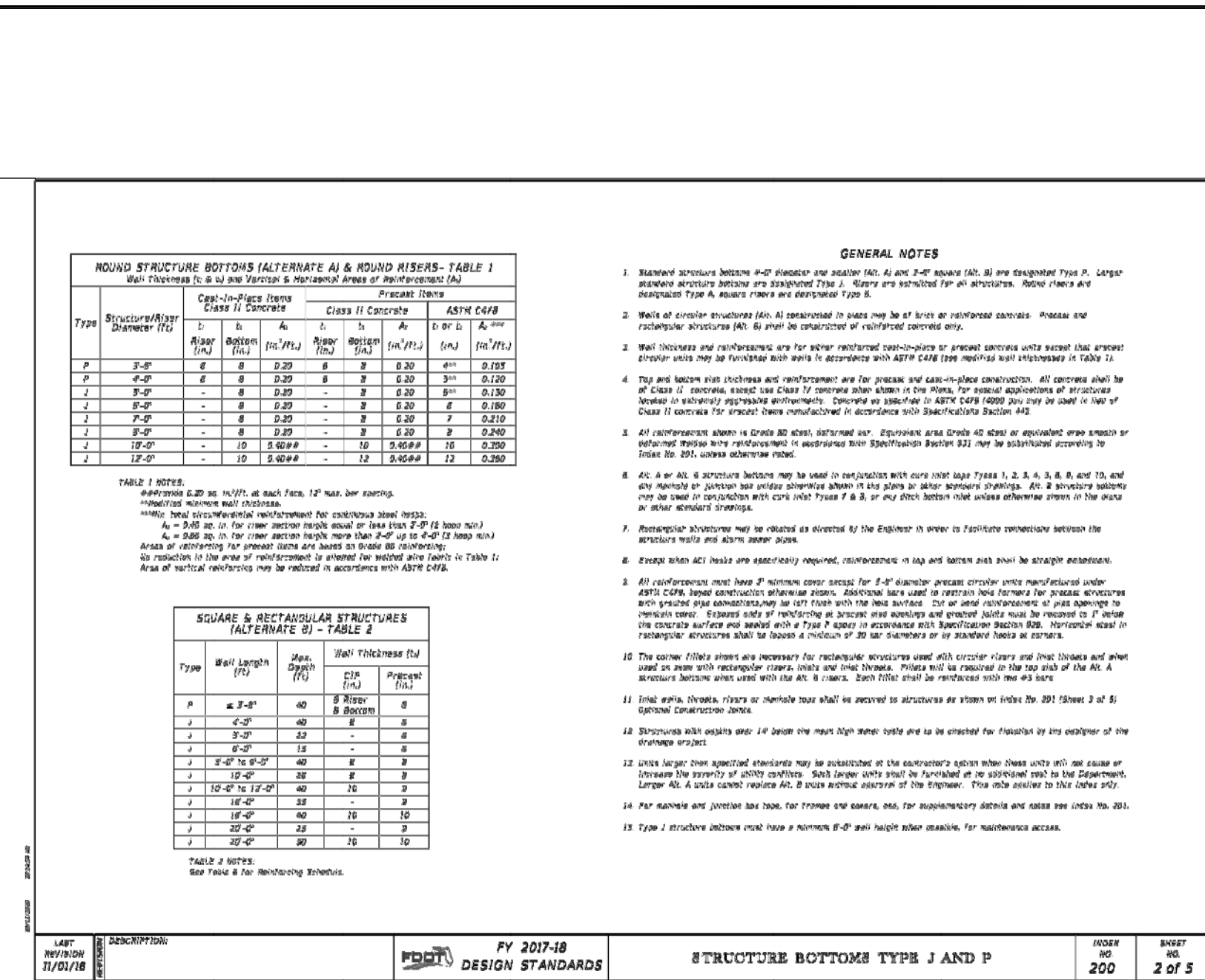
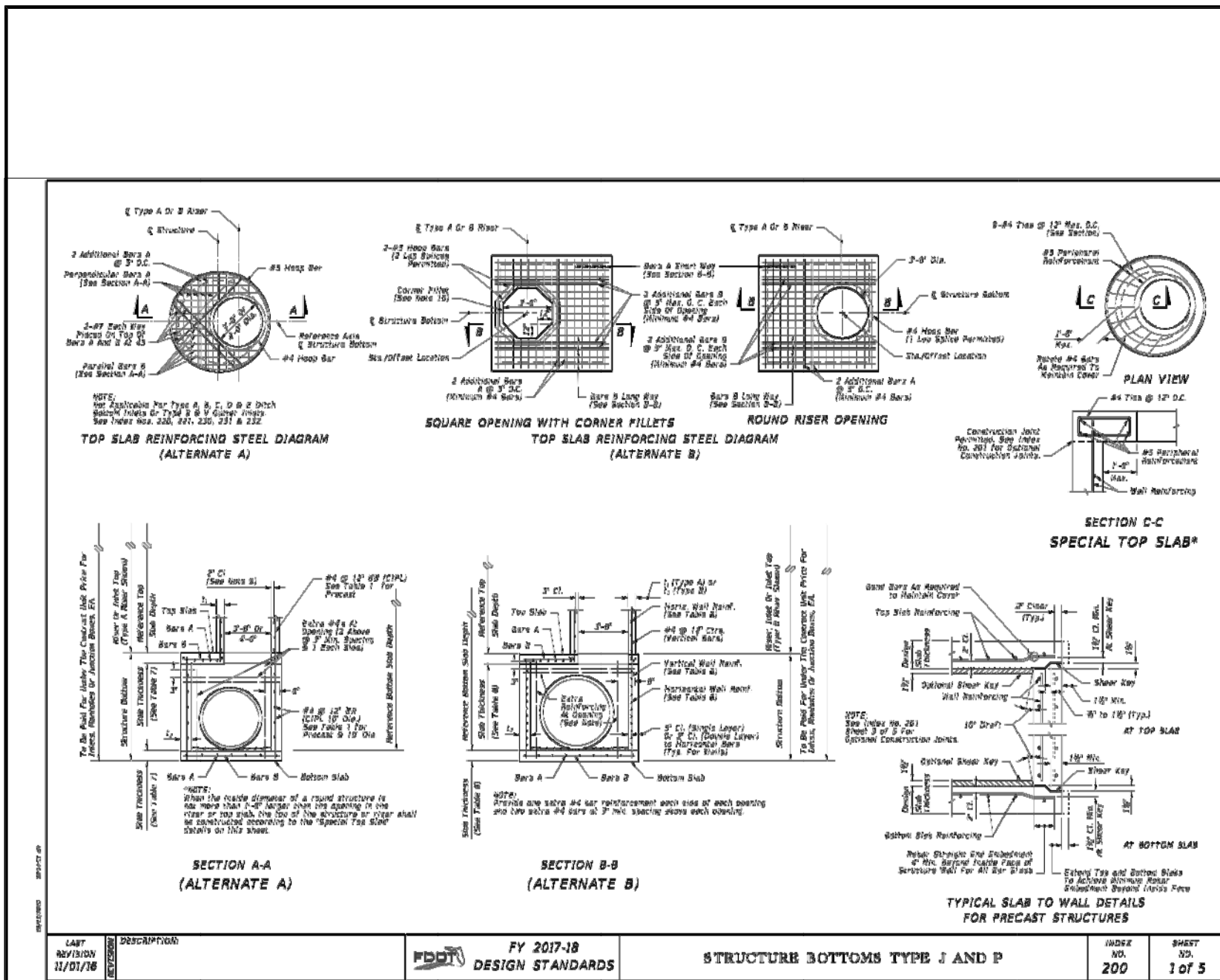
ENGINEERS CERTIFICATION

STEVEN W. MONROE, P.E. #61778

SIGNATURE: _____

DATE: APRIL 12, 2019

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CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER

SHEET TITLE: FDOT INDEX

SCALE: 1:30

DATE: 12-5-18

ISSUED FOR: BID

REV PER CITY OF COCOA:

JOB NO: 18-031

SHEET NO: 10 OF 12

C-9

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CITY OF COCOA: PHONE (321) 433-8700

ENGINEERS CERTIFICATION

STEVEN W. MONROE, P.E. #61778

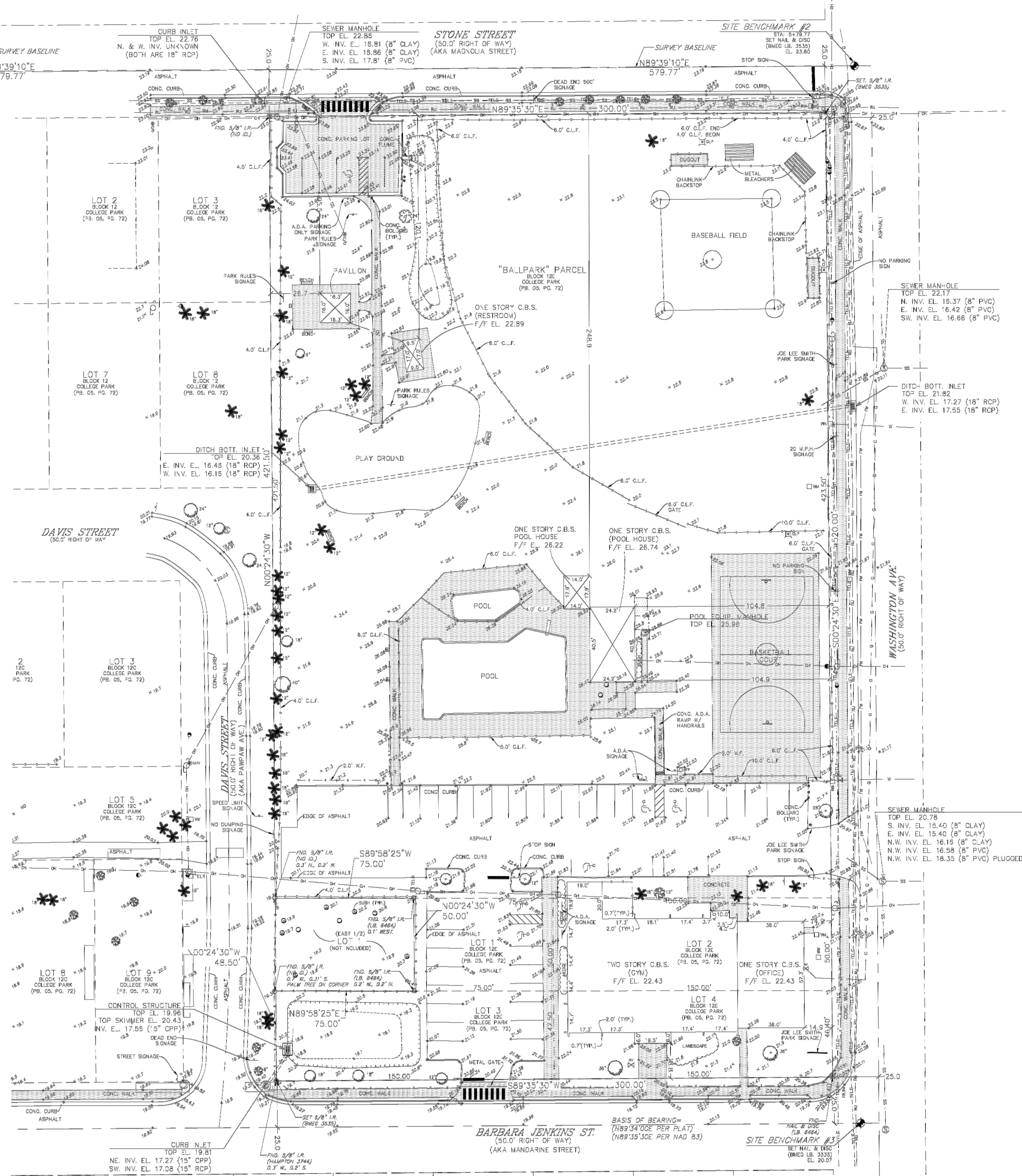
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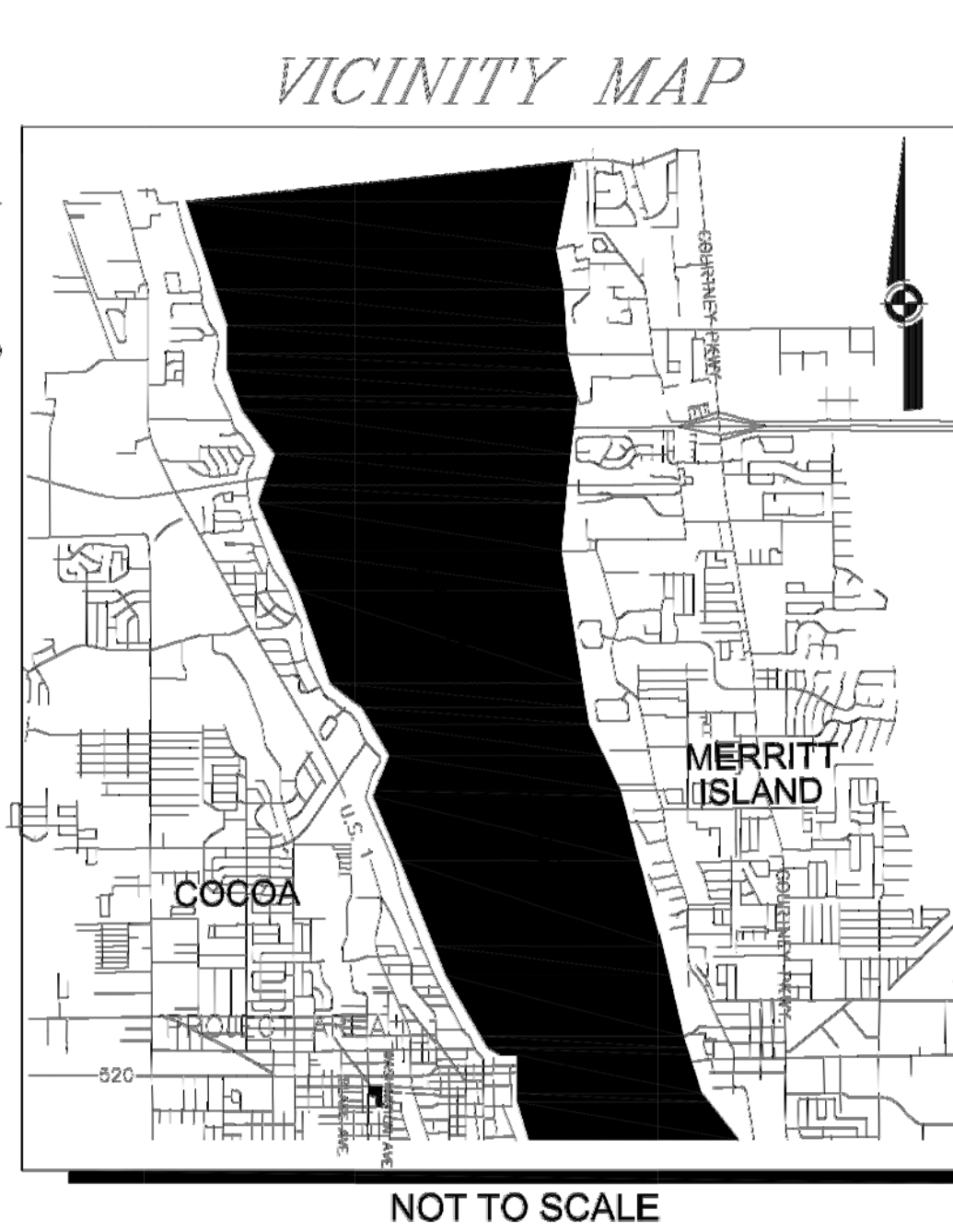
ABBREVIATION'S & LEGEND

(C)	CAULATED	⊕	BENCHMARK
(D)	DESCRIBED		
(M)	MEASURED	⊕CATV	CABLE TV RISER
(P)	PLAT		
AC.	ACRE		
B.K.	BOOK	⊗ETB	ELECTRIC TRANSFORMER
B.M.E.G.	BUSSEN-MAYER ENGINEERING GROUP, INC.		
C.B.	CHORD BEARING	⊗	FIRE HYDRANT
C.B.S.	CONCRETE BLOCK STRUCTURE		
CH.	CHORD		
C/L	CENTERLINE	⊓	FOUND CONCRETE MONUMENT
CLF	CHAINLINK FENCE		
CLP	CONCRETE LIQ-T POLE		
CONC.	CONCRETE	⊙	FOUND IRON ROD
COR.	CORNER		
CPP	CONCRETE POWER POLE	⊓	DITCH BOTTOM INLET
D.B.	DEED BOOK		
DE.	DEGREES		
Δ	DELTA		
(D)	DESCRIBED	⊓CLP	LIGHT POLE (CONCRETE)
D.E.	DRAINAGE EASEMENT		
D.U.E.	DRAINAGE & UTILITY EASEMENT	⊗MLP	LIGHT POLE (METAL)
EP	EDGE OF PAVEMENT		
EL.	ELEVATION	Ⓢ	MANHOLE (SEWER)
EXIST.	EXISTING	Ⓢ	MANHOLE (STORM)
FD.	FOUND		
F/F	FINISHED FLOOR		
H.W.F.	HOG WIRE FENCE		
ID.	IDENTIFICATION	Ⓢ	MITERED END SECTION
I.R.	IRON ROD		
I.R.C.	IRON ROD AND CAP	Ⓢ	METER (ELECTRIC)
INV.	INVERT		
L.	LENGTH		
L.B.	LICENSED BUSINESS		
L.S.	LICENSED SURVEYOR	Ⓢ	METER (GAS)
MIN.	MINUTES		
±	MORE OR LESS		
N&D	NAIL & DISC	Ⓢ	METER (WATER)
O.R.	OFFICIAL RECORDS		
O.R.B.	OFFICIAL RECORD BOOK		
P.C.	POINT OF CURVE	Ⓢ	PK NAIL & DISC
P.C.P.	PERMANENT CONTROL POINT	Ⓢ	POWER POLE (CONCRETE)
P.G.	PAGE		
P.I.	POINT OF INTERSECTION	Ⓢ	POWER POLE (CUT WIRE)
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT	Ⓢ	POWER POLE (WOOD)
P.A.	POINT OF REVERSE CURVE		
P.M.	PERMANENT REFERENCE MONUMENT		
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER		
P.T.	POINT OF TANGENT	Ⓢ	SET CONCRETE MONUMENT
P.V.C.	POLYVINYL CHLORIDE PIPE		
R.	RAJUS	Ⓢ	SET IRON ROD AND CAP
RB.	5/8" REBAR		
RB./C	5/8" REBAR & CAP		
R.C.P.	REINFORCED CONC. PIPE		
RGE.	RANGE		
R/W	RIGHT OF WAY		
SEC.	SECTION		
SAN.	SANITARY	Ⓢ	SET NAIL AND DISC
T	TANGENT		
TWN.	TOWNSHIP	Ⓢ	SIGN
U.E.	UTILITY EASEMENT		
W.F.	WOOD FENCE	Ⓢ/C	SEWER CLEANOUT
⊕	CHAINLINK FENCE	ⓈTER	TELEPHONE RISER
⊕	WOOD FENCE		
⊕S	SANITARY SEWER	Ⓢ	TREE (PALM)
⊕HE	OVERHEAD ELECTRIC		
⊕M	WATER MAIN	Ⓢ	TREE (OAK)
⊕M	FORCEMAIN		
⊕U	RE-USE	Ⓢ	TREE (M.S.C. NON-SPECIMEN)
⊕LE	FIBER OPTIC	Ⓢ	VALVE (FORCEMAIN)
⊕S	STORM SEWER		
⊕S	TOP OF BANK	Ⓢ	VALVE (GAS)
⊕S	CONCRETE	Ⓢ	VALVE (IRRIGATION)
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LEGAL DESCRIPTION
THE EAST 1/2 OF LOT 1, ALL OF LOTS 2,3,4 AND THE "BALLPARK PARCEL", ALL IN BLOCK 12E, AS SHOWN ON THE "AMENDED MAP OF COLLEGE PARK", AS FILED AND RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
CONTAINING ± 3.49 ACRES MORE OR LESS.

- NOTES:**
- LOT DIMENSIONS SHOWN ARE PLAT DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.
 - BEARINGS SHOWN ARE BASED ON THE CENTERLINE OF BARBRA JENKINS STREET RIGHT OF WAY HAVING A PLATTED BEARING OF N89°34'00"E, WHICH ROTATED TO BE COORDINATE CORRECT BASED ON STATE PLANE EAST (NAD 83) COORDINATE SYSTEM= N89°35'30"E.
 - DATE OF FIELD SURVEY: JANUARY 5TH, 2015.
 - SUBJECT PARCEL CONTAINS 3.49 ACRES MORE OR LESS.
 - LOCATION OF UNDERGROUND UTILITIES ARE BASED VISIBLE SURFACE EVIDENCE AND SURFACE MARKINGS BY THE VARIOUS UTILITY COMPANIES PER SUNSHINE TICKET NO. 8503879, 8503737, 8503777, AND 8503709 THE FOLLOWING RESPONSES FROM UTILITY COMPANIES ARE:
A) FPL- MARKED (SEE SURVEY)
B) FLORIDA CITY GAS- MARKED (SEE SURVEY)
C) AT&T- CLEAR
D) CENTURYLINK- CLEAR
E) LEVEL 3 COM- CLEAR
F) CITY OF COCOA WATER- MARKED (SEE SURVEY)
G) CITY OF COCOA SEWER- MARKED (SEE SURVEY)
H) SPRINT- MARKED (SEE SURVEY)
I) MCI- CLEAR (SEE SURVEY)
 - THIS SURVEY DOES NOT WARRANT TITLE.
 - ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 88 PER FOOT BENCH-MARK "OPS 15 70 92 10.07" LOCATED AT THE S.W. CORNER OF OLD S.R. 520 BRIDGE (NOW A FISHING PIER) OVER THE INDIAN RIVER, HAVING A PUBLISHED ELEVATION OF 8.72. SITE BENCHMARKS AS SHOWN.
 - THE LIMITS OF THIS TOPOGRAPHIC SURVEY LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 1200900430G, MAP REVISED MARCH 17, 2014 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES LISTED BELOW; COPIES ARE VALID ONLY WHEN BEARING THE SURVEYOR'S ORIGINAL SIGNATURE AND EMBOSSED SEAL.
 - THE SURVEY CERTIFIED CORRECT TO: CITY OF COCOA



Sec: 33
Twp: 24 South
Rng: 36 East
Design by : -
Drawn by : AJH
Checked by : JBC

CERTIFICATE:
I hereby certify that the survey shown hereon is true and correct to the best of my knowledge and belief, as performed under any direct and indirect supervision, and that I am a duly Licensed Professional Land Surveyor in the State of Florida, pursuant to Section 472.027, Florida Statute.

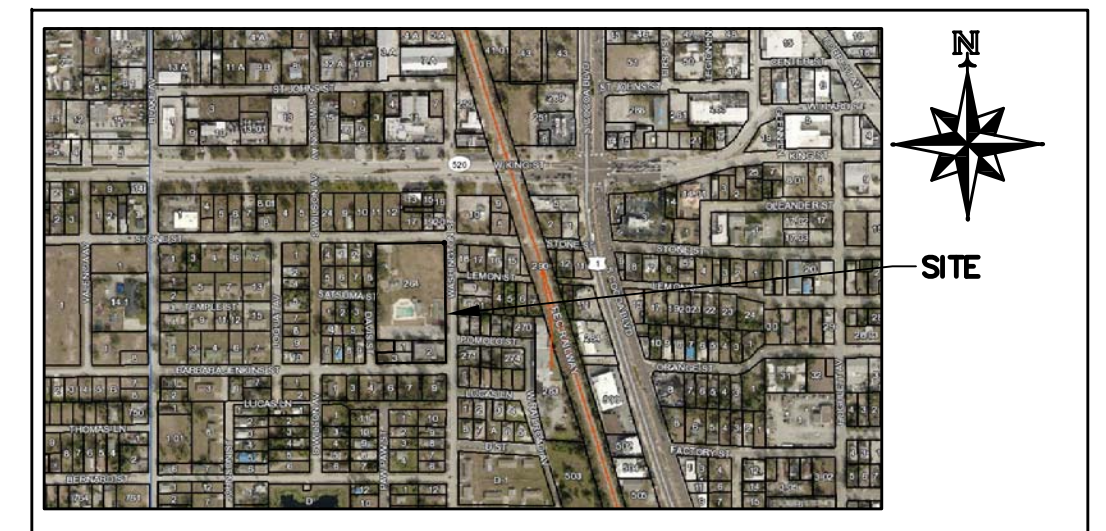
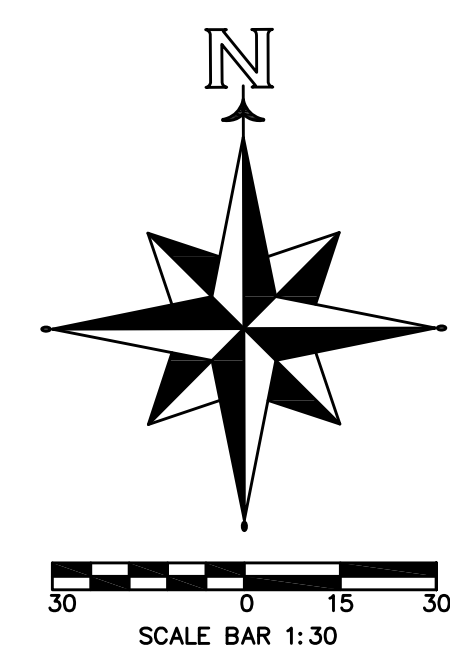
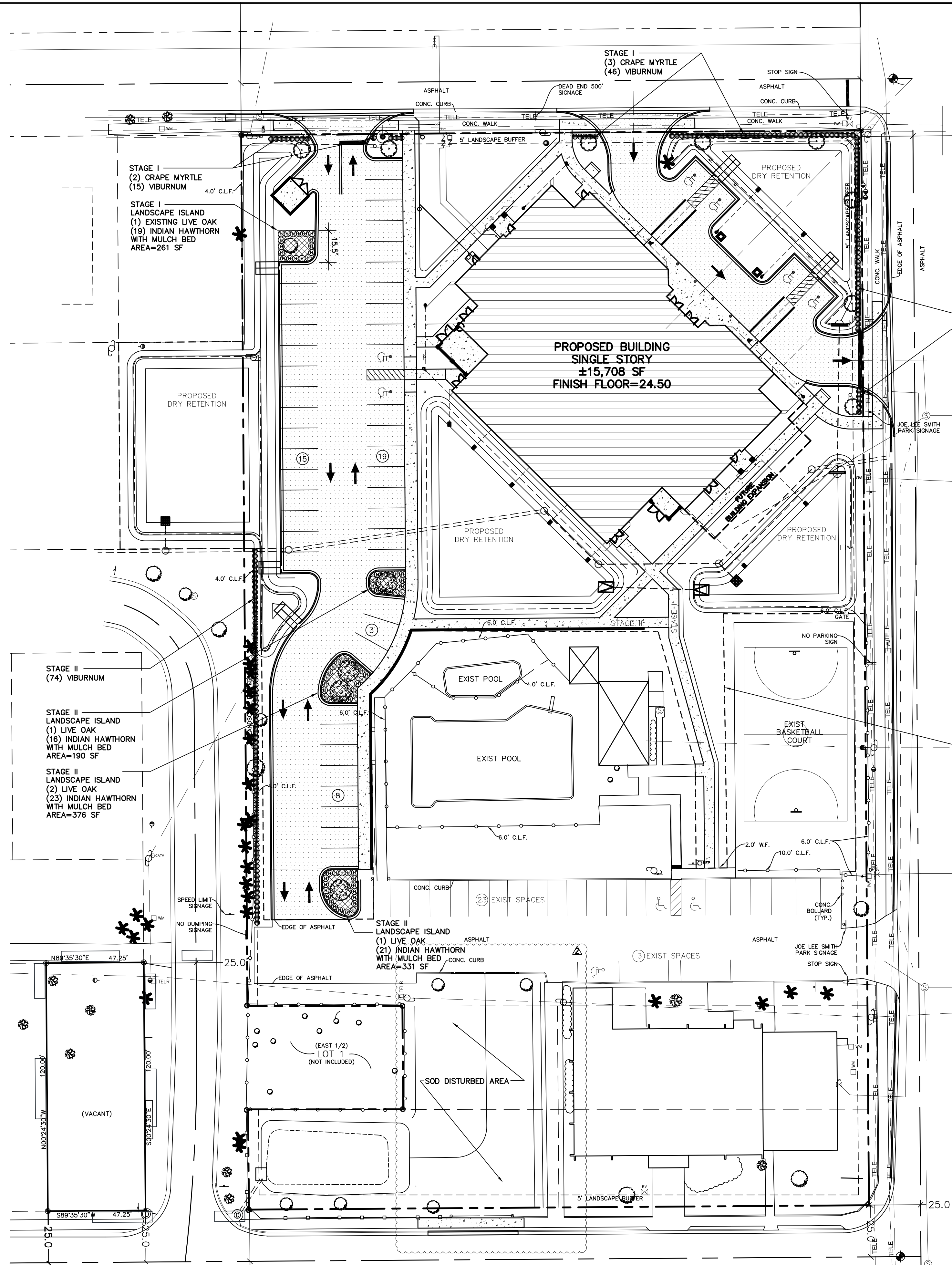
Joseph Barry Coburn, P.L.S.
FLORIDA SURVEYORS' CERTIFICATE NO.: 4524
BUSSEN-MAYER ENGINEERING GROUP, INC.

BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR:
CITY OF COCOA
JOE LEE SMITH PARK
City of Cocoa

Date : 01/22/15
Scale : 1" = 20'
Proj. No.: 376815
Sheet No. 1 of 1

CITY OF COCOA PROJECT P.O. NO. 65088

PROJECT: DR. JOE LEE SMITH COMMUNITY CENTER 18-031
SHEET TITLE: SURVEY
SHEET NO.: 11 OF 12
C-10



DIRECTIONS:
TAKE INTERSTATE HIGHWAY 195 EXIT 201, SR 520 (KING STREET) IN COCOA. CONTINUE EAST ON SR 520 FOR 3.7 MILES TO WASHINGTON AVENUE. TURN SOUTH ONTO WASHINGTON AVENUE AND CONTINUE FOR ONE BLOCK TO STONE STREET. SITE IS LOCATED ON THE SW CORNER OF STONE STREET AND WASHINGTON AVENUE.

VICINITY

LANDSCAPE NOTES:

1. ALL LANDSCAPE SHALL MEET THE CITY OF COCOA CRITERIA AS A MINIMUM. ANY SUBSTITUTIONS OR CHANGES MADE TO THIS LANDSCAPE PLAN MUST BE APPROVED BY THE CITY.
2. ALL LANDSCAPE AREAS (TREES, PLANTS & SOD) TO BE FULLY IRRIGATED.
3. AUTOMATIC IRRIGATION SYSTEM DESIGNED & INSTALLED BY IRRIGATION CONTRACTOR MUST BE EQUIPPED WITH A RAIN SENSOR. IRRIGATION SYSTEM PERMITS SHALL BE OBTAINED PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIALS ARE TO BE FLORIDA #1 GRADE OR BETTER AS DEFINED IN "GRADE STANDARDS FOR NURSERY PLANTS", 1998 EDITION, PUBLISHED BY FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
5. ALL SIDE SLOPES GREATER THAN 4:1 SHALL BE FULLY SODDED. SOD IS TO BE PINNED IN PLACE ON SLOPES GREATER THAN 3:1.
6. ALL NEW TREES TO BE GRADE #1 OR BETTER PER GRADES & STANDARDS, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE (1998).
7. IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE OVER SPRAY, RUN-OFF AND PONDING OF RECLAIMED WATER. DISCHARGE INTO WATER BODIES THAT DISCHARGE DIRECTLY OR INDIRECTLY INTO WATERS OF THE STATE IS PROHIBITED.

RECLAIMED WATER (IF APPLICABLE):

1. ALL RECLAIMED WATER IRRIGATION SYSTEM PIPING, FIXTURES AND DEVICES SHALL BE COLOR CODED PURPLE. THE PURPLE COLOR SHALL BE ADDED AS A PIGMENT TO THE MATERIAL AT TIME OF MANUFACTURER.
2. ALL RECLAIMED WATER VALVE BOXES, METER BOXES OR SIMILAR DEVICE COVERS SHALL BE LABELED "RECLAIMED WATER" AND COLOR CODED PURPLE.
3. REUSE IRRIGATION SYSTEM DESIGNED & INSTALLED BY IRRIGATION CONTRACTOR (IF APPLICABLE). IRRIGATION SYSTEM PERMITS SHALL BE OBTAINED PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS:

TREES (BETWEEN ABUTTING ROW & ADJACENT OFF-STREET PARKING):

- (1) TREE PER 50% OF RIGHT OF WAY
- NORTH: 152 LF LOT PERIMETER / 50 = 3 TREES REQUIRED
= 0 TREES EXISTING
= 5 TREES PROVIDED
= 61 SHRUBS PROVIDED
- EAST: 114 LF LOT PERIMETER / 50 = 3 TREES REQUIRED
= 0 TREES EXISTING
= 3 TREES PROVIDED
= 46 SHRUBS PROVIDED
- WEST: 183 LF LOT PERIMETER / 50 = 4 TREES REQUIRED
= 19 TREES EXISTING
= 0 TREES PROVIDED
= 74 SHRUBS PROVIDED

TREES (PERIMETER ABUTTING COMMERCIAL PROPERTY): NA

INTERIOR LANDSCAPE:

- 10 SF INTERIOR LANDSCAPE PER PARKING SPACE
49 PARKING SPACES X 10 SF = 490 SF REQUIRED
= 1,158 SF PROVIDED
- (1) TREE PER INTERIOR LANDSCAPE ISLAND
4 INTERIOR ISLANDS X 1 TREE = 4 TREES REQUIRED
OR (THE GREATER)
- 1 TREE PER 100 SF OF REQUIRED INTERIOR LANDSCAPE
REQUIRED INTERIOR LANDSCAPE 490 SF / 100 = 5 TREES REQUIRED
= 5 TREES PROVIDED

NOTE: RECLAIMED WATER IS NOT AVAILABLE TO THIS SITE. IRRIGATION SHALL BE PER IRRIGATION WELL & PUMP.

NOTE: SEED & MULCH BOTTOM OF DRY RETENTION PONDS. DO NOT SOD.
SOD ALL DRY RETENTION SIDE SLOPES

PROJECT AREA

PLANT LEGEND (TOTAL QUANTITIES FOR SITE)									
TYPE	SYMBOL	LEGEND COMMON NAME	MIN. HEIGHT	MIN. SPREAD	TRUNK / SPACING	MIN. ROOT BALL	STAGE I	STAGE II	SITE QUANTITY
CANOPY		LAUREL OAK TREE (QUERCUS LAURIFOLIA)	10' O.A.	4'	2.0" DBH @ 4' HT. MIN. 3' TRK.	30 GAL.	0	4	4
CANOPY		CREPE MYRTLE (LAGERSTROEMIA)	8' O.A.	3'	1" DBH @ 4' HT. MIN. 3' TRK.	15 GAL.	8	0	8
SHRUBS		SANDAWKA VIBURNUM (VIBURNUM SUSPENSUM)	24" O.A.	18"	30" O.C.	3 GAL.	107	74	181
SHRUBS		INDIAN HAWTHORN (RAPHLOCEPIS SPP.)	18"-24" O.A.		36" O.C.	3 GAL.	19	60	79
SOD		BAHIA SOD							
MULCH		CYPRESS MULCH	3"						

Always call 811 two full business days before you dig

Sunshine811.com

SEE COVER SHEET FOR ADDITIONAL INFORMATION
SUNSHINE 811 LOCATES: PHONE (811) OR (800)432-4770
CITY OF COCOA: PHONE (321) 433-8700

ENGINEERS CERTIFICATION

STEVEN W. MONROE, P.E. #61778

SIGNATURE: _____

DATE: **APRIL 12, 2019**

THESE PLANS ARE NOT VALID WITHOUT THE ENGINEER OF RECORDS ORIGINAL SIGNATURE, DATE & SEAL

SEAL: _____

MONROE ENGINEERING, INC.

CIVIL ENGINEERING / STRUCTURAL ENGINEERING
P.O. BOX 121094, WEST MELBOURNE, FL 32912
PE #61778 PHONE: 321-544-8177 CA #32271

PROJECT: **DR. JOE LEE SMITH COMMUNITY CENTER**

SHEET TITLE: **LANDSCAPE PLAN**

ISSUE DATE: 12-5-18 DRAWN BY: SM CHECK BY: SM APPR. BY: SM SCALE: 1:30

REV. BY DATE 12-5-18 ISSUED FOR BID JOB NO. 18-031

REV. BY DATE 4-12-19 REV PER CITY OF COCOA SHEET 12 OF 12

L-1

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**City of Cocoa
Planning & Zoning Board**

STAFF REPORT

Date:	April 29, 2019
Project Name:	Tree Removal Permit – 2656 N. Indian River Dr.
Project No.:	PZ-19-010
Meeting Date:	May 1, 2019
Planner:	Dodie Selig, AICP, Planning & Zoning Manager
Applicant:	Randy Sheive 2636 N. Indian River Dr. Cocoa, FL 32922
Property Owner:	SLS Investments of Central Florida, LLLP
Project Location:	2656 N. Indian River Drive - Brevard County Property Appraiser Parcel # 24-36-17-54-A-6
Requested Action:	APPROVAL OF A TREE REMOVAL PERMIT for an oak tree in the right-of-way adjacent to 2656 N. Indian River Drive with a replacement tree species and location as recommended by the Tree Board.

I. Project Information

The applicant is requesting approval to remove an oak tree located in the right-of-way in front of his property at 2656 N. Indian River Drive as depicted on the location map (Exhibit A). Mr. Sheive initially contacted the City's Public Works Dept. about the tree in November 2018. He stated that the tree had a dead limb hanging over the road and feared that it would fall and hurt or kill someone. At that time the Public Works removed the dead limb that extended over the roadway but did not have the means to remove the entire tree.

In January 2019 Mr. Sheive submitted an application for the removal of the tree citing further ill health of the tree beyond the limb removed. In February he emailed staff that a wind storm had brought down some limbs. Public Works staff have stated that the tree appeared healthy but they no objection to Mr. Sheive removing the tree provided it was at his expense.

Future Land Use: LDR (Low Density Residential)

Zoning District: RU-1-7 (Single Family Residential)

Existing Land Use: Vacant Land

Council District: District 2 – Council Member Lorraine Koss

Overview of Surrounding Area:

	Future Land Use Designation	Zoning District	Land Use
North	LDR (Low Density Residential)	RU-1-7 (Single Family Residential)	Single-Family Residence
South	LDR (Low Density Residential)	RU-1-7 (Single Family Residential)	Single-Family Residence
East	LDR (Low Density Residential)	RU-1-7 (Single Family Residential)	Single-Family Residence
West	LDR (Low Density Residential)	RU-1-7 (Single Family Residential)	Single-Family Residence and Vacant Lot

II. Analysis

Consistency with Code of the City of Cocoa

Consistent with Appendix A, Article XIII, Section 22, Landscape Requirements

Because the tree in question is located in the public right-of-way, a tree removal permit is required. *Sec. 22 (E) (1) (c)*

The provisions of this subsection (E) shall apply to the following:

(c) All public or private rights-of-way

Also, because the tree in question is an oak tree and is located in the public right-of-way, the Tree Board shall make a recommendation to the City Council regarding the removal of the tree. *Sec. 22 (H) (1) (c)*

TREE BOARD. A tree board is hereby established which shall consist of the members of the city Planning and Zoning Board, and who shall serve by appointment of the City Council of the City of Cocoa, Florida.

(c) No oak tree located on city public right-of-way or city owned property shall be removed or significantly pruned prior to review and recommendation by the tree board and approved by the city council, subject to the following exceptions:

(1) The emergency removal of a hazardous or seriously damaged oak tree, to mitigate an imminent threat to the health, safety, and welfare of the property owner or the general public. Prior to emergency removal, the imminent threat should be documented to include but not be limited to (1) photographs of the tree(s) including any areas that may be damaged, diseased, or infested (2) approximate measurements including tree height, spread, d.b.h., and (3) distance to structure(s) or other immovable target(s) if felled.

Staff Finding: The tree in question does not pose an imminent threat to the public at this time. The diseased limb overhanging the roadway was an imminent threat, however that has been resolved with the removal of the limb in November of 2018. Therefore the removal of the rest of the tree will require the approval of the City Council and a recommendation by the Tree Board.

The relevant criteria for removal of a tree is found in Sec. 22(E)(3):

A letter requesting removal or destruction of any tree meeting the requirements of this ordinance shall be forwarded to the enforcement official of the City of Cocoa. The enforcement official may grant permission for removal or destruction if it meets any or all of the following guidelines:

- 1. Is determined to be hazardous or dangerous condition as to endanger the public health, safety, or welfare.*
- 2. Is severely diseased or severely injured.*
- 3. The trunk of the tree is located closer than seven and one-half (7 ½) feet to the foundation of an existing or proposed structure, and it is not feasible to relocate the structure.*
- 4. The trunk of the tree is located closer than ten (10) feet from the foundation of an existing or proposed structure and the tree is considered having an aggressive root system or the natural mature height is greater than 30 feet and it is not feasible to relocate the structure.*
- 5. Trees shall be replaced elsewhere on the property or on another property in accordance with the standards established below in subsection (E)(4).*

Staff Finding: At this time, the applicant has not provided any information regarding proposed replacement trees. A “hazardous tree” means a tree existing on a developed parcel of land or within the right-of-way, that due to its shape, location or growth pattern, which cannot be corrected by pruning or other reasonable preservation and/or preventative procedures, may cause or reasonably be expected to cause damage to persons or property and/or presents a potential threat to the health, safety, and welfare of the general public, as determined by the city arborist or an arborist certified by the International Society of Arboriculture. The applicant, at this time, has not submitted a determination by the city arborist or a certified ISA arborist demonstrating the tree to be hazardous. However, the applicant has stated that limbs frequently fall from the tree and that several tree trimming

companies have informed him that the tree is unhealthy and needs to be removed.

In addition, because the tree in question is an oak tree in the public right-of-way, the Tree Board shall make a recommendation to the City Council on the location and species of a replacement tree.

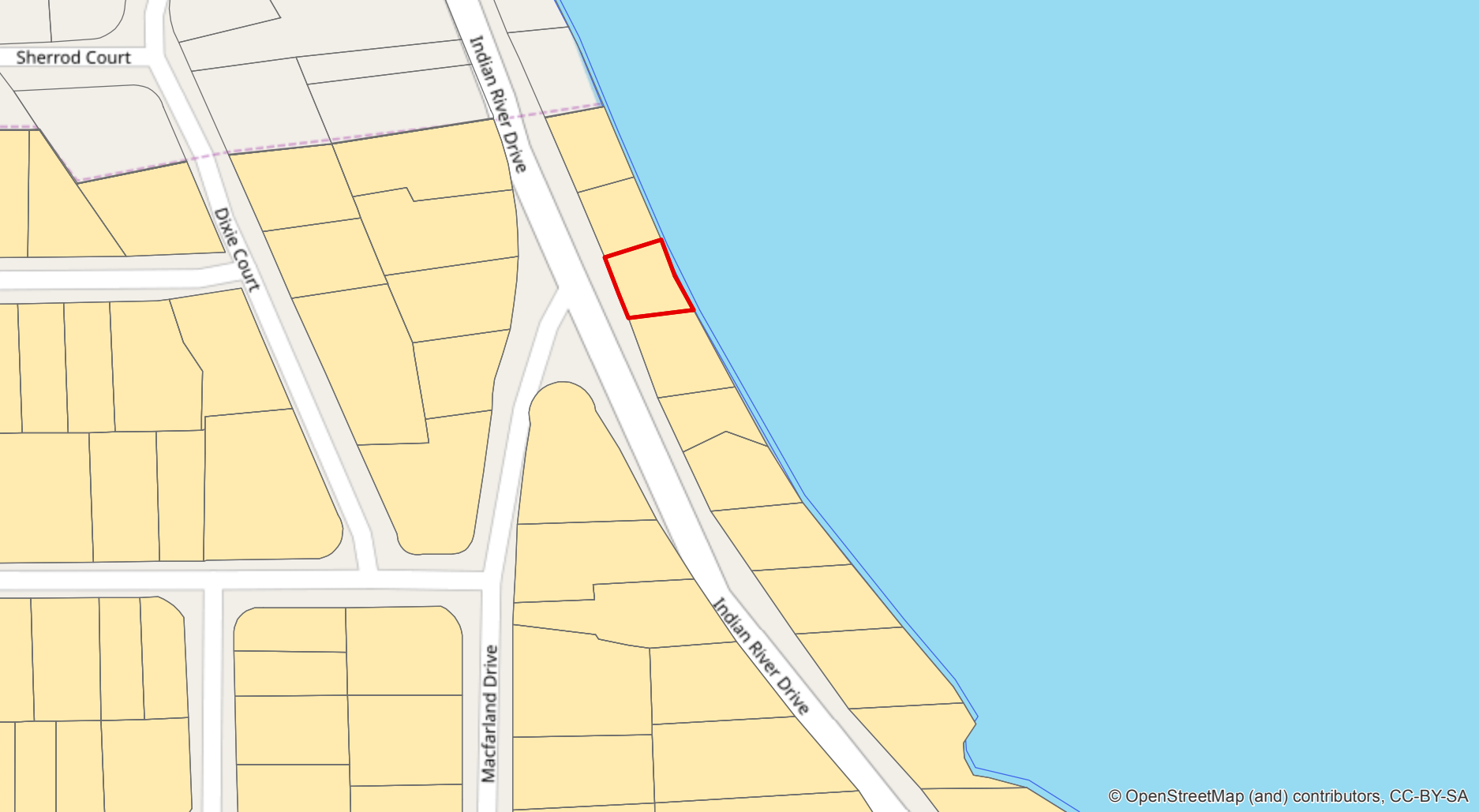
(d) Where an oak tree located on city public right-of-way or city owned property is removed for any reason, the tree board shall either:

(1) Include with its recommendation to the city council regarding removal of the oak tree, a recommendation on both the location and species of a replacement tree; or

(2) Approve the location and species of a replacement tree following removal of the oak tree when an exception as provided in subsection (H)(1)(c)(1) through (5) applies.

III. Recommendation

Staff recommends approval of a Tree Removal Permit for an oak tree in the right-of-way adjacent to 2656 N. Indian River Drive with a replacement tree species and location as recommended by the Tree Board.





TREE REMOVAL AND LAND CLEARING APPLICATION

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

Phone: (321) 433-8530
Fax: (321) 433-8536
Web: <http://www.cocoafl.org>

This form is divided into steps, which will help you prepare your application and provide supplemental items. 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

1. Type of Application:

☒ Tree removal. ☐ Land clearing.

2. Applicant Information:

** NOTE: Applicant is the main contact!*

Company (if applicable): SLS INVESTMENT, LLC

Name: RANDY SHEIVE

Mailing Address: 2436 N INDIAN RIVER DR.

City: COCOA State: FL Zip Code: 32922

Phone #: (407) 383-8322 Fax #: _____

Mobile #: _____ E-mail: PILOTRACE1@YAHOO.COM

3. Property Owner Information:

** Check here if same as Applicant → ☒*

** If more than one owner, attach additional sheet with names and addresses.*

Company (if applicable): SLS INVESTMENTS

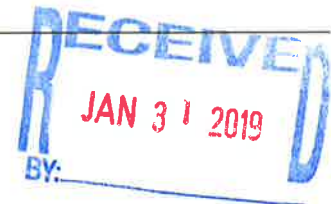
Name: RANDY SHEIVE

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____



4. **Property Information:**

Street Address and Location: 2656 N INDIAN RIVER DR, COCOA, FL 32922

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

24-36-17-54-00000A.0-00006.00

00-00-00-00-000000.0-00000.00

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

2413989

00000000

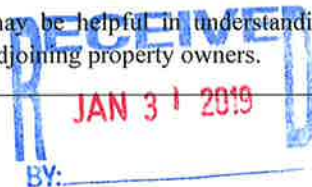
Existing Use(s) on Property: RESIDENTIAL

Proposed Use(s) on Property: RESIDENTIAL

If single-family or duplex structure, list the date of construction: VACANT LOT

5. **Please submit the following items in order complete the application:**

- a. ☒ **Notarized application.**
- b. ☒ **Application fee.** Please make checks payable to the 'City of Cocoa' and submit payment **ONLY** to the Community Development 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.
- c. ☒ **Proof of ownership.** A copy of the most recent recorded warranty deed is required.
- d. ☐ **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.
- e. ☒ **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>).
- f. ☒ **Certified boundary survey(s).** Submit four (4) copies of a current certified survey showing the dimensions of all existing structures, proposed flag lots, the area of each lot excluding the narrow access strips, width of narrow access strips, etc.
- g. ☒ **Tree removal request letter.** If this is a tree removal request, submit a letter requesting removal, alteration, or destruction of tree(s) meeting the requirements of the Tree Protection and Preservation ordinance. Also list reasons why the request meets any or all of the following guidelines:
 - 1. Is determined to be hazardous or dangerous condition as to endanger the public health, safety, or welfare.
 - 2. In an emergency situation (hurricane, fire, tornadoes, etc.).
 - 3. Is in the best interest of the citizens of the City of Cocoa.
 - 4. Is a bona fide agricultural activity or commercial plant nursery site.
- h. ☐ **Tree replacement.** If this is a tree removal request, submit a tree replacement plan.
- i. ☐ **Land clearing.** If this is a land clearing request, submit a certified survey or accurately scaled drawing showing the limits of clearing, the purpose of clearing, protective barriers, and the square footage of land being cleared.
- j. ☐ **Additional information (optional).** Submit any information that may be helpful in understanding the request. This may include photos, sketches, elevations, or letters from adjoining property owners.



6. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

7. **Signatures and Notarization.**

STATE OF FLORIDA COUNTY OF Brevard. I, _____
being first duly sworn, depose and say that:

☒ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the owner of the subject property of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written consent by all property owners of the subject property, unless the applicant is the Attorney representing the owner.

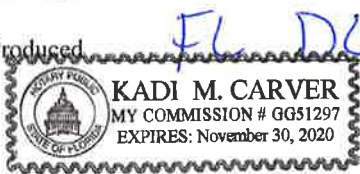
I hereby certify that I have read, completed and understand this Tree Removal and Land Clearing application and all applicable Tree Protection and Preservation criteria and requirements as listed in the City of Cocoa Code. I further understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be processed. I further understand that this application must be complete and accurate.

[Signature]
(APPLICANT SIGNATURE)

Randy Shelve
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification ☒

Type of I.D. Produced



Kadi M. Carver
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF BREVARD

Sworn and subscribed to before me this 30 day of January, 20 19

FOR OFFICE USE ONLY

Fee of \$ _____ in cash ☐ or check ☐ (No. _____) payable to the "City of Cocoa".

Receipt Number: _____

Date: _____

Signature from Planning & Zoning Division:



APPLICATION ATTACHMENTS

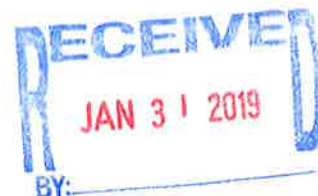
✓ Current photograph showing the tree to be removed and other landscaping on property

✓ 1 Copy of Boundary Survey (Reduced)

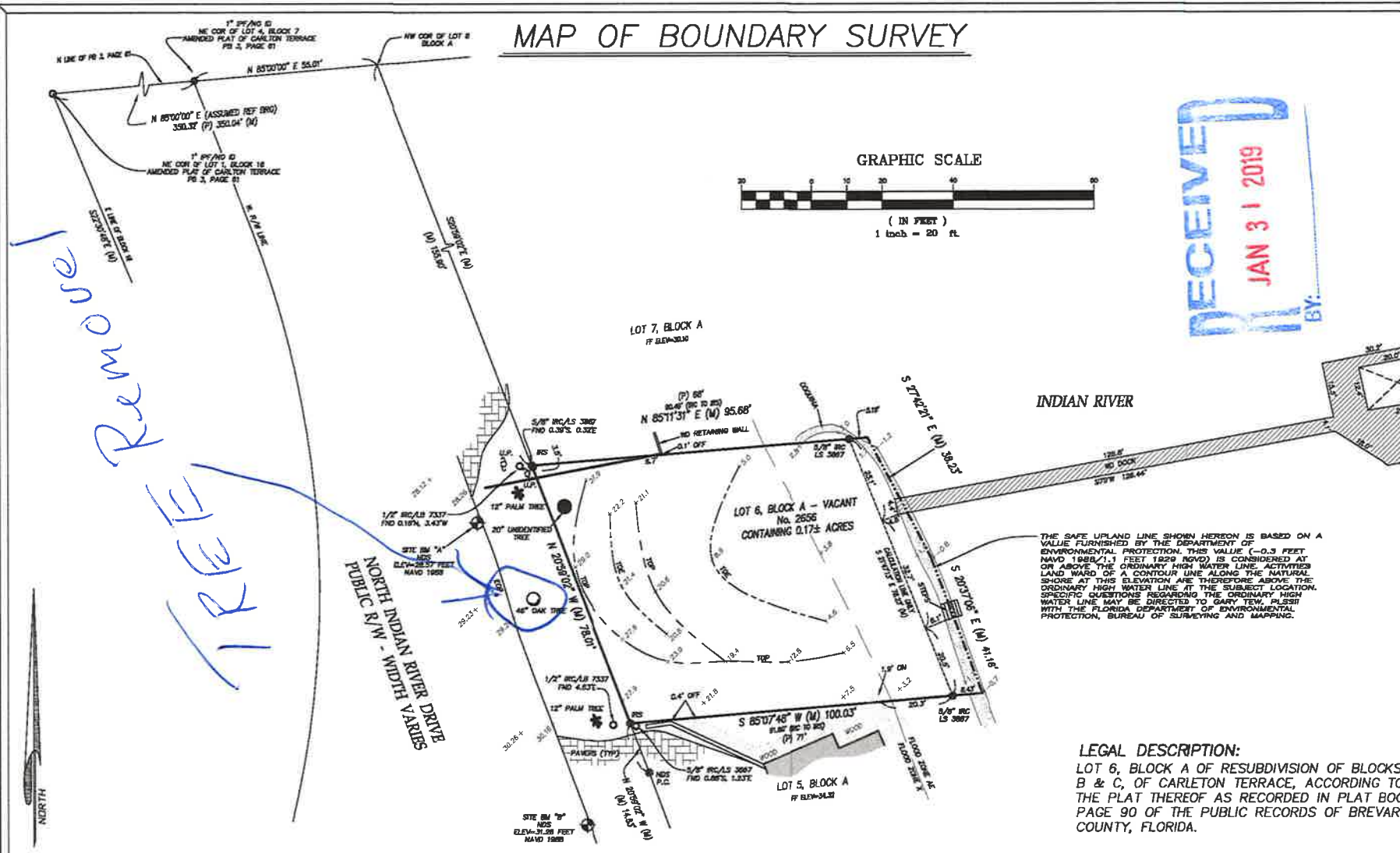
✓ Letter describing the reason for the removal of the tree

THE TREE IS EXTREMELY UNHEALTHY
AND HAS A LOT OF DEAD LIMBS AND
WOOD ROT FROM INSIDE THE LIMBS.
LIMBS CONSTANTLY FALL, CAUSING
DAMAGE TO VEHICLES.

WE ARE CURRENTLY GETTING READY
TO BUILD A NEW HOME ON THIS LOT
AND DO NOT WANT THIS TREE TO FALL
AND CAUSE DAMAGE TO OUR NEW HOME.
WE'VE HAD SEVERAL TREE TRIMMING
COMPANIES LOOK AT THE TREE & SAID THE
TREE IS UNHEALTHY & NEEDS TO BE REMOVED.
IN ADDITION, THE CITY HAS COME OUT & DEAD
LIMBS OFF THIS TREE. (SEE PHOTOS)



MAP OF BOUNDARY SURVEY



CERTIFIED TO:
Randy & Rebecca Shelve

CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATE: 10/3/18
JOEL A. SEYMOUR PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA No. 6133

DRAWN BY: JED SCALE 1 INCH = 20 FEET

NOTES:
1. BEARINGS BASED ON THE NORTH LINE OF PG 3, PAGE 61 BEING N 85°00'00\"/>

LEGEND
A = ARC
A/C = AIR CONDITIONER
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
BNC = BENCHMARK
(C) = CALCULATED
CATV = CABLE TELEVISION
CB = CONCRETE BLOCK STRUCTURE
CDD = CURED
C/L = CENTERLINE
CLF = CHAIN LINK FENCE
CMP = CONCRETE MORTAR FOUND
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
(C) = CURED
DRI = DEED BOOK
DA = DELTA ANGLE
ELEC = ELECTRIC
ELF = ELEVATION
ENC = ENCROACHMENT
EOP = EDGE OF PAVEMENT
EOP = EASEMENT
FB = FIELD BOOK

PC = POINT OF COMMENCING CURVATURE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MARK
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
R/W = RIGHT OF WAY
SEC = SECTION
SHA = SPECIAL FLOOD HAZARD AREAS
TEL = TELEPHONE POLE
TWP = TOWNSHIP
UP = UTILITY POLE
WD = WOOD
W/COR = 5/8\"/>

BOUNDARY	DATE: 9/24/18	JOB: 1
		FB: 1
		CARL:

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