



**Meeting Agenda
Monday, April 1, 2024**

5:30 PM

REGULAR

Cocoa Beach Country Club - 5000 Tom Warriner Boulevard, Cocoa Beach

WELCOME

- A. Call to Order
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Approval of Agenda
 - 4. Approval of Minutes - February 5, 2023
- B. Unfinished Business
- C. New Business
 - 1. Conceptual Large Scale Site Plan Review - STINA Project (Glass Bank), 505 N. Orlando Ave.
- D. Staff Reports and City Attorney Reports
- E. General Public Comments
- F. Board Final Comments
- G. Adjournment
 - Next tentative meeting - May 6, 2024

CITY OF COCOA BEACH – PLANNING BOARD

MEETING MINUTES

Monday, February 5, 2024 @ 5:30 P.M.

A. CALL TO ORDER AND ROLL CALL: Mr. Arnold called the meeting to order at 5:30 PM.

Pledge of Allegiance:

Members Present: Lennie Arnold, Chair; Lisa Colloredo, Vice-Chair; Margaret Schneider; Alexandra Bobo,

Alternate Members: Alt 1: Matt Tschaar

School District Board Representative Alternate Present: Loi McKinley

Members Absent: Charles Mason, Alt 1: Matt Tschaar

Staff Present: Randy Stevenson, Development Services Director, Loren Wiltse, Principal Planner, Devan Taly, Senior Planner, Cory Hall, Planner I

Commission Members Present: None

Visitors Present: 2

Election of Chair/Vice Chair: City Attorney called nomination for Chair, Ms. Schneider nominated Lennie Arnold, Ms. Colloredo 2nd the motion. Board voted 4:0. Lennie Arnold, Chair, called nomination for Vice-chair. Ms. Schneider nominates Ms. Colloredo, Ms. Bobo 2nd the motion. Board voted 4-0.

Approval of Agenda: Ms. Colloredo motioned to approve the agenda as presented. Ms. Schneider 2nd the motion, the board voted 4:0.

Approval of Meeting Minutes: Ms. Schneider motioned to approve the December 4, 2023, meeting minutes, as presented. Ms. Colloredo seconded; the motion was approved 4:0.

B. UNFINISHED BUSINESS:

1. ITEM B1: Principal Planner researched the 2021 & 2022 update that was recognized by the state as meeting the requirements. Not another major update needed until 2028, however the city must still move forward with update Comprehensive Plan. Principal Planner stated City Commission approved prior amendments and city staff made those adjustments to the Comprehensive Plan. He stated the two things outstanding are, that a new law requires a 7-year plan and 20-year plan that involves looking at all elements of the Comprehensive Plan and meeting the required timeframes and deadlines. However, the zoning map amendments for actions previously taken will occur first by staff. Ms. Colloredo asked on staff's approach of community engagement. Principal Planner stated an outline of public participation process of either committees or citizen groups will be required. For 20-year plan, looking at the vision and involve more community feedback and public participation. Ms. Schneider asked for an outline of an exact plan for the 2024 year on how staff will proceed. Principal Planner stated a proposal will be brought forward. Ms. Schneider requested to produce the plan at future meetings with updates.

C. NEW BUSINESS: ITEM C1: Mr. Stevenson introduces staff Devan, Cory, and Loren. Projects will be coming in new year of 2024. Ms. Schneider requested the staff member's name in a list format.

D. STAFF AND ATTORNEY REPORTS:

1. ITEM D1: no questions.
2. ITEM D2: Cory hall explains chart data information and the highlights of permit activity for 2023. The chair inquires if these are opened or closed? Cory Hall stated they are completed. Ms. Colloredo inquires if the home base got changed? Mr. Stevenson stated that there is no change of operating business out of your home. Mr. Stevenson clarifies the definition and character of neighborhoods for that zone. Also, points out others through code enforcement and that no disruption of the nature of the neighborhood is the goal. Ms. Colloredo inquires on vacation information for the zoning. Cory Hall stated the way they define it in the city code. Ms. Bobo inquires on how an RS1 application ties with a BTR vacation rental. Cory Hall stated the RS1 is new and the BTR vacation rental is a renewal. Ms. Bobo states several people ask on the vacation rentals, why they can have these in communities? Cory Hall states Vacation rentals are regulated by the state. We are required to allow the activity. Ms. Bobo inquires if there is anything local communities can do to put limits on

**CITY OF COCOA BEACH – PLANNING BOARD
MEETING MINUTES**

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it? Cory Hall states yes but we must still follow the state requirements. Discussion follows. Mr. Stevenson discusses rental scape that helps to monitor vacation rentals. Ms. McKinley inquires if any commissioners are working on that issue and coming back with information such as Mike Miller used to. Staff stated they will get the information. Discussion follows between the City Attorney and the board on the legalities.

E. GENERAL PUBLIC COMMENTS: no comments.

F. BOARD FINAL COMMENTS: Ms. Schneider stated she is excited to have Mr. Stevenson back and excited to see what staff will bring in the future. Mr. Stevenson asked if there were any more questions. Ms. Schneider inquiries about more affordable housing in the city in the form of a density bonus or funding if you redo the structure for affordable housing. Discussion follows. Ms. Colloredo asked what is the latest of the Westin and Westgate and the Glass Bank? Mr. Stevenson provides updates on those three projects and what staff is reviewing. Discussion follows. Staff will provide updates on these projects as they move forward.

G. ADJOURNMENT: No other items were discussed. The meeting was adjourned at 6:12 p.m.

_____Date_____
Devan Taly, Senior Planner

_____Date_____
Lennie Arnold, Chair



DEPARTMENT OF DEVELOPMENT SERVICES PLANNING BOARD BRIEFING April 1st, 2024

REQUEST:

Review and consider a conceptual site plan for redevelopment of the subject site pursuant to the requirements provided within the Cocoa Beach Land Development Code Chapter IV Article I. This conceptual site plan is dependent on approval of a density variance which will be heard by the City Commission on April 18, 2024.

CASE NO:

PZ-23-17

DATE OF BRIEFING:

April 1st, 2024

Applicant:	Francesca DiPasquale
Location:	505 N Orlando Ave
Parcel ID:	25-37-10-CZ-*-8.XA
Zoning Current:	TC Towncenter
Land Use:	Redevelopment
Area:	Approx. 2.01 acres

Background

The project site is located at 505 N Orlando Ave, Cocoa Beach. The site is currently vacant land but was previously home to the Glass Bank building, a mixture of The First Federal Savings and Loan Association of Cocoa Beach, restaurant space on the top floor, and, in 1983, a penthouse was added. The Sky Room, Ramon's, and Marby's Rainbow Room occupied the restaurant space and hosted astronauts, celebrities, and politicians on special occasions. The building ultimately fell into disrepair and sustained damage from hurricanes. The city demolished the building in 2015.

For approximately 2 years, the applicant has been working to finalize various encumbrances on the subject site to clear up any possible impediments to development of the parcel. As part of this process, the legal acreage of the parcel decreased from 2.64 acres to 2.01 acres. On June 15, 2023, an application was submitted for the site plan review for design and construction of the Stina Building (Glass Bank property). This property location is a key gateway site located near the northern terminus of the Cocoa Beach Downtown Redevelopment District. The proposed project will include a restaurant and shops aimed at improving the downtown experience for Cocoa Beach residents and visitors alike. The proposed mixed-use project will be comprised of 60 transient lodging units, 7,000 square feet of retail/commercial, and 4,000 square feet of restaurant space.

The applicant requests that the Planning Board review and consider a proposed conceptual site plan for a mixed-use redevelopment within the downtown center redevelopment district that is comprised of the elements detailed above. There will be 124 dedicated surface parking spaces. The proposal represents a complete redevelopment of the subject parcel. The proposed project includes an extensive storm water management system, upgraded

underground utilities, and improved landscaping. The site is currently vested for a building height of 82 feet.

This request for the review and consideration of a conceptual site plan for a mixed-use redevelopment project was submitted in accordance with the requirements of the Cocoa Beach Land Development Code (LDC) Section 4-01. The submittal has been reviewed by city staff professionals, comments were provided to the applicant, and revisions based on city comments have been provided.

Considerations for Review of the Conceptual Site Plan:

Listed below are some of the goals, objectives, and policies from the LDC, the Comprehensive Plan, and the Zyscovich Study (Downtown Visioning Plan and Downtown Design Standards) that were considered by staff in reviewing this site plan and making a recommendation to the Planning Board. These studies and regulations govern the direction for development in the Downtown Redevelopment Area.

- Section 2-32 of the LDC describes the Towncenter subdistrict as a mixed use, pedestrian oriented hub for surrounding neighborhoods and the entire city. This is the downtown center for dining, shopping, housing, and entertainment, with shaded sidewalks, large windows, intimate pedestrian spaces, outdoor dining, and richly detailed building facades. This subdistrict supports a variety of special events and public gathering activities.
- The City's Comprehensive Plan also speaks to provision of mixed-use development within the City, specifically in the Towncenter area. Policy II.2.2 (a) (2) allows the same consideration for a variance to density (from 28 to 30 units per acre) as detailed in Section 4-41 of the Land Development Code.
- Policy I.2.1 of the Comprehensive Plan states that the City "shall support the efforts of the State Legislature to foster innovative planning in order to maximize existing facilities and services through redevelopment and the revitalization of targeted areas." The Downtown Redevelopment District is a targeted area.
- Objective I.3 of the Comprehensive Plan encourages the City to use innovative land development regulations that may include provisions for planned unit developments and other mixed-use development techniques.
- Goal III of the Comprehensive Plan states that the City will "support redevelopment of the City's downtown, promote a mix of uses and creative solutions to ensure the downtown's long-term economic viability and livability, support new investment, and enhance and preserve the area's vibrancy and unique "Cocoa Beach" character.
- Policy III.1.8 of the Comprehensive Plan states that in the Downtown Area, the City must encourage low impact design (LID) to improve stormwater management.
- Policy III.2.1 (c), (d), and (e) speak to the support of the Downtown Cocoa Beach CRA Community Redevelopment Plan by redeveloping the Towncenter, creating a gateway at the northern end of Downtown, and repositioning retail and broadening uses within the Downtown area.

- Objective III.3 of the Comprehensive Plan states that the “City of Cocoa Beach seeks to increase the Downtown’s overall population, further economic stability, and improve Downtown with a mix of active commercial uses which support and encourage walking and foot traffic in combination with residential, lodging, and office uses. Policy III.3.1 affirms that mixed residential and commercial uses on the same lot and/or building footprint are allowable in the Downtown Area.
- In 2010-2012, the City commissioned Zyscovich Architects to prepare a Downtown Visioning Plan and Downtown Design Standards. The subject parcel is contained in the Campus Gateway section of the downtown as identified in the Zyscovich Study. The study goes on to say that this area of the Downtown will be a northern gateway for the Downtown. Mixed-use buildings are permitted. Additional development may include other public amenities like parks, green space, plazas, and interactive fountains. Residential uses are permitted.

Planning Board Review and Recommendation

It must be noted that the proposed site plan is dependent on the granting of a variance by the City Commission to allow a transient density of thirty (30) units per acre rather than twenty-eight (28) units per acre. This variance request will be heard by the City Commission on April 18, 2024, along with the site plan that is the subject of this request to the Planning Board. If the requested density variance is not approved by the City Commission, the site plan will be withdrawn and an alternate site plan will be submitted for a residential only project. This second site plan will be brought back to the Planning Board for review prior to going to the City Commission for final action.

In accordance with Section 4-02 (C) of the Land Development Code, the site plan requires review and final approval by the City Commission since the plan contains structures of thirty thousand (30,000) square feet or greater. The Planning Board is charged with reviewing the large-scale development plan for compliance with the Comprehensive Plan and Land Development Code and, as a result of the review, the Planning Board will provide its recommendations for approval, approval with conditions, or denial to the City Commission.

The applicant has provided the documentation required for review and approval of a site plan for the redevelopment of the site at 505 N Orlando Avenue and this site plan has been reviewed by staff for conceptual compliance with all applicable codes and ordinances as well as the Land Development Code. It has been determined by staff, after review of the proposed site plan in accordance with the governing documents referenced above, that the proposal does meet the requirements for approval and staff recommends that the Planning Board forward a recommendation of approval to the City Commission, contingent upon the granting of the requested variance as detailed above. .

A sample motion is provided below for form only and is subject to revision, per the wishes of the Board.

Sample motion:

For the proposed site plan for a mixed-use redevelopment of 505 N Orlando Avenue, I move to forward the site plan to the City Commission with a recommendation of approval [denial].

Code References

LAND DEVELOPMENT CODE – CHAPTER IV - LAND DEVELOPMENT PROCEDURES

ARTICLE I. SITE PLAN APPLICATION PROCESS

Section 4-01. General procedures.

A. Site plans, as defined in section 1-20, shall be submitted for all commercial and residential (including single family) development or redevelopment and all site improvements or building additions which impact the site. All site plans are subject to the following:

1. The site plan shall be sealed by a Florida certified professional and drawn to an industry acceptable engineer's scale, but in no instance less than one (1) inch to forty (40) feet.
2. The requirements of this section shall be determined and expressed to the applicant at the pre-application meeting.
3. The site plan shall show the location of the structure in relation to property lines, setbacks, easements, off-street parking and loading spaces, service areas, walls, fences, public streets, driveways, open spaces and sidewalks, utilities, and the location and types of signs, and site lighting.
4. Lot areas, percentage of building ground coverage, percentage of impervious lot coverage, floor elevations and square footage in each structure shall also be included.
5. An up-to-date property boundary survey is also required with any site plan application.
6. A stormwater plan is required, which includes, but is not limited to, ground elevations, grading and stormwater management characteristics, flow paths, stormwater facilities and best management practices (BMPs).
7. Site plan requirements for specific projects, including residential developments of three (3) or more units, commercial, professional, public, or institutional developments may include some or all of the requirements below, as determined by the administrator.
 - a. A landscape plan, as detailed in section 3-52, which includes, but is not limited to, existing trees, site topography, and proposed improvements.
 - b. A traffic impact statement/analysis, as defined in section 1-20, using standards developed within the most recent version of the Transportation Site Impact Handbook from Florida Department of Transportation (FDOT).
 - c. A parking plan which incorporates the requirements of section 3-01, and any necessary parking agreements.
 - d. A lighting plan, which complies with the requirements provided in chapter III, article VI.
 - e. A preliminary sign plan, which complies with the requirements provided within chapter V.
 - f. Concurrency analysis documentation, as detailed in section 4-03.

(Ord. No. 1649, § 2(Exh. A), 10-1-2020)

Section 4-02. Site plan review and approval process.

All site plans are reviewed based on the requirements above.

- A. Pre-application meeting.

1. Prior to submittal of a site plan, applicants are encouraged to request a pre-application meeting.

2. At any time during the development process, the applicant and/or city staff may request a meeting to get project updates, answer questions, or address concerns.

B. Submittal requirements.

1. Site plan fees are established by the city commission by resolution for residential, commercial and public developments.

2. The site plan shall be prepared, signed and sealed by an architect or professional engineer, licensed by the State of Florida, in engineering standard document format at a scale not less than one (1) inch to forty (40) feet, unless (for larger projects) a larger scale is requested and authorized by the city.

3. Electronic site plan submittal is required, but city staff reserves the right to request one (1) or more signed, sealed paper copies as well.

4. Additional documentation may be required as well, depending on the scope of the project.

C. Site plan review by the city commission.

1. When a site plan submittal involves properties of three (3) acres or greater, or which contain structures of thirty thousand (30,000) square feet or greater, or both, the project is considered a large-scale development, as defined in section 1-20, and requires review and final approval by the city commission.

2. The planning board will review large scale development site plans for compliance with the comprehensive plan and land development code, and as a result of the review, the planning board will provide its recommendations for approval, approval with conditions, or denial.

3. The recommendation of the planning board will be forwarded to the city commission for final review and action.

4. Upon review of the site plan for a large-scale development, the city commission will:

- a. Approve the site plan, with or without conditions;

- b. Deny the site plan, and identify the findings and reasons for denial; or

- c. Return the application to the development services department and/or the planning board for further review and recommendation.

1. The action of the city commission is final and shall be implemented by the development services department.

D. Approved site plans.

1. Following approval of a site plan, the applicant is eligible to apply for a building permit and shall comply with all the building permit application procedures detailed in article II of this chapter.

2. Once a site plan has received final approval, the applicant shall have two (2) years to apply for and receive approval of a building permit. Once a site plan has expired, a new site plan application shall be submitted.

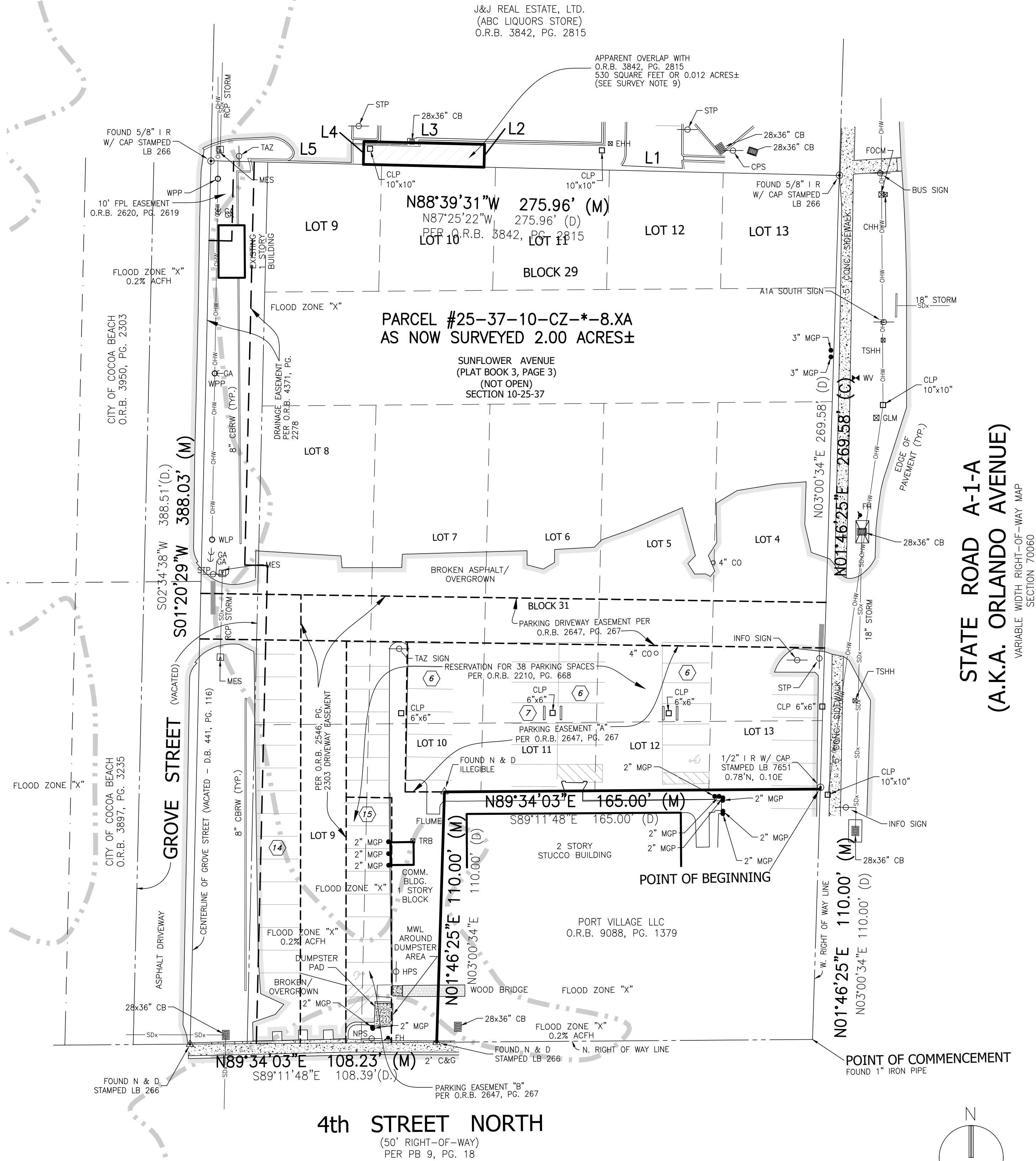
3. Requested revisions to a site plan after approval shall be submitted for review. If the revision is considered minor, city staff may be able to review and approve. If the revision is considered

major, the original approval process will be followed. The administrator, or designee, will make the determination.

[Ord. No. 1649, § 2(Exh. A), 10-1-2020]

Attachments

- A. Property Survey
- B. Site Plan
- C. Landscape Plan



LINE TABLE

LINE	BEARING	LENGTH
L1	N88°39'31"W	156.00' (C)
L1	N87°25'22"W	156.00' (D)
L2	N01°20'29"E	10.00' (C)
L2	N02°34'38"E	10.00' (D)
L3	N88°39'31"W	53.00' (C)
L3	N87°25'22"W	53.00' (D)
L4	S01°20'29"W	10.00' (C)
L4	S02°34'38"W	10.00' (D)
L5	N88°39'31"W	66.96' (C)
L5	N87°25'22"W	66.96' (D)

(D) PER O.R.B. 2546, PG. 2308

RECORD DESCRIPTION: - O.R.B 9177, PG 1340

A parcel of land lying in Section 10, Township 25 South, Range 37 East, Brevard County, Florida, described as Units, 1, 2, 3, 4a, 4b, 4c, 5 and 6, Glass Door Condominium, according to the Declaration of Condominium thereof as recorded in O.R. Book the same being more particularly described as follows:

Commence at the intersection of the North right-of-way line of 4th Street North with the West right-of-way line of Orlando Avenue; thence, run N 3°00'34" E along said West right-of-way line for 110.00 feet to the Point of Beginning of the following described parcel of land; thence, continue N 3°00'34" E along said West right-of-way line for 269.58 feet; thence, run N 87°25'22" W for 156.00 feet; thence, run N 2°34'38" W for 10.00 feet; thence, run N 87°25'22" W for 66.96 feet to a point on the centerline of Grove Street as shown on the Plat of Sea Crest Beach, as recorded in Plat Book 3 at Page 3 of the Public Records of Brevard County, Florida; thence run S 2°34'38" W along said centerline for 388.51 feet to a point on the North right-of-way line of 4th Street North; thence run S 89°11'48"E for 108.39 feet; thence run N 3°00'34" E along a line that is parallel with the West right of way line of Orlando Avenue for 110.00 feet; thence run S 89°11'48" E along a line that is parallel with the North line of 4th Street N for 165.00 feet to the point of beginning.

AND

An Ingress-Egress Easement to Parcel on the West side of Condominium Owned Land described as: A 20 Foot wide strip of land lying in Section 10, Township 25 South, Range 37 East, Brevard County, Florida, the same being more particularly described as follows: Commence at the intersection of the North right-of-way line of 4th Street North with the West right-of-way line of Orlando Avenue; thence run N 3°00'34" E along the West right-of-way line of Orlando Avenue for 172.00 feet to the Point of Beginning of the following described parcel of land; thence, continue N 3°00'34" E along said West right-of-way line for 20.00 feet; thence, run N 87°56'08" W for 274.72 feet to a point on the East line of that certain parcel of land described in Official Record Book 562 at Page 79 of the Public Records of Brevard County, Florida; then run S 2°34'38" W 274.57 feet to the Point of Beginning.

AND

An Easement for Parking in favor of the Condominium on Parcel West of Condominium described as: A strip of land 9.0 feet wide lying in Section 10, Township 25 South, Range 37 East, Brevard County, Florida, the same being the East 9.0 feet of that certain parcel of land described in Official Records Book 562 at Page 79 of the Public Records of Brevard County, Florida.

SURVEYOR'S DESCRIPTION:

A parcel of land lying in Section 10, Township 25 South, Range 37 East, Brevard County, Florida, the same being more particularly described as follows:

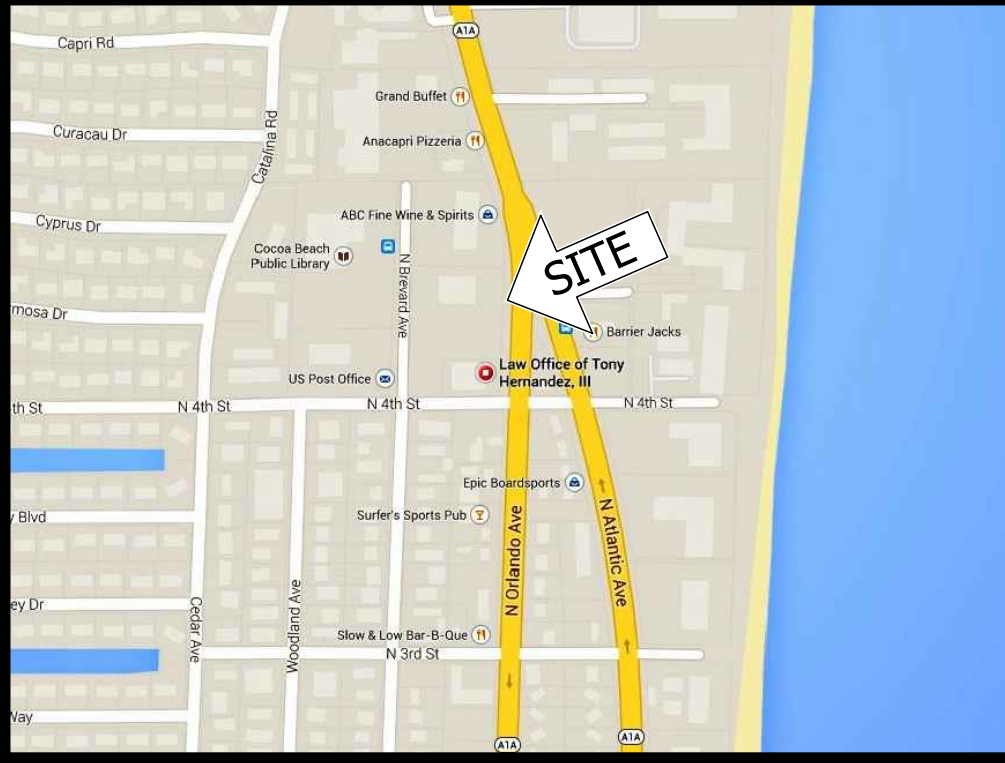
Commence at the intersection of the North Right-of-Way line of 4th Street North with the West Right-of-Way line of Orlando Avenue; thence run N01°46'25"E along said West Right-of-Way line for 110.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N01°46'25"E along said West Right-of-Way line for 269.58 feet; thence run N88°39'31"W for 275.96 feet; to a point on the centerline of Grove Street as shown on the plat of Sea Crest Beach, as recorded in Plat Book 3 at Page 3 of the Public Records of Brevard County, Florida; thence run S01°20'29"W along said centerline for 388.03 feet to a point on the North right-of-Way line of 4th Street North; thence run N89°34'03"E for 108.23 feet; thence run N01°46'25"E along a line that is parallel with the West Right-of-Way line of Orlando Avenue for 110.00 feet; thence run N89°34'03"E along a line that is parallel with the North line of 4th Street North for 165.00 feet to the POINT OF BEGINNING, said parcel contains 2.00 acres more or less.

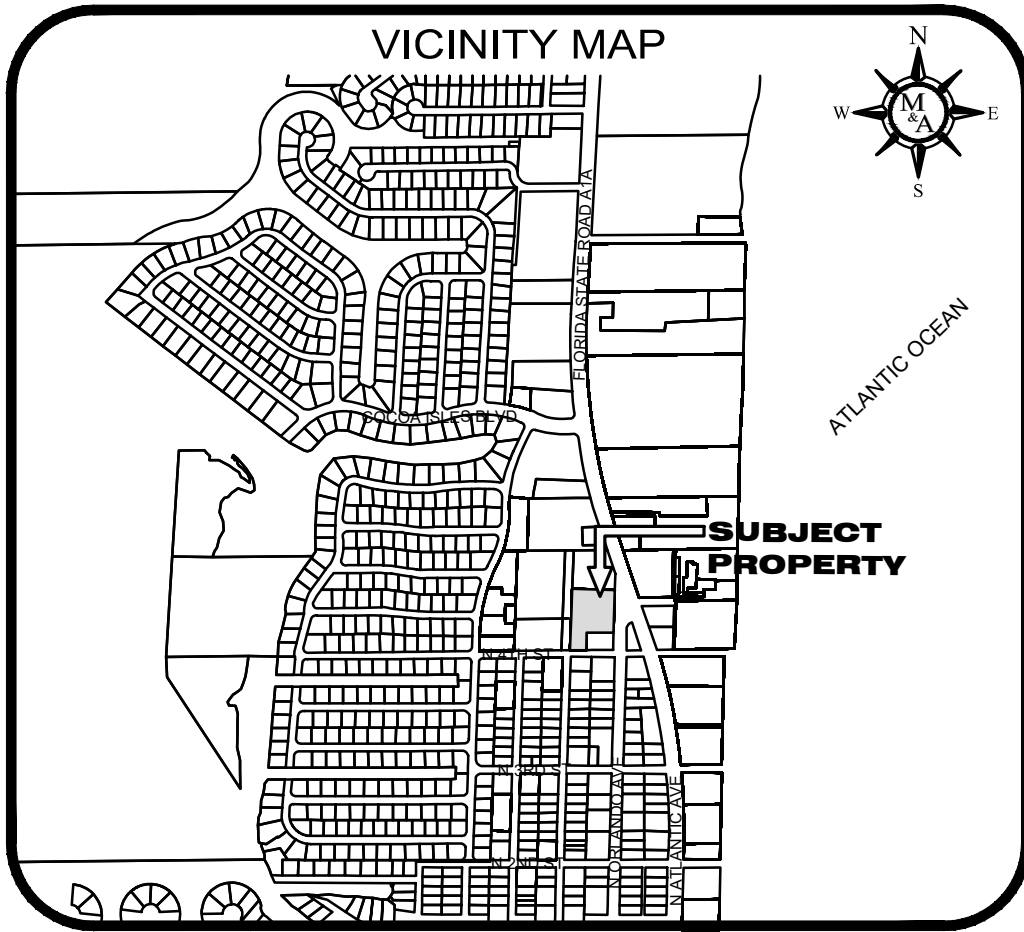
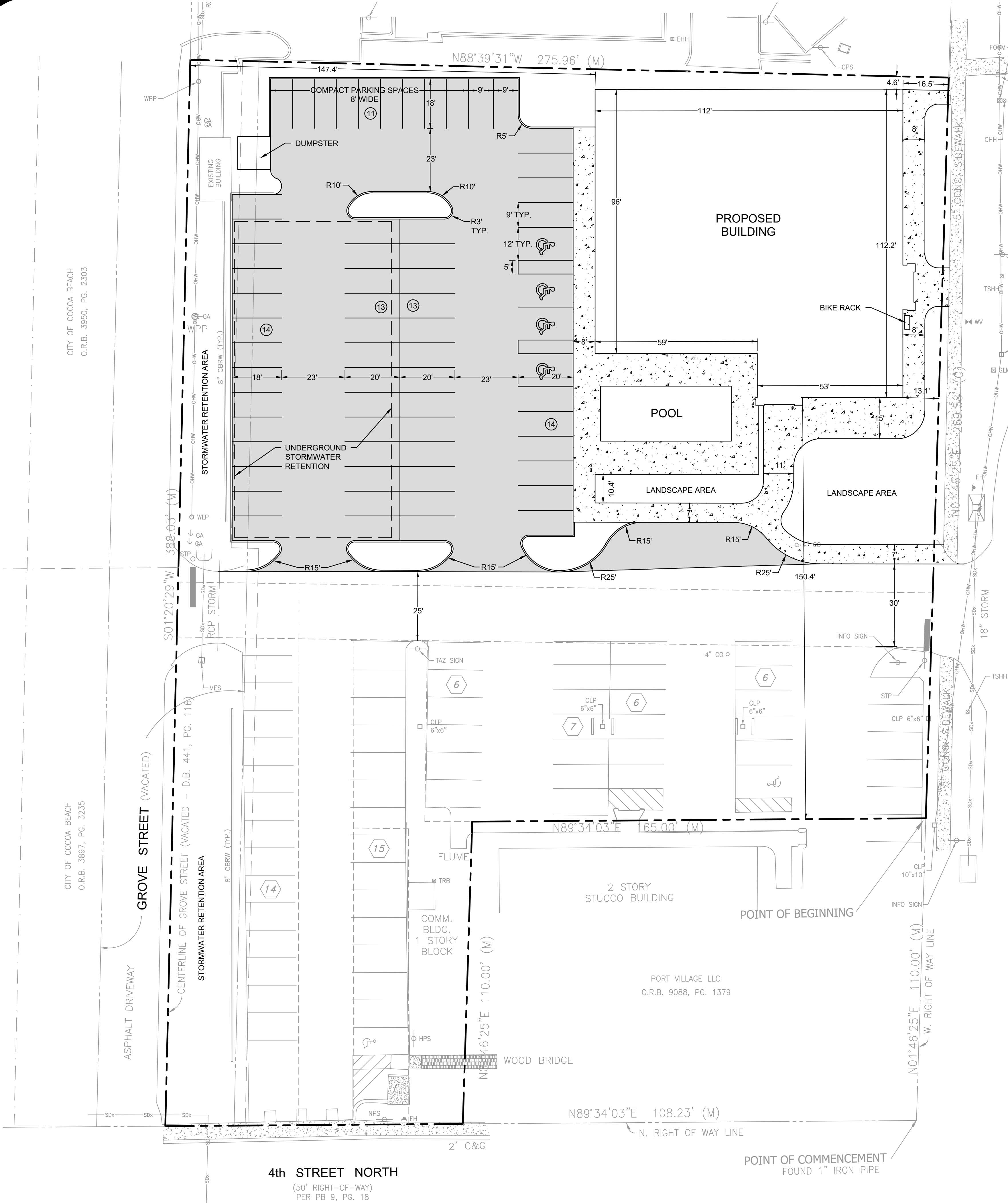
ABBREVIATIONS:

ACFH	ANNUAL CHANCE FLOOD HAZARD
BLDG	BUILDING
(C)	CALCULATED
CB	CATCH BASIN
C&B	CURB AND GUTTER
CBRW	CONCRETE BLOCK RETAINING WALL
CHH	COMMUNICATION HANDHOLE
CLP	CONCRETE LIGHT POLE
CPS	CONCRETE POST (SQ.)
CO	CLEANOUT
COMM	COMMUNICATION
(D)	DEED
D.B.	DEED BOOK
EHH	ELECTRIC HANDHOLE
FH	FIRE HYDRANT
FOCM	FIBER OPTIC CABLE MARKER
GL	GUY ANCHOR
GLM	GAS MARKER
HCP	HANDICAP
HPS	HANDICAP PARKING SIGN
IR	IRON ROD
LB	LAND SURVEYING BUSINESS
(M)	MEASURED
MES	MITERED END SECTION
MSP	METAL GUARD POST
MWL	MASONRY WALL
N&D	NAIL AND DISK
N.T.S.	NOT TO SCALE
OWH	OVERHEAD WIRE
O.R.B.	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
RCP	REINFORCED CONCRETE PIPE
SDX	STORM DRAIN PIPE
STP	STOP SIGN
SQ	SQUARE
TAZ	TOW AWAY ZONE SIGN
TRB	TELEPHONE RISER BOX
TSHH	TRAFFIC SIGNAL HANDHOLE
TPH	TYPICAL
WLP	WOOD LIGHT POLE
WPP	WOOD POWER POLE
WV	WATER VALVE
W/	WITH

⬮ DENOTES PARKING SPACE COUNT

NO.	DATE	FB/PG	REVISIONS	CHK'D
1	5/31/23	N/A	UPDATE SURVEYOR'S CERTIFICATION	JWH





SITE INFORMATION:
GENERAL STATEMENT:
THE PROJECT CONSISTS OF CONSTRUCTION OF A NEW MIXED USE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS INCLUDE PARKING, STORMWATER MANAGEMENT SYSTEM, UTILITY CONNECTIONS AND LANDSCAPING.

PROJECT CONTACTS
OWNER: STINA COCOA BEACH, LLC
1075 CARRIGAN BLVD
MERRITT ISLAND, FL 32952

ENGINEER: MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.
504 N. HARBOR CITY BLVD.
MELBOURNE, FL 32935
PH: 321-751-6088

SITE DATA
ADDRESS: TO BE DETERMINED
PARCEL ID: 25-37-10-CZ-*8.XA
TAX ACCOUNT: 2528698
PARCEL AREA: 2.00 ACRES
SECTION: 10
TOWNSHIP: 25 SOUTH
PHONE: 37 EAST

ZONING: TC, TOWNCENTER
FLU: REDEVELOPMENT
ORA DISTRICT: DOWNTOWN
DENSITY: 30 UNITS PER ACRE x 2 ACRES = 60 UNITS

PLEASE NOTE THAT THIS SITE IS COVERED BY A SETTLEMENT AGREEMENT DATED JANUARY 8, 2014.

FEMA FLOOD ZONE:
ZONES X AND X SHADED
PER MAP NUMBER 12009C0453H, PANEL 363, REVISED DATE JANUARY 29, 2021

BUILDING DATA
NUMBER OF STORIES: 8

PROPOSED STRUCTURE:	RESIDENTIAL	90,000 SF
	RETAIL	7,200 SF
	RESTAURANT	4,000 SF
	TOTAL	101,200 SF

BUILDING TYPE: MIXED USE
BUILDING HEIGHT:
ALLOWED 82 FT PER SETTLEMENT AGREEMENT
PROPOSED 82 FT (82 FT TO TOP OF STAIR/ELEVATOR)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	0 FT MIN / 20 FT MAX	13.1 FT
REAR	10 FT MIN	147.4 FT
SIDE	10 FT	4.6 FT
SIDE STREET	0 FT MIN	150.4 FT

PARKING REQUIRED
HOTEL - 1 SPACE PER EACH GUEST UNIT = 60 UNITS = 60
HOTEL - 1 SPACE PER 12 UNITS FOR EMPLOYEES = 60/12 = 5
RESTAURANT - 1 SPACE FOR 3 SEATS = 120 SEATS / 3 = 40
RETAIL - 1 SPACE PER 300SF = 7,200 SF / 300 SF = 24
TOTAL PARKING SPACES REQUIRED = 129 SPACES
BICYCLE RACK PROVIDED (4% REDUCTION) = 129 x 4% = (5) SPACE REDUCTION
TOTAL PARKING SPACES REQUIRED (WITH REDUCTION) = 124 SPACES

PARKING PROVIDED
EXISTING (2 HANDICAP SPACES) = 59
PROPOSED (4 HANDICAP / 9 COMPACT SPACES) = 65
TOTAL (INCLUDES 6 HANDICAP / 9 COMPACT SPACES) = 124 SPACES

SURVEYOR'S DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET NORTH WITH THE WEST RIGHT-OF-WAY LINE OF ORLANDO AVENUE; THENCE RUN N01°46'25"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 110.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N01°46'25"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 269.58 FEET; THENCE RUN N89°34'03"W FOR 108.23 FEET; TO A POINT ON THE CENTERLINE OF GROVE STREET AS SHOWN ON THE PLAT OF SEA CREST BEACH, AS RECORDED IN PLAT BOOK 3 AT PAGE 3 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S01°20'29"W ALONG SAID CENTERLINE FOR 388.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET NORTH; THENCE RUN N89°34'03"E FOR 108.23 FEET; THENCE RUN N01°46'25"E ALONG A LINE THAT IS PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF ORLANDO AVENUE FOR 110.00 FEET; THENCE RUN N89°34'03"E ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF 4TH STREET NORTH FOR 165.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 2.00 ACRES MORE OR LESS.

RECORD DESCRIPTION: - O.R.B 9177, PG 1340

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS UNITS, 1, 2, 3, 4A, 4B, 4C, 5 AND 6, GLASS DOOR CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN O.R. BOOK THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET NORTH WITH THE WEST RIGHT-OF-WAY LINE OF ORLANDO AVENUE; THENCE, RUN N 3°00'34" E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 110.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE, CONTINUE N 3°00'34" E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 269.58 FEET; THENCE, RUN N 87°25'22" W FOR 156.00 FEET; THENCE, RUN N 2°34'38" W FOR 10.00 FEET; THENCE, RUN N 87°25'22" W FOR 66.96 FEET TO A POINT ON THE CENTERLINE OF GROVE STREET AS SHOWN ON THE PLAT OF SEA CREST BEACH, AS RECORDED IN PLAT BOOK 3 AT PAGE 3 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 2°34'38" W ALONG SAID CENTERLINE FOR 388.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET NORTH; THENCE RUN S 89°11'148"E FOR 108.39 FEET; THENCE RUN N 3°00'34" E ALONG A LINE THAT IS PARALLEL WITH THE WEST RIGHT OF WAY LINE OF ORLANDO AVENUE FOR 110.00 FEET; THENCE RUN S 89°11'148" E ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF 4TH STREET N FOR 165.00 FEET TO THE POINT OF BEGINNING.

AND

AN INGRESS-EGRESS EASEMENT TO PARCEL ON THE WEST SIDE OF CONDOMINIUM OWNED LAND DESCRIBED AS: A 20 FOOT WIDE STRIP OF LAND LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET NORTH WITH THE WEST RIGHT-OF-WAY LINE OF ORLANDO AVENUE; THENCE RUN N 3°00'34" E ALONG THE WEST RIGHT-OF-WAY LINE OF ORLANDO AVENUE FOR 172.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE, CONTINUE N 3°00'34" E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE, RUN N 87°56'08" W FOR 274.72 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 562 AT PAGE 79 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THEN RUN S 2°34'38" W 274.57 FEET TO THE POINT OF BEGINNING.

AND

AN EASEMENT FOR PARKING IN FAVOR OF THE CONDOMINIUM ON PARCEL WEST OF CONDOMINIUM DESCRIBED AS: A STRIP OF LAND 8.0 FEET WIDE LYING IN SECTION 10, TOWNSHIP 25 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, THE SAME BEING THE EAST 8.0 FEET OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 562 AT PAGE 79 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

Revision	Date:	05/23/2023
	Designed:	AK
	Date:	05/23/2023
	Drawn:	DD
	Date:	05/23/2023
	Checked:	AK

STINA - COCOA BEACH

CONCEPTUAL SITE PLAN

MORGAN & Associates
Consulting Engineers, Inc.
Civil Engineers and Land Surveyors - E.R. #7903 / L.R. #7940
504 North Harbor City Blvd. Melbourne, FL 32935
Phone (321) 751-6088 Fax (321) 751-6089

Project #: 2021-067
Drawing #: CIVIL

Scale:
Horiz. 1" = 20'
Vert. N/A

Sheet #:
C-1
Sheet 1 of 1

Steven J. Morgan P.E. FL. Reg. #50632
Andreas H. Kirbach P.E. FL. Reg. #494931

Date:

The Owner of the Stina property owns a landscape design and build firm. Her passion and desire is to create a park like atmosphere to enhance the walkability experience and aesthetics of the distinctive shops and cafes that will become an important part of the Stina project. This iconic gateway property will set the tone for the walkability of the down town experience. Green space, landscaping, fountains and benches will be welcoming to locals and tourist coming to enjoy the area.

