



**Meeting Agenda
Wednesday, May 21, 2025**

5:15 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. Disclosure of Conflict
- B. Special Presentation
 - 1. Presentation Title
- C. Public Comment
- D. Staff Reports and Announcements
 - 1. Report from Staff Representative
- E. Board Members Reports and Announcements
 - 1. Report from Board/Committee Member
- F. Consent Agenda
 - 1. Approval of Minutes
- G. Unfinished Business
- H. New Business
 - 1. **Case File, PZ-25-12**, This request for a Special Exception is to permit a Self-Storage Facility in accordance with Land Development Code Section: 2-62 and recently passed Ordinance 1696. Ordinance 1696 allows for a **Self-**

Storage Facility in the Town Center district via Special Exception. (See LDC, **SEC 2-33 – “Permitted uses within the redevelopment district”**).

- I. General Public Comment
- J. Adjournment
 - 1. Next Meeting Date

Note: more than one member of the City Council may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he 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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Financial Services Department at (321/608-7010), no later than 5:00 p.m., at least 48 hours prior to the meeting.

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

Wednesday, February 19, 2025 @ 5:15 P.M.

Members Present: Don Hayes, Chair; Ronald Boger, Vice Chair; John Kabboord; Michael Goldberg; Rick Anderson; Karalyn Woulas, Alternate 2;

Members Absent: None

Staff Present: David Dickey, Director of Development Services; Cory Hall, Planner II; Stephanie Velo, City Attorney

Commission Members Present: 0

Visitors Present: 5

A. CALL TO ORDER: Don Haynes called the meeting to order at 5:15 PM

Election of Chair/Vice Chair: Stephanie Velo opened the floor for nominations. Mr. Hayes was elected Chair and Mr. Boger was elected Vice Chair.

Approval of September 18, 2024, Meeting Minutes: Rick Anderson motioned to approve the meeting minutes as presented; John Kabboord seconded; the motion was approved; 5-0 vote.

Swear In of Witnesses: Public and Applicant Representatives sworn in.

B. OLD BUSINESS: None

C. NEW BUSINESS:

1. *PZ-25-1, Special Exception for the permit of a Medical Marijuana Dispensary. The address is 4300 N. Atlantic Avenue.*

i. *Motion to accept the staff packet into evidence, Motion: Rick Anderson, second: John Kabboord.*

ii. *Cole Oliver represented the applicant and spoke to the consistency of the City Code and Comprehensive Plan*

iii. *Kyle Wood spoke to Operations of the business.*

iv. *Citizens in protest brought up issues like Parking, Traffic, Marijuana Smell from vagrants sleeping on the beach.*

v. *This is one of the main businesses you see as you come into the city. Some would have liked a business to better represent Cocoa Beach as you come into the city from the causeway.*

vi. *John Kabboord motions to approve; the motion was approved; 5-0 vote.*

2. *Year in Review (2024)*

3. *Development Services – Staff Introduction of David Dickey*

D. GENERAL PUBLIC COMMENTS: None

E. STAFF REPORTS:

1. 2024 Year End Report

- i. Mr. Hayes made Motion to Approve, Mr. Boger seconded, Vote passed 5-0

F. **MEMBER REPORTS:** None

G. **ADJOURNMENT:** The next tentative meeting is scheduled for 04.16.25, at 5:15 P.M. No other items were discussed. The meeting was adjourned at 6:51 P.M.

_____ **Date** _____
Planner 1, Cory Hall

_____ **Date** _____
Chairman, Don Hayes

**City of Cocoa Beach Board of Adjustment
Agenda Item Summary**

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

May 21, 2025

REQUESTED MOTION/ACTION

Case File, PZ-25-12, This request for a Special Exception is to permit a Self-Storage Facility in accordance with Land Development Code Section: 2-62 and recently passed Ordinance 1696. Ordinance 1696 allows for a **Self-Storage Facility** in the Town Center district via Special Exception. (See LDC, **SEC 2-33 – “Permitted uses within the redevelopment district”**).

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:

ORDINANCE NO. 1696

AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING SECTION 2-62, "SELF-STORAGE FACILITY", OF ARTICLE VII, "CONDITIONAL USES AND STANDARDS FOR OPERATIONS IN ALL ZONING DISTRICTS", OF CHAPTER 2, "ZONING DISTRICTS" OF THE LAND DEVELOPMENT CODE OF THE CITY OF COCOA BEACH; PROVIDING ADDITIONAL CRITERIA FOR THE APPROVAL OF A SPECIAL EXCEPTION FOR A SELF-STORAGE FACILITY; AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Cocoa Beach deems it appropriate to add additional criteria for the approval of a special exception for a self-storage facility; and

WHEREAS, this ordinance is adopted in support of the health, safety and welfare of the residents and businesses of, and the visitors to, the City of Cocoa Beach.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY COCOA BEACH:

SECTION 1. Enactment. Section 2-62, "Self-storage Facility", of Article VII, "Conditional Uses and Standards for Operations in all Zoning Districts; of Chapter 2, "Zoning Districts" of the Land Development Code of the City of Cocoa Beach Code is hereby amended to read as set forth in the attached Exhibit "A" with underlined text added, and ~~stricken~~ text deleted.

SECTION 2. Conflicts. All ordinances, resolutions, official determinations, or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this Ordinance are repealed to the extent inconsistent herewith.

SECTION 3. Codification. The provisions of this Ordinance shall be codified as and become and be made a part of the Land Development Code of the City of Cocoa Beach.

SECTION 4. Severability. If any section, sentence, clause, or other provision of this Ordinance, shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding of invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance, which shall remain in full force and effect.

SECTION 6. Effective Date. This ordinance shall take effect upon adoption.


Adopted by the City Commission on this 17th day of April, 2025.

CITY OF COCOA BEACH



Keith Capizzi, Mayor-Commissioner

ATTEST:



Karin Grooms, City Clerk

Section 2-62. Self-storage facility.

Within specific zoning districts, a self-storage facility, as defined in section 1-20, may be listed as permitted by special exception. In such cases, approval must be from the board of adjustment. When considering an application for a self-storage facility, the board must consider the special exception criteria listed below, in addition to that criteria listed in section 4-43C.

- A. Self-storage facility must have suitable screening compatible with the architecture of the project. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible and in harmony with the design and materials of the facilities and site. Decorative metal or wrought iron fences are preferred. Chain-link or similar fences, barbed wire or razor wire fences are prohibited. Fences or walls are not allowed between the main or front building on the site and the street.
- B. On-site parking shall be provided on the basis of one (1) space per five hundred sixty (560) square feet of gross floor area. In the redevelopment districts, parking shall be provided as allowed in Section 3-02 of this Land Development Code (LDC) and as approved by the administrator. A parking plan must be provided by the property owner for review by the city.
- C. Off-street loading shall be as required in Section 3-01 (K) of the LDC and as approved by the administrator.
- ~~C~~D. If motor vehicles or vessels are stored in an individual facility, there shall be no mechanical work performed on the premises.
- ~~D~~E. No single compartment shall have a floor area exceeding one thousand five hundred (1,500) square feet.
- ~~E~~F. Each compartment shall have an exterior independent entrance under exclusive control of the tenant thereof. Entrances to compartments can be from a hallway or common area when the individual compartments are located within a common building designated and approved for self-storage.
- ~~F~~G. Use of compartment shall be limited to storage of personal property.
- ~~G~~H. There shall be no outside storage of goods or materials of any type. Storage areas located in the side or rear yards shall be fenced as authorized by section 3-32 of these regulations and the fence shall be constructed to meet the opacity of a solid wall.
 - I. If the storage facility abuts residentially zoned property or existing residential development, the facility loading bays, docks or doors shall not be located on any side abutting the residentially zoned property or residential development.
 - J. Electrical service to the storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of secure design that will not allow the tapping of fixtures for other purposes.
 - K. Operational Standards. The following minimum operational standards shall apply to self-storage facilities and tenants of individual storage units:
 - i. Individual storage units shall not be used for activities such as residences, offices, workshops, studios, or hobby or rehearsal areas. Further, storage units shall not be used for manufacturing, fabrication or processing of goods. In addition, storage units shall not be used for commercial activity or places of business of any kind including, but not limited to, retail sales, garage or estate sales, or auctions.
 - ii. Storage of flammable, explosive, perishable or hazardous materials within individual storage units and on site is prohibited.
 - iii. Keeping of animals is prohibited.
 - iv. Storage facilities shall have security access control to buildings and individual storage units and enhanced electronic video surveillance of the property.
 - v. Rental agreements shall provide tenants with written notice of the minimum operational standards set forth in this section and any other conditions imposed by the city.

Dan Dvorak
124 S Orlando LLC
124 S Orlando Ave
Cocoa Beach, FL 32931

April 18, 2025

City of Cocoa Beach
Board of Adjustment
2 South Orlando Avenue
Cocoa Beach, FL 32931

Dear Members of the Board of Adjustment,

Subject: Request for Special Exception for Self-Storage Business at 124 S Orlando Ave

I am writing to respectfully request a Special Exception to the City of Cocoa Beach zoning code to permit the operation of a self-storage business at my commercial property located at 124 S Orlando Ave. This request is driven by significant economic hardship resulting from the property's prolonged vacancy and aligns with the city's recent code amendment allowing such uses under specific circumstances.

My property, a large commercial building in Cocoa Beach, has been vacant for over two years since the previous tenant vacated in March, 2023. Despite diligent efforts to secure a new tenant—including marketing through real estate agents, online listings, and local business outreach—the property's small parking lot has proven a significant barrier. Many prospective tenants, particularly retail or office-based businesses, require more parking than the property can provide, rendering it unsuitable for their needs. This vacancy has resulted in substantial financial strain, including ongoing maintenance costs, property taxes, and lost rental income, which threaten the economic viability of the property.

The recent amendment to the City of Cocoa Beach Land Development Code, permitting self-storage facilities in certain commercial zones, offers a viable solution. A self-storage business is well-suited to the property's characteristics, as it requires minimal parking and can utilize the building's large interior space efficiently. This use would not only alleviate my financial hardship by generating consistent revenue but also contribute to the community by providing a needed service, maintaining the property's upkeep, and preventing blight in the area.

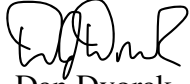
I am committed to ensuring that the proposed self-storage facility complies with all applicable city regulations, including design standards, signage, and safety requirements. The business will be operated in a manner that minimizes impact on neighboring properties and enhances the economic vitality of Cocoa Beach. I am prepared to work closely with city officials to address any conditions or concerns related to this Special Exception.

The inability to lease this property for over two years has created an undue hardship that jeopardizes my ability to maintain and benefit from this property. Granting this Special

Exception would enable me to repurpose the property productively, in accordance with the city's updated zoning policies, while supporting the local economy.

Thank you for considering my request. I am available to provide additional documentation, attend hearings, or discuss this matter further at your convenience. Please contact me at 321-795-3196 or dvorakdj@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Dvorak', written in a cursive style.

Dan Dvorak
124 S Orlando LLC
Property Owner

Dan Dvorak
124 S Orlando LLC
124 S Orlando Ave
Cocoa Beach, FL 32931

April 18, 2025

City of Cocoa Beach
Board of Adjustment
2 South Orlando Avenue
Cocoa Beach, FL 32931

Subject: Special Exception Request for Self-Storage Facility at 124 S Orlando Ave, Section 2-62
Code Compliance Responses

Dear Members of the Board of Adjustment,

I am requesting a Special Exception to operate a self-storage business at my commercial property located at 124 S Orlando Ave, in accordance with the recent amendment to the City of Cocoa Beach Land Development Code permitting such uses in certain commercial zones. As detailed in my attached hardship letter, the property has been vacant for over two years due to its limited parking, causing significant financial strain. The proposed self-storage facility is an ideal solution, requiring minimal parking and aligning with the city's updated regulations. Below, I address each relevant code requirement to demonstrate how the proposed use complies with city standards.

Code Compliance

Section 2-62. Self-storage facility.

Within specific zoning districts, a self-storage facility, as defined in section 1-20, may be listed as permitted by special exception. In such cases, approval must be from the board of adjustment. When considering an application for a self-storage facility, the board must consider the special exception criteria listed below, in addition to that criteria listed in section 4-43C.

Code:

- A. Self-storage facility must have suitable screening compatible with the architecture of the project. Fences and walls including entry gates shall be constructed of high quality materials and shall be compatible and in harmony with the design and materials of the facilities and site. Decorative metal or wrought iron fences are preferred. Chain-link or similar fences, barbed wire or razor wire fences are prohibited. Fences or walls are not allowed between the main or front building on the site and the street.

Response:

- The storage area will be completely inside the existing building.
- The windows and doors are hurricane impact rated, will be constructed of very high-quality materials and will be designed to be compatible with the design of the facility.
- There will be no chain-link fences, barbed wire or razor-wire fences.
- There will be no fence or wall between the building and the street.

Code:

- B. On-site parking shall be provided on the basis of one (1) space per five hundred sixty (560) square feet of gross floor area. In the redevelopment districts, parking shall be provided as allowed in Section

3-02 of this Land Development Code (LDC) and as approved by the administrator. A parking plan must be provided by the property owner for review by the city.

Response:

- A parking plan has been submitted as part of the application.
- In the unlikely event that the parking lot is full, additional customers can park at the city-owned parking garage located just 200 ft to the north.

Code:

C. Off-street loading shall be as required in Section 3-01 (K) of the LDC and as approved by the administrator.

Response:

- All loading will occur off-street in compliance with Section 3-01(K) of the LDC.
- Based on industry standards for self-storage facilities of this size, the facility is expected to generate fewer than 10 vehicle trips per day, minimizing the risk of congestion in the parking lot and loading area.

Code:

D. If motor vehicles or vessels are stored in an individual facility, there shall be no mechanical work performed on the premises.

Response:

- No motor vehicles or vessels will be stored in this facility.

Code:

E. No single compartment shall have a floor area exceeding one thousand five hundred (1,500) square feet.

Response:

- All storage compartments will be 150 square feet or smaller (e.g., largest size: 10'x15'), well below the 1,500-square-foot maximum.

Code:

F. Each compartment shall have an exterior independent entrance under exclusive control of the tenant thereof. Entrances to compartments can be from a hallway or common area when the individual compartments are located within a common building designated and approved for self-storage.

Response:

- All storage compartments will be located inside the building, with entrances accessible via a hallway or common area.

Code:

G. Use of compartment shall be limited to storage of personal property.

Response:

- Compartments will be rented solely for the storage of personal property, with lease agreements explicitly prohibiting other uses.

Code:

H. There shall be no outside storage of goods or materials of any type. Storage areas located in the side or rear yards shall be fenced as authorized by section 3-32 of these regulations and the fence shall be constructed to meet the opacity of a solid wall.

Response:

- All goods and materials will be stored inside compartments within the existing building, with no outside storage permitted.

Code:

I. If the storage facility abuts residentially zoned property or existing residential development, the facility loading bays, docks or doors shall not be located on any side abutting the residentially zoned property or residential development.

Response:

- The facility's primary doors will face A1A, consistent with the building's design since 1963.
- An emergency egress door at the rear, used solely for safety purposes, will comply with all applicable zoning and building codes and will not function as a loading bay or dock.

Code:

- J. Electrical service to the storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of secure design that will not allow the tapping of fixtures for other purposes.

Response:

- No electrical outlets will be installed inside individual storage units.
- Lighting fixtures and switches will be securely designed to prevent tampering or unauthorized use.

Code:

- K. Operational Standards. The following minimum operational standards shall apply to self-storage facilities and tenants of individual storage units:
- Individual storage units shall not be used for activities such as residences, offices, workshops, studios, or hobby or rehearsal areas. Further, storage units shall not be used for manufacturing, fabrication or processing of goods. In addition, storage units shall not be used for commercial activity or places of business of any kind including, but not limited to, retail sales, garage or estate sales, or auctions.
 - Storage of flammable, explosive, perishable or hazardous materials within individual storage units and on site is prohibited.
 - Keeping of animals is prohibited.
 - Storage facilities shall have security access control to buildings and individual storage units and enhanced electronic video surveillance of the property.
 - Rental agreements shall provide tenants with written notice of the minimum operational standards set forth in this section and any other conditions imposed by the city.

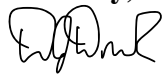
Response:

- The facility will comply with all operational standards.
- Individual storage units will be restricted to personal property storage, with no residential, commercial, or hazardous uses permitted.
- Animals will be prohibited.
- Security measures will include electronic access to the building and individual units, complemented by 24/7 high-definition video surveillance.
- Rental agreements will include written notice of these standards and any additional city-imposed conditions.

Conclusion

The proposed self-storage business at 124 S Orlando Ave fully complies with the City of Cocoa Beach's zoning code requirements, as demonstrated above. This use will alleviate the financial hardship caused by the property's prolonged vacancy, maintain the building's condition, and provide a valuable service to the community. I am committed to working with city officials to ensure all conditions are met and welcome any feedback or additional requirements. Please approve this special exemption to enable the productive reuse of this property. I am available at 321-795-3196 or dvorakdj@gmail.com for further discussion or to attend hearings.

Sincerely,



Dan Dvorak
124 S Orlando LLC
Property Owner

To: City of Cocoa Beach Board of Adjustment
From: Dan Dvorak
Oceanwave Storage LLC
321-795-3196
dan@oceanwavestorage.com

April 18, 2025

Letter of Intent

Inside Self Storage businesses at 124 S Orlando Ave

Background

The property at 124 S Orlando Ave, Cocoa Beach, FL 32931 includes a 4900 sq ft concrete-block building, approximately 49' wide and 100' deep with a flat roof. It was constructed in 1963 and housed an auto-parts store with machine shop from that time until the store was moved in 2016. A motorcycle fabricator and auto repair business occupied the building from early 2017 until early 2023. The building has been vacant since early 2023. The search for a new tenant has proven fruitless and the building has sat empty.

Proposal

This proposal is for a facility with 42 spaces of various size for rent for storage of business and personal goods, completely inside the existing air-conditioned building. Each space would have a lockable roll-up door and coated steel panel walls, as shown in Figure 1.

The proposed floor plan sketch is shown in Figure 2

The proposed storage spaces would be accessed through an access-controlled front door which would be only available during limited hours (example 6am-10pm). Interior lighting would be from energy-conserving, motion-activated lamps. The entire facility would be video monitored. The facility is already air-conditioned.

This proposal includes improvement to the exterior appearance of the building, including installation of an awning on the front, painting, and possibly an artistic mural that would complement the area. Aside from façade improvements and reconfiguration of doors, there would be no exterior construction. The existing pole sign would be removed.

The LDC was recently modified to list Self Storage as an allowable Special Exception in the Town Center district. The neighboring properties include a convenience store, an auto-body shop and a FPL substation. The proposed use is not expected to cause any impacts which would be detrimental to the surrounding properties.

According to the City of San Diego's "Brief Guide of Vehicular Traffic Generation Rates," a daily trip count of 0.2 trips per vault can be expected. This facility's 42 vaults should generate 8.4 trips per weekday, which will not adversely affect area traffic.

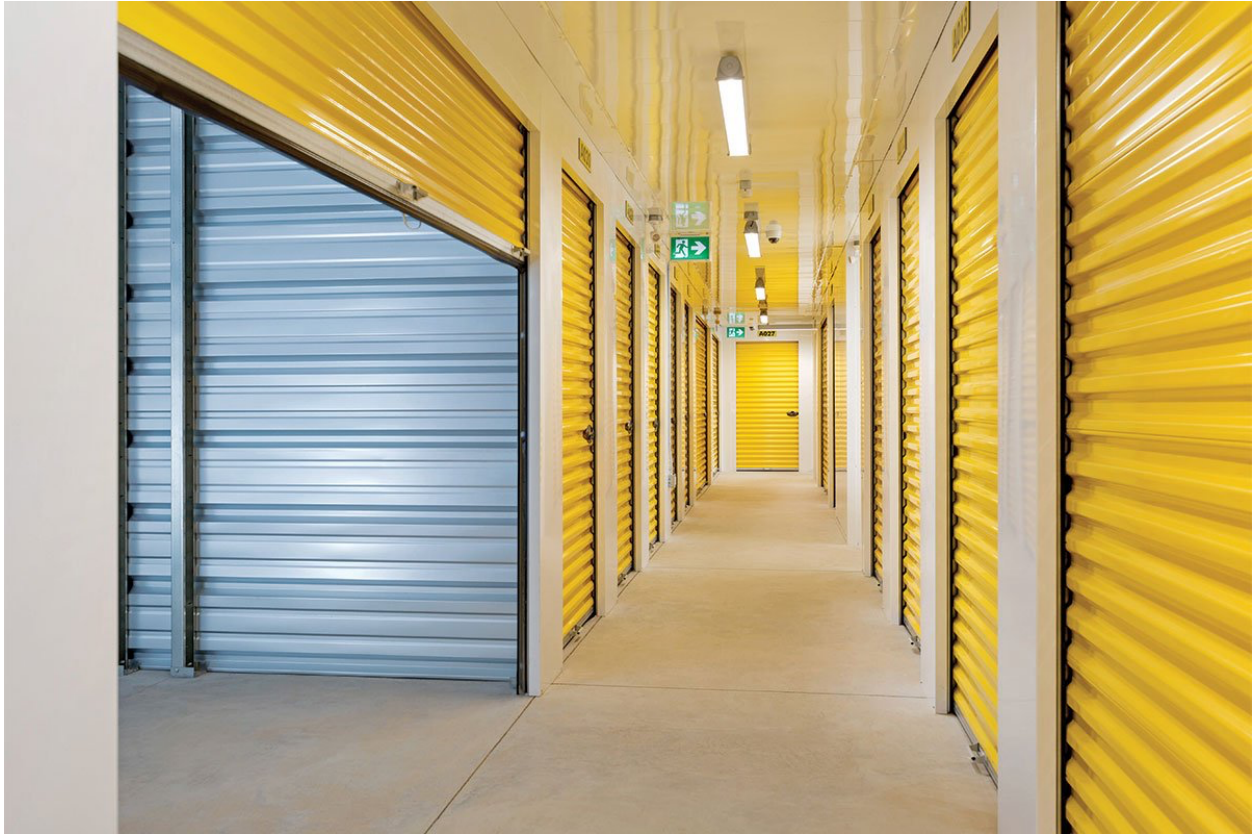


Figure 1

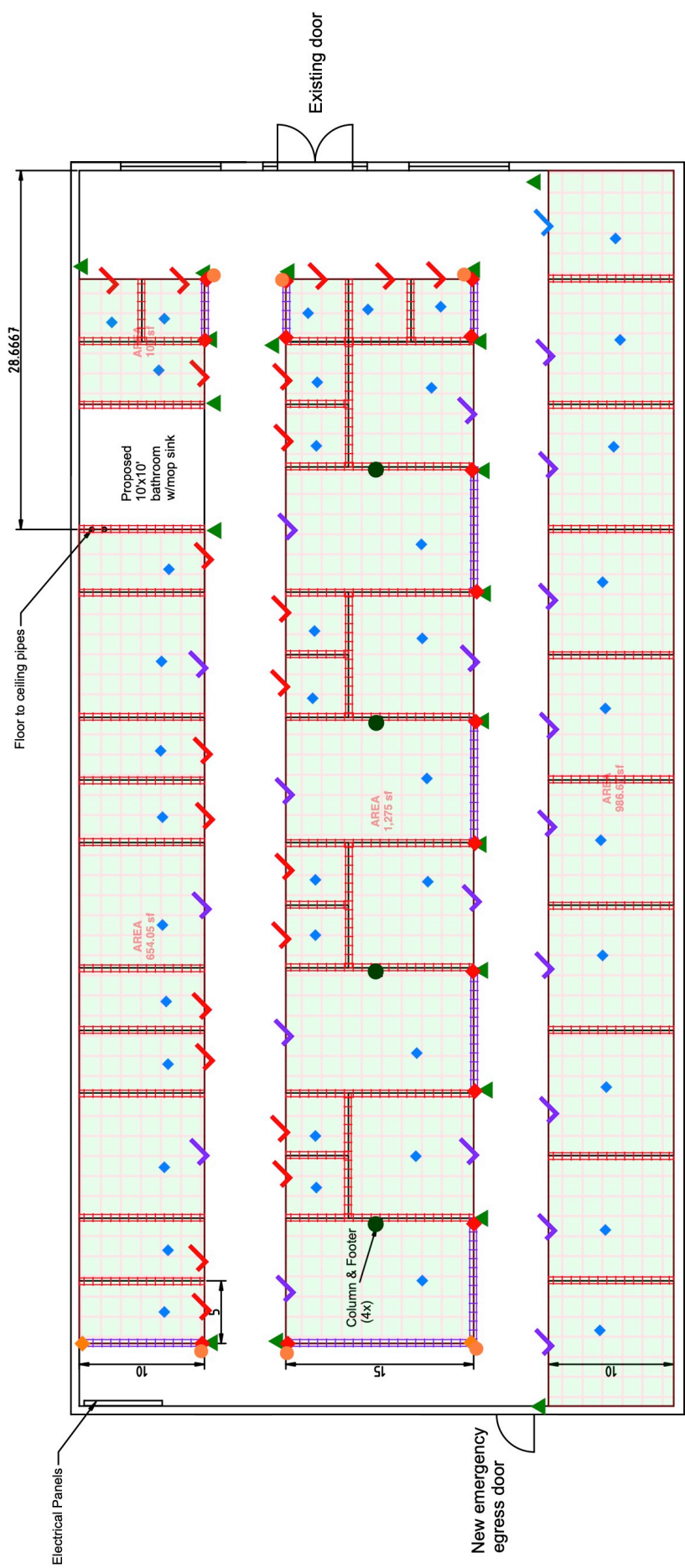


Figure 2

Estimate Property Taxes

 Account: 2518608



 Owners:

124 S ORLANDO LLC
 Wrong ownership? [Maybe this is why...](#)

 Mail Address:

1625 YOUNT DR MERRITT ISLAND FL 32952

 Site Address:

124 S ORLANDO AVE COCOA BEACH FL 32931

 Parcel ID:

25-37-15-01-34-3

 Taxing District:

26H0 - COCOA BEACH

 2024 Exemptions:

NONE
 Wrong exemption? [Maybe this is why...](#)

 Property Use:

1100 - RETAIL STORE - 1 UNIT

 Total Acres:

0.17

 Site Code:

0344 - ORLANDO AV (C BEACH)

 Plat Book/Page:

0009/0007







 Subdivision Name:

COCOA BEACH

 Land Description:

COCOA BEACH LOT 3 BLK 34

 Value

Category	2024	2023	2022
 Market Value:	\$536,010	\$437,740	\$392,560
 Agricultural Classified Use Value:	\$0	\$0	\$0
 Assessed Value Non-School:	\$474,990	\$431,810	\$392,560
 Assessed Value School:	\$536,010	\$437,740	\$392,560
 Homestead Exemption:	\$0	\$0	\$0
 Additional Homestead:	\$0	\$0	\$0
 Other Exemptions:	\$0	\$0	\$0
 Taxable Value Non-School:	\$474,990	\$431,810	\$392,560

Category	2024	2023	2022
Taxable Value School:	\$536,010	\$437,740	\$392,560

Sales/Transfers

Don't see your sale/transfer here? [Maybe this is why...](#)

Date	Price	Type	Instrument
02/15/2024	--	QC	9998/2959
12/15/2016	--	QC	7782/515
10/16/2014	--	QC	7232/2814
06/07/2013	--	QC	6898/499
05/01/1976	\$60,000	--	1625/57

Buildings

Wrong building data? [Maybe this is why...](#)

Property Data Card #1

MATERIALS

Description	Value
Exterior Wall:	PAINTED EXTERIOR
Frame:	MASNRYCONC
Roof:	BU-TG/MMBRN
Roof Structure:	BAR JOIST RIGID

DETAILS

Description	Value
Bldg. Use:	1100 - RETAIL STORE - 1 UNIT
Year Built:	1963
Story Height:	14
Floors:	1
Residential Units:	0
Commercial Units:	1

SUB-AREAS

Description	Square-Feet
Base Area 1st	4,900
Total Base Area	4,900
Total Sub Area	4,900

EXTRA FEATURES

Description	Units
Paving - Asphalt	1,345
Paving - Concrete	169

MAP OF BOUNDARY SURVEY PREPARED FOR AND CERTIFIED TO:
**JOSEPH D. DVORAK &
 GEORGIA L. DVORAK, AS CO-TRUSTEES**

LEGAL DESCRIPTION (OFFICIAL RECORDS BOOK 6898, PAGE 499):

LOT THREE (3), BLOCK THIRTY-FOUR (34), COCOA BEACH, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGE 54, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA

SYMBOL LEGEND:

- WATER METER ⊙ PUMP
- ◆ POWER POLE ● GAS METER
- ▲ TRANSFORMER ○ TELEPHONE BOX
- ⊙ WATER GATE ⊙ TV CABLE BOX

ABBREVIATIONS:

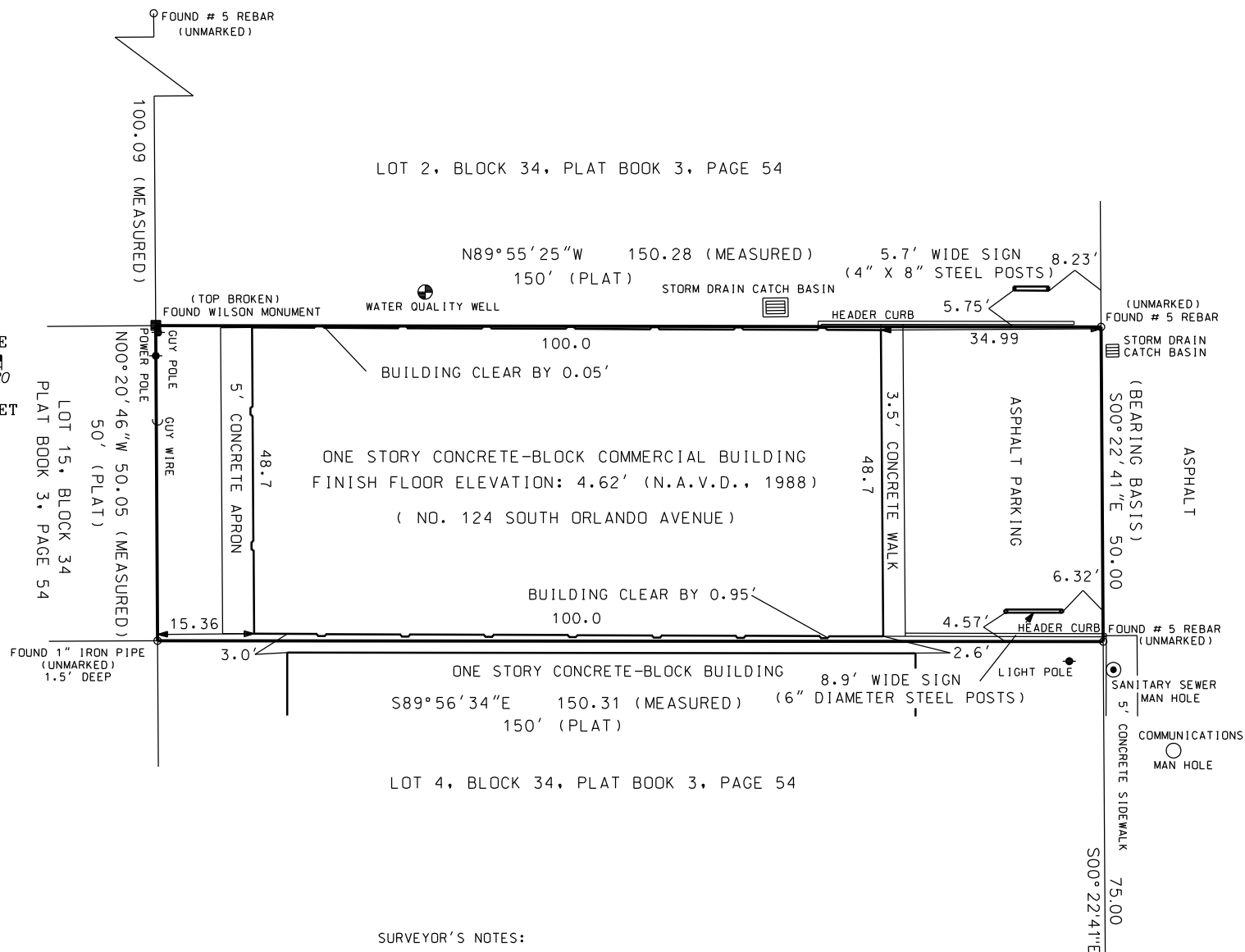
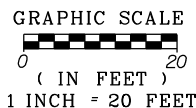
- FND FOUND
- N&D NAIL & DISK
- ID IDENTIFICATION
- C/L CENTERLINE
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- P&M PLAN & MEASURE
- (M) MEASURED
- D.N.R. DEPARTMENT OF NATURAL RESOURCES
- P.U.E. PUBLIC UTILITIES EASEMENT
- FPL ESMT FLORIDA POWER & LIGHT EASEMENT
- PVC POLYVINYL CHLORIDE

DESCRIPTION	DATE
<i>REVISIONS</i>	
SIGNATURES	
DATE	
FIELD COMPLETION	06/05/14
DRAWN: VEM	06/05/14
CHECKED: DJK	06/05/14
SURVEYOR: DJK	06/06/14
FIELD BOOK NO. SEE FILE	DWG. NO. 14.043.DGN
SCALE: 1" = 20' 1 OF 1	PROJ. NO. 14.043

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY DEPICTED HEREON IS TRUE AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID J. KUGELMANN P.L.S. NO. 5117
 STATE OF FLORIDA

CITY OF COCOA BEACH
 GRID COORDINATE NORTH



SURVEYOR'S NOTES:

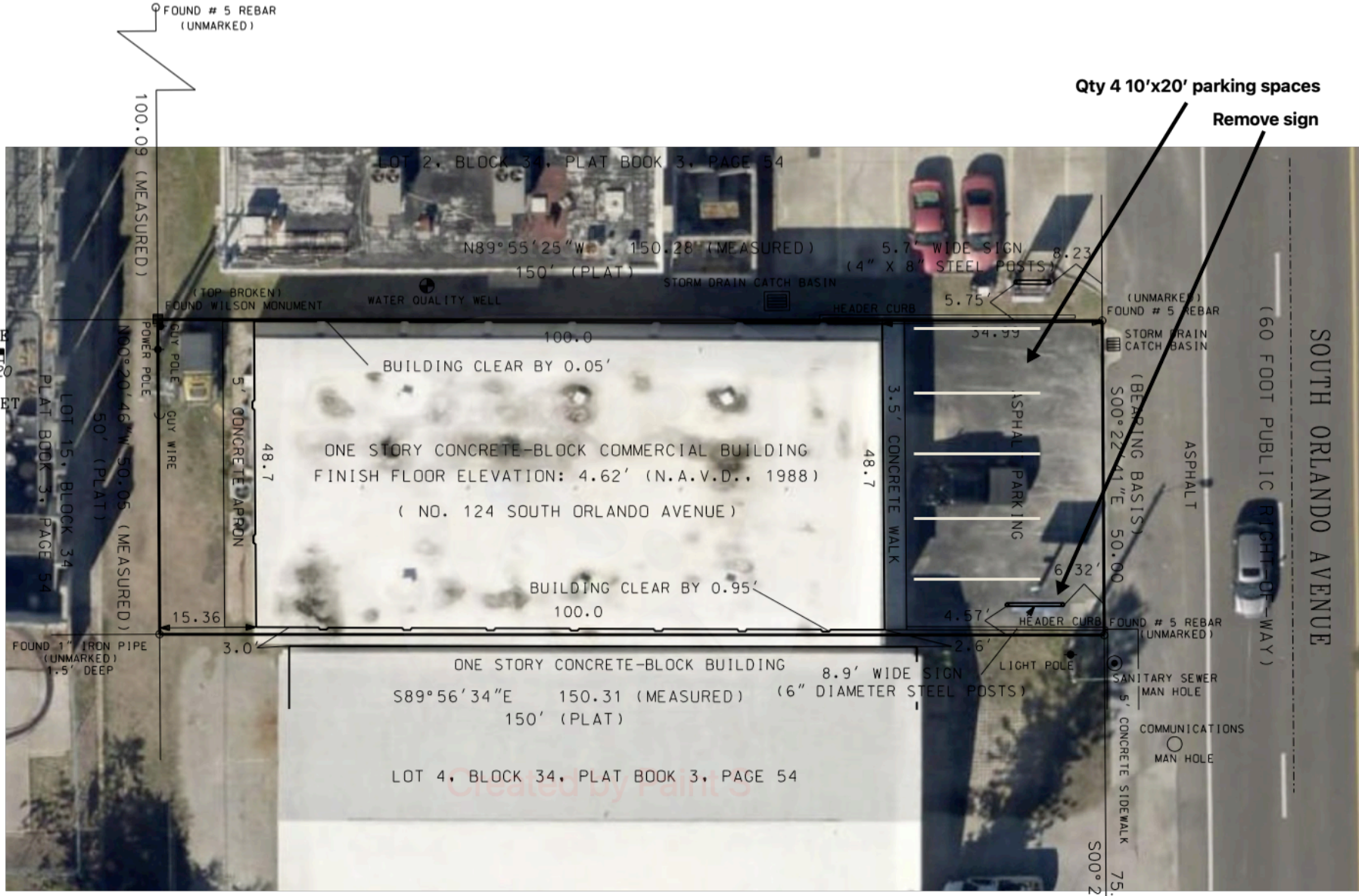
- FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12009C0453 G, COMMUNITY NO. 125097, APRIL 17, 2014.
- FENCE (IF ANY) OWNERSHIP UNKNOWN.
- NO APPARENT ENCROACHMENTS NOTED.
- SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- SURVEY DOES NOT WARRANT TITLE.
- UNDERGROUND FOUNDATIONS AND/OR UTILITIES NOT LOCATED AT TIME OF SURVEY.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT (S) SHOWN HEREON; COPIES ARE VALID ONLY WHEN SIGNED, DATED AND EMBOSSED WITH THE SURVEYOR'S SEAL.
- BEARINGS DEPICTED HEREON REFER TO THE CITY OF COCOA BEACH CONTROL MONUMENTS R-36 AND TST-23 WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH ORLANDO AVENUE BEARING 500°22'41"E.
- ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- MASTER BENCH MARK: CITY OF COCOA BEACH MONUMENT R-36 (D.N.R.) PUBLISHED ELEVATION: 10.976'.

- SITE LEGEND
- FOUND # 5 REBAR/EVIDENCE
 - SET #4 REBAR
 - ⊙ SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - FOUND CONCRETE MONUMENT
 - ⊕ WATER QUALITY WELL
 - ↳ GUY WIRE

CITY OF COCOA BEACH
GRID COORDINATE NORTH



GRAPHIC SCALE
0 20
(IN FEET)
1 INCH = 20 FEET



Parking Plan

124 S Orlando Ave

Free Trial
Created by Point 5



Free Trial
Created by Point 5

<p>Tax Account ID: 2517999 OCEAN BLOU PROPERTIES LLC 946 SANTA CRUZ RD COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2525796 N/A - CONDO COMMON AREA ,</p>	<p>Tax Account ID: 2518632 COCOA BEACH GARAGE STORAGE LLC 1415 N ATLANTIC AVE COCOA BEACH, FL 32931</p>
<p>Tax Account ID: 2517998 15SEVEN LLC 7901 4TH ST N, STE 300 SAINT PETERSBURG, FL 33702</p>	<p>Tax Account ID: 2528767 N/A - CONDO COMMON AREA ,</p>	<p>Tax Account ID: 2518165 BAUGHER, ROBERT A PRYOR, LAURA J 118 SUNSET DR COCOA BCH, FL 32931</p>
<p>Tax Account ID: 2517997 CANAVERAL LODGE 339 F & M PO BOX 320339 COCOA BCH, FL 32932</p>	<p>Tax Account ID: 2518092 PYLE, CATHY EGGLE PO BOX 6747 VERO BEACH, FL 32961</p>	<p>Tax Account ID: 2521018 ROGER C VAUGHN REVOCABLE TRUST NUMBER 1 PO BOX 321202 COCOA BEACH, FL 32932</p>
<p>Tax Account ID: 2517989 GODLEWSKI, CHRIS GODLEWSKI, KELLY 150 S ATLANTIC AVE COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518091 DUGGAN, FRANCIS 79 S BREVARD AVE COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2517996 COCOA BEACH COMMUNITY CHURCH INC PO BOX 320009 COCOA BCH, FL 32932</p>
<p>Tax Account ID: 2517988 COCOA BEACH COMMUNITY CHURCH INC PO BOX 320009 COCOA BCH, FL 32932</p>	<p>Tax Account ID: 2518610 HEMENWAY FAMILY TRUST 1212 WINDING MEADOWS RD ROCKLEDGE, FL 32955</p>	<p>Tax Account ID: 2530569 BRUNNER, EDWARD A BRUNNER, JENNIFER L 114 SUNSET DR COCOA BEACH, FL 32931</p>
<p>Tax Account ID: 2518645 ELLIOTT, JAMES A ELLIOTT, CHRISTINE A 116 SUNSET DR COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518625 ROGER C VAUGHN REVOCABLE TRUST NUMBER 1 PO BOX 321202 COCOA BEACH, FL 32932</p>	<p>Tax Account ID: 2517993 COCOA BEACH COMMUNITY CHURCH INC PO BOX 320009 COCOA BCH, FL 32932</p>
<p>Tax Account ID: 2518608 124 S ORLANDO LLC 1625 YOUNT DR MERRITT ISLAND, FL 32952</p>	<p>Tax Account ID: 2518609 MEYD, GREGORY E 150 S ORLANDO AVE COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2517987 COCOA BEACH COMMUNITY CHURCH PO BOX 320009 COCOA BCH, FL 32932</p>
<p>Tax Account ID: 2518644 BRUNNER, EDWARD A BRUNNER, JENNIFER L 114 SUNSET DR COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518607 SIMPKINS REAL ESTATE LLC 3 K BROTHERS REAL ESTATE HOLDING LLC 1870 ALOMA AVE, STE 250 WINTER PARK, FL 32789</p>	<p>Tax Account ID: 2530570 JONES, RODNEY 8001 W 10TH AVE, APT 3 LAKEWOOD, CO 80214</p>
<p>Tax Account ID: 2518643 JONES, RODNEY 8001 W 10TH AVE, APT 3 LAKEWOOD, CO 80214</p>	<p>Tax Account ID: 3017559 SPACE COAST HIDEAWAYS LLC 921 BALI RD COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2530568 WHIPPO, JEFFREY L WHIPPO, KELLY S 3103 ONATE RD ROSWELL, NM 88201</p>
<p>Tax Account ID: 2526245 N/A - CONDO COMMON AREA ,</p>	<p>Tax Account ID: 2518164 FRANCES H GERRY REVOCABLE LIVING TRUST 2905 NEPAL DR TALLAHASSEE, FL 32303</p>	<p>Tax Account ID: 2518017 COCOA BEACH COMMUNITY CHURCH INC PO BOX 320009 COCOA BCH, FL 32932</p>

<p>Tax Account ID: 2518077 KABBOORD PROPERTIES INC 3201 ATLANTIC AVE N COCOA BCH, FL 32931</p>	<p>Tax Account ID: 2518616 CHRISTIAN, RALPH H CHRISTIAN, CYNTHIA M 295 MILFORD POINT DR MERRITT ISLAND, FL 32952</p>	<p>Tax Account ID: 2518629 BOYKIN, KRISTIAN REYNOLDS, BRANDON 147 S BREVARD AVE, APT 3 COCOA BEACH, FL 32931</p>
<p>Tax Account ID: 2518018 COCOA BEACH, CITY OF PO BOX 322430 COCOA BEACH, FL 32932</p>	<p>Tax Account ID: 2518617 CHRISTIAN, RALPH H CHRISTIAN, CYNTHIA M 295 MILFORD POINT DR MERRITT ISLAND, FL 32952</p>	<p>Tax Account ID: 2518630 CHRISTIAN, RALPH H CHRISTIAN, CYNTHIA M 295 MILFORD POINT DR MERRITT ISLAND, FL 32952</p>
<p>Tax Account ID: 2518151 CRAWFORD, JACQUE T HARDAWAY, FRANKLEN D 1720 MINUTEMEN CSWY #1 COCOA BCH, FL 32931</p>	<p>Tax Account ID: 2518618 CHRISTIAN, RALPH H CHRISTIAN, CYNTHIA M 295 MILFORD POINT DR MERRITT ISLAND, FL 32952</p>	<p>Tax Account ID: 2518631 SCHNEPFE, DIANA G 147 S BREVARD AVE, APT 5 COCOA BEACH, FL 32931</p>
<p>Tax Account ID: 2518079 COCOA BEACH, CITY OF PO BOX 322430 COCOA BCH, FL 32932</p>	<p>Tax Account ID: 2518619 CHRISTIAN, RALPH H CHRISTIAN, CYNTHIA M 295 MILFORD POINT DR MERRITT ISLAND, FL 32952</p>	<p>Tax Account ID: 2518081 GRIGSBY, MARILYN WARD TRUSTEE 26 DANUBE RIVER DR COCOA BCH, FL 32931</p>
<p>Tax Account ID: 2518624 FLORIDA POWER & LIGHT CO PROPERTY TAX - PSX/JB 700 UNIVERSE BLVD JUNO BEACH, FL 33408</p>	<p>Tax Account ID: 2518620 JENNINGS, HENRY 9809 MCVICKER AVE OAK LAWN, IL 60453</p>	<p>Tax Account ID: 2518082 GRIGSBY, MARILYN WARD TRUSTEE 26 DANUBE RIVER DR COCOA BCH, FL 32931</p>
<p>Tax Account ID: 2517990 WHITE, JAMES C SCHELL, ALICE-ROSALIND 158 S ATLANTIC AVE COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518621 POWELL, WILLIAM V TRUST 165 N ORLANDO AVE COCOA BCH, FL 32931</p>	<p>Tax Account ID: 2518083 GRIGSBY, MARILYN WARD TRUSTEE 26 DANUBE RIVER DR COCOA BCH, FL 32931</p>
<p>Tax Account ID: 2518612 LOSASSO, BARRY LOSASSO, GLENN 170 S ORLANDO AVE, # A COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518622 NAGY, JOSEPH S 190 S ORLANDO AVE, APT K COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518084 ACE HANDIMAN HARDWARE OF COCOA BEACH INC 705 N ATLANTIC AVE COCOA BCH, FL 32931</p>
<p>Tax Account ID: 2518613 RAMMELKAMP, RICHARD I 1520 CENTRAL AVE W MERRITT ISLAND, FL 32952</p>	<p>Tax Account ID: 2518623 MCKERCHIE, WILLIAM P MCKERCHIE, ROXANNE M 190 S ORLANDO AVE, APT L COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518085 RICHARD E & JUDITH A GEORGE TRUST 262 ANTIGUA DR COCOA BEACH, FL 32931</p>
<p>Tax Account ID: 2518614 UFFELMAN, MARK W 170 S ORLANDO AVE, APT C COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518627 ONG, JENNIFER DIANA ONG, MARVIN 147 S BREVARD AVE, APT 1 COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518086 NICHOLS, MARVIN NICHOLS, JOANN 581 CAPRI RD COCOA BCH, FL 32931</p>
<p>Tax Account ID: 2518615 FOSTER, CHARLES 170 S ORLANDO AVE UNIT D COCOA BCH, FL 32931</p>	<p>Tax Account ID: 2518628 MANNEY, CONSUELO I GARCIA, MARIA LONGORIA 147 S BREVARD AVE, APT 2 COCOA BEACH, FL 32931</p>	<p>Tax Account ID: 2518087 NICHOLS, JOANN 581 CAPRI RD COCOA BCH, FL 32931</p>

Tax Account ID: 2518088
RICHARD E & JUDITH A GEORGE TRUST
262 ANTIGUA DR
COCOA BEACH, FL 32931

Tax Account ID: 2518089
ACE HANDIMAN HARDWARE OF COCOA BEACH INC
705 N ATLANTIC AVE
COCOA BCH, FL 32931

Tax Account ID: 2518090
ACE HANDIMAN HARDWARE OF COCOA BEACH INC
705 N ATLANTIC AVE
COCOA BCH, FL 32931