



**Meeting Agenda
Wednesday, July 16, 2025**

5:15 PM

REGULAR

Cocoa Beach City Hall - 2 S. Orlando Ave, Cocoa Beach

WELCOME

- A. Call to Order
 - 1. Pledge of Allegiance
 - 2. Roll Call
 - 3. Disclosure of Conflict
- B. Special Presentation
 - 1. NONE
- 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 05/21/2025 Minutes
- G. Unfinished Business
- H. New Business
 - 1. PUBLIC HEARING to consider a request for variance for a property located at 704 Cocoa Isles Blvd. (ID:25-37-10-01-G-1) Case File, PZ-25-16, This is a request for a six-foot reduction to the 25-foot front yard setback requirement in the RS-1 zoning district as contained in Sec.

2-06 of city code.

I. General Public Comment

J. Adjournment

1. Next Scheduled Meeting Date: 08/20/2025

Note: more than one member of the City Commissioners 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, May 21, 2025 @ 5:15 P.M.

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

Members Absent: Michael Goldberg

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

Commission Members Present: 0

Visitors Present: 1

- A. **CALL TO ORDER:** Don Haynes called the meeting to order at 5:15 PM
Approval of February 19, 2024, Meeting Minutes: John Kabboord motioned to approve the meeting minutes as presented; Rick Anderson 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-25-12 – a request for a Special Exception to permit a Self-Storage Facility in accordance with Land Development Code Section 2-62 and City of Cocoa Beach Ordinance No. 1696.
 - i. *Rick Anderson motioned to approve; John Kabboord seconded;* the motion was approved; 5-0 vote.

- D. **GENERAL PUBLIC COMMENTS:** None

- E. **STAFF REPORTS:**

- F. **MEMBER REPORTS:** None

- G. **ADJOURNMENT:** The next tentative meeting is scheduled for 07.16.25, at 5:15 P.M. No other items were discussed. The meeting was adjourned at 5:24 P.M.

_____ **Date** _____
Planner II, Cory Hall

_____ **Date** _____
Chairman, Don Hayes

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

**DEPARTMENT MAKING
REQUEST/NAME:**

Development Services /

MEETING DATE

July 16, 2025

REQUESTED MOTION/ACTION

PUBLIC HEARING to consider a request for variance for a property located at 704 Cocoa Isles Blvd. (ID:25-37-10-01-G-1)
Case File, PZ-25-16, This is a request for a six-foot reduction to the 25-foot front yard setback requirement in the RS-1 zoning district as contained in Sec. 2-06 of city code.

IS THIS ITEM BUDGETED (IF APPLICABLE)?

BACKGROUND:



CITY OF COCOA BEACH
 P.O. Box 322430 Cocoa Beach, FL 32932-2430
 Telephone 321 868-3217 Fax 321 868-3212
developmentsservices@cityofcocoa-beach.com

APPLICATION FOR VARIANCE, SPECIAL EXCEPTION, APPEAL

Variance Special Exception Appeal

Case No. (City use) _____ Date _____

Applicant Information: (Please Print or Type)

Applicant/Agent ANDERS + LINDA BERGMANN

Address: 704 COCOA ISLES COCOA BEACH FL

Phone: 321-525-1893

Owner Name, Address, Phone: SAME AS ABOVE

E-Mail Address: ABERGSMANN1@CFL.RR.COM

Project Name: HOME RENOVATIONS

Project Address: 704 COCOA ISLES

Zoning: SINGLE FAMILY Future Land Use: SINGLE FAMILY

Fees: Application: SFR/Duplex (\$500), Other (\$1000)

Advertising: SFR/Duplex (\$100), Other (\$125)

Property Owner Notification: (Property owners within 300 feet are required to be notified, fees are \$2 per property owner or a minimum of \$40)

NOTICE: An approval of the request made in this application does not entitle the owner to a development permit. All requirements of the Land Development Code must be met and are applied to any application for, or processing of, a development order or building permit.

This application was prepared and approved with the full knowledge and consent of the undersigned

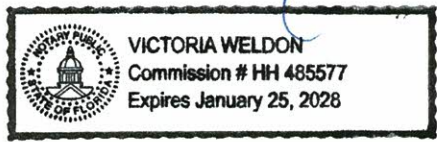
(Owner) ANDERS BERGMANN, and is a full and complete representation of the proposed actions/development of the subject property. The Owner authorizes the agent

(Agent) ARTHUR BERGER to pursue this request for zoning and/or building/planning review. The Owner further authorizes City Staff, as necessary, reasonable right of entry to the subject premises, for review purposes, based upon this application.

Date 24 MAY 2025 Signature of Owner [Signature]

Subscribed before me this 24th day of May 2025 Personally known ✓, or produced identification ✓

Signature of Notary: [Signature]



APPLICATION CHECKLIST

NOTICE: *Petitions require an advertised public hearing before the Board of Adjustment, and Applicants will be expected to attend the hearing and invited to address the Board. The Board meets on the third Wednesday of each month and the application deadline is 30 days before the next regularly scheduled meeting date.*

SUBMITTAL DOCUMENTS:

- 1 copy of Application
- 1 copy of Letter of Intent summarizing the reason for the request, see below for helpful information related to requirements of the request
- Proof of ownership (if different from Brevard Property Appraiser listing)
- 1 copy of Boundary Survey
- 1 copy Site Plan (11x17 inch, if possible), if applicable
- 1 copy of Floor Plans, if applicable
- N/A 1 set of Photographs of the property (showing area affected by request)
- Address labels prepared for all property owners within 300 feet of the subject property, measured from each property line. (Call Brevard County GIS, 321.633.2060)

FINDINGS OF FACT FOR LETTER OF INTENT:

The Board of Adjustment may only hear and decide petitions, based upon certain criteria as identified in the Land Development Code (LDC).

VARIANCE:

LDC CHAPTER IV Section 4-39 – Application for a variance

All variance applications must address the following criteria:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same district.
2. The literal interpretation and strict application of the LDC regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the LDC regulations.
3. The special conditions and circumstances do not result from the actions of the applicant.
4. Granting the variance will not give the applicant any special privilege that is denied by the LDC regulations to other lands, structures, or buildings in the same district.
5. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
6. The granting of the variance will be in harmony with the general purpose and intent of the LDC regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

SPECIAL EXCEPTION:

LDC CHAPTER IV Section 4-43. - Application for a special exception

All special exception applications must address the following criteria:

A special exception is the use of a property which is not permitted "by right" but is only granted after approval by the board of adjustment when the use is listed as an allowable special exception use within the applicable zoning district; when the use has been determined to be compatible with the permitted uses on a property in a specific zoning district; and when the use is found not to be detrimental to the surrounding properties, businesses, traffic-flows or area, to the extent that such special exception is consistent with the Comprehensive Plan.

BEFORE THE BOARD OF ADJUSTMENT, City of Cocoa Beach

APPLICANTS: Anders Peter and Linda Ellen Bergmann / 704 Cocoa Isles Boulevard

PURPOSE: Obtain Relief of the 25 Foot Setback Line (Variance)

Anders P. and Linda E. Bergmann own the property at 704 Cocoa Isles Blvd. Anders P. has grown up and lived in that house since his youth, as well as having his Military Home Of Record since entering into the U.S. Air Force and through his almost 26 years of Active Duty.

Anders' father, Anders Karlby Bergmann, established the family at this address in mid-1977. He always stated how much he would like to renovate the property, which was built in 1963 and had a small Galley Kitchen, and very small Master Bathroom and Closet.

Unfortunately Alzheimer's took Anders K. from the family, leaving the family with his longtime wish of renovating and adding to the property to make it more livable. It was also his desire to make the house a more pleasant property as seen from the street.

Now Anders P. has embarked on his father's dream and finds the existing setback line impacts the shape and size of the intended addition being limited by the previously designated setback line. This places an undue burden to building the addition such that the design would have a non-harmonized design and being not in accordance with the City standards.

As shown in the attachments, this request for a minor variance into a set-back of an abandoned dead-end road area, which we believe should be removed. The abandoned area is not used for vehicles, which includes a no parking area. We also believe the abandoned dead-end road area is in the plans of a future city park area. There are no underground utilities in this area. The requested variance is extremely minimal. This set back requirements puts an unfair burden on the owners to develop the property to its fullest extent. Across from this dead end abandoned roadway the neighbor's house has only a 15 foot set back because it faces a different direction.

Excerpt from Article IV, Variance Waiver and Special Exception; Section 4-39.

D. The applicant shall provide sufficient information to staff to clearly show the board of adjustment that the requirements listed below for authorizing a variance have been met:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building and which are not applicable to other lands, structures or buildings in the same district.

Property was laid out such that front face of the house is not parallel to the property line. This was considered an acceptable layout when the house was built in 1963.

2.The literal interpretation and strict application of the LDC regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the LDC regulations.

Owners desire to build a addition that would allow for the construction of the desired addition which will overcome design flaws since its design in 1963.

3.The special conditions and circumstances do not result from the actions of the applicant.

Layout was on the lot was pre dates the property purchase. House was built with a small galley kitchen, and small master bath and closet.

4.Granted the variance will not give the applicant any special privilege that is denied by the LDC regulations to other lands, structures, or buildings in the same district.

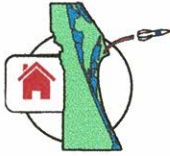
Property is situated on a street dead end, well within the property boundary lines, not blocking view from the street side.

5.The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Variance area is a 32.4 sq ft, small triangle area. Having a Base of 15'4" x Perpendicular of 4'3".

6.The granting of the variance will be in harmony with the general purpose and intent of the LDC regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Not being allowed to design this addition as requested will result in an appearance of the street face of the house which will have an obtuse angle, which will not be harmonically aligned with the City of Cocoa Beach appearance guidelines



REAL PROPERTY DETAILS
 Account 2516738 - Roll Year 2024

Owners BERGMANN, ANDERS P; BERGMANN, LINDA E
 Mailing Address 704 COCOA ISLES BLVD COCOA BEACH FL 32931
 Site Address 704 COCOA ISLES BLVD COCOA BEACH FL 32931
 Parcel ID 25-37-10-01-G-1
 Taxing District 26H0 - COCOA BEACH
 Exemptions NONE
 Property Use 0110 - SINGLE FAMILY RESIDENCE
 Total Acres 0.34
 Site Code 0110 - RIVER FRONT
 Plat Book/Page 0012/0061
 Subdivision COCOA ISLES 2ND ADDN
 Land Description COCOA ISLES 2ND ADDN LOT 1 BLK G



VALUE SUMMARY

Category	2024	2023	2022
Market Value	\$632,480	\$637,250	\$581,700
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$588,780	\$535,260	\$486,600
Assessed Value School	\$632,480	\$637,250	\$581,700
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$588,780	\$535,260	\$486,600
Taxable Value School	\$632,480	\$637,250	\$581,700

SALES / TRANSFERS

Date	Price	Type	Instrument
02/17/2022	\$200,000	WD	9418/2696
01/20/2022	--	TD	9418/2694
03/01/2020	--	DC	8853/2630
03/16/2016	--	WD	7572/2199
08/25/2015	--	DC	7517/1371
05/01/1987	\$165,000	WD	2804/0466
11/01/1976	\$81,000	--	1676/0281
04/01/1973	\$650,000	--	1333/0093

BUILDINGS

PROPERTY DATA CARD #1

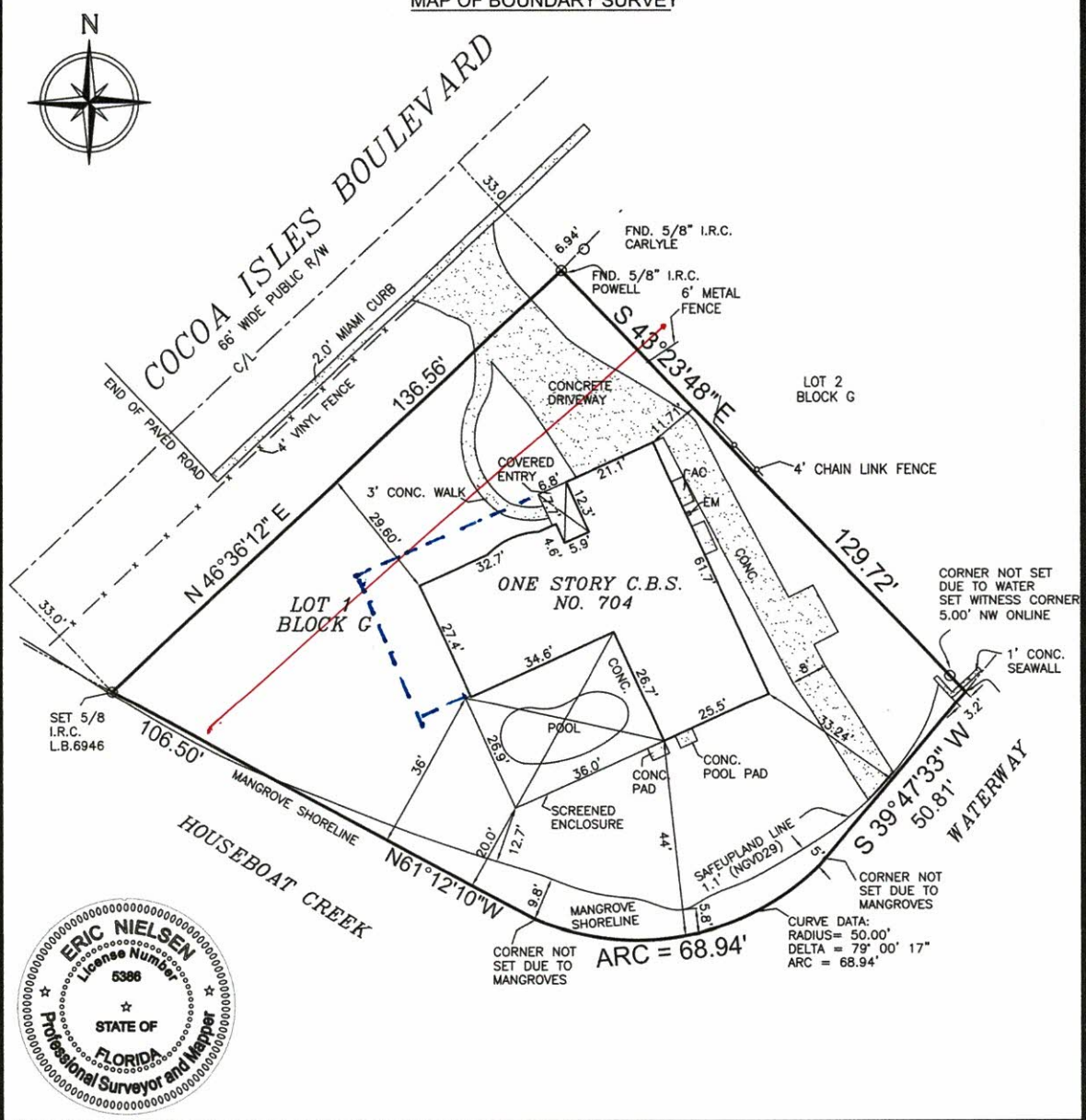
Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1963
Frame:	MASNRYCONC	Story Height	8
Roof:	CEM/CLY/MTL TILE	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	2,021	All Screen - 1 Story	972
Garage	462	Pool Deck	689
Open Porch	79	Pool - Residential	1
Total Base Area	2,021		
Total Sub Area	2,562		

DESCRIPTION:

LOT 1, BLOCK G
 COCOA ISLES SECOND ADDITION
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 61,
 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY



SURVEYORS NOTES:

- This property is located in Flood Zone(s) X, The Residence is lying in Flood Zone(s) X, Map No. 12009C0453H, Panel No. 453, Suffix H, Community No. 125092, Effective Date, January 29, 2021.
- The bearings shown are based on an Assumed North Meridian, Being N 46° 36' 12" W along the West line of Lot 1, Block G.
- This is Real Property being situated in Section 10, Township 25S, Range 37E.
- The Surveyor has not abstracted the property. Only platted or furnished easements or encumbrances that may restrict the property are shown.
- Underground improvements are not located unless requested.

LEGEND & ABBREVIATIONS:

○ = Set 5/8" iron rod with plastic cap
 △ = Set nail with metal disc □ = Set concrete monument with disc
 — = 6" C.L.F. XXX = Existing Elevations
 — = 6" W.F. (XXX) = Proposed Elevations
 - - - = OHPL
 (B.M.)=Benchmark,(CONC.)=Concrete,(C\L)=Centerline,(C.B.S.)=Concrete Block Structure
 (C.B.S.)=Concrete Block Structure,(C.&S)=Covered and Screened,
 (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence
 (D)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,
 (F.P.R.)=Fixed Point of Reference, (I.R.C.)=Iron Rod with Cap,(I.P.)=Iron Pipe
 (G.M.)=Gas Meter,(L.B.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured
 (M.E.S.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,
 (OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat
 (P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement
 (P.R.M.)=Permanant Reference Monument,(P.U. & D.E.)=Public Utility & Drainage Easement,
 (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R\W)=Right of Way,(SEC.)=Section
 (TWP.)=Township,(WUP)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

CERTIFIED TO:

Anders P. Bergmann & Linda E. Bergmann
 Allender & Allender, P.A.
 Old Republic National Title Insurance Co.

Eric Nielsen

Digitally signed by Eric Nielsen
 Date: 2022.05.09 14:34:53 -04'00'
 Signature Date:

Certified By: I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

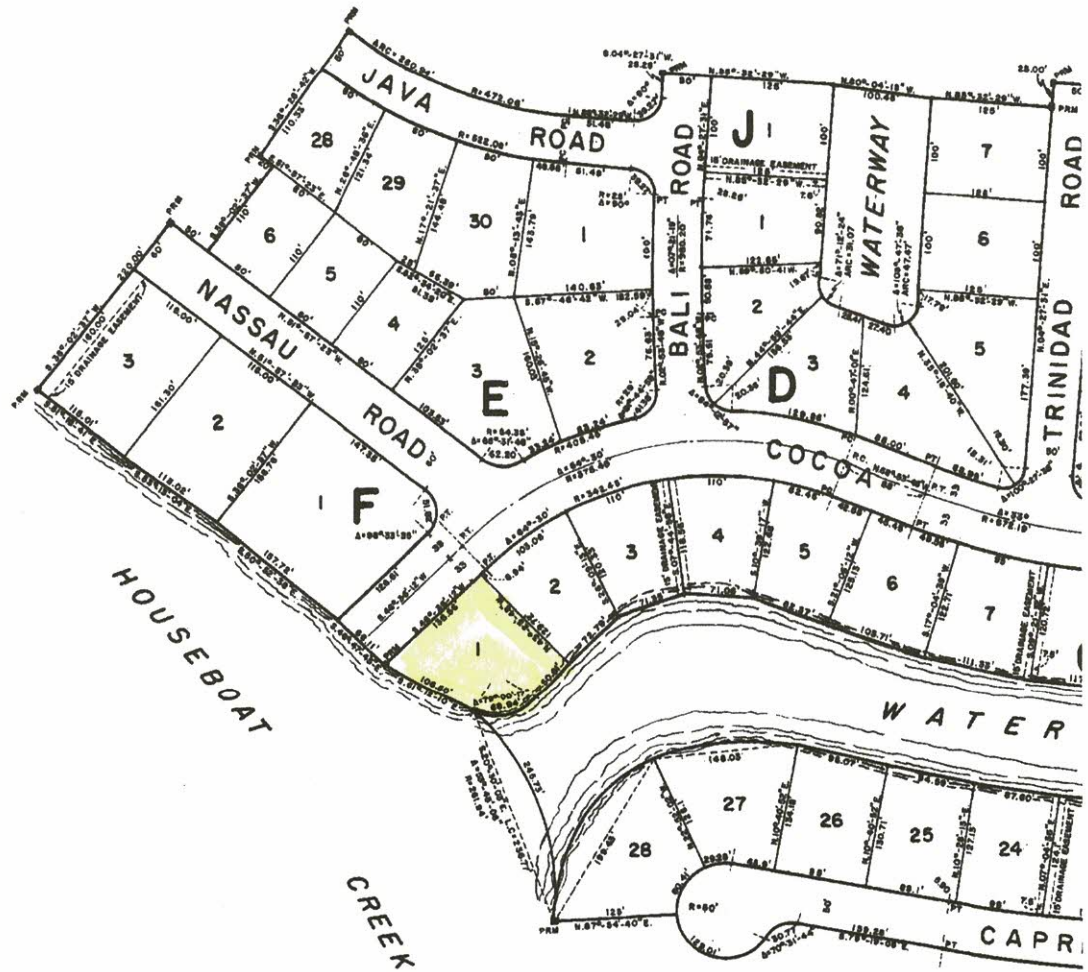
Eric Nielsen Land Surveying, Inc.

Revisions: 12 STONE STREET, COCOA, FL. 32922
 Ph: (321) 631-5654 Fax: (321) 631-5974

SCALE:	DATE:	JOB NO.
1" = 30'	01-26-2022	22-027-01

UNLESS IT BEARS THE SEAL & SIGNATURE OF A FLORIDA LICENSED SURVEYOR THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.

TO BE SUBDIVIDED



TO BE SUBDIVIDED



All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

Map created May 19, 2025 (map data dates may vary)

OWNERS WITHIN 300 FT

Account:2516736Parcel ID:25-37-10-01-F-2

Owners: RADU, MIHAI S; RADU, MIOARA C TRUSTEES

Address: 718 NASSAU RD COCOA BEACH FL 32931

Account:2516735Parcel ID:25-37-10-01-F-1

Owners: DOUGHTY FAMILY REVOCABLE LIVING TRUST

Address: 708 NASSAU RD COCOA BEACH FL 32931

Account:2516739Parcel ID:25-37-10-01-G-2

Owners: TATE, MARK LEE; MC COMBS, NANCY OLIVIA

Address: 618 COCOA ISLES BLVD COCOA BEACH FL 32931

Account:2516740Parcel ID:25-37-10-01-G-3

Owners: SCHMIDT, LINDA FRANCES TRUSTEE

Address: 606 COCOA ISLES BLVD COCOA BEACH FL 32931

Account:2516741Parcel ID:25-37-10-01-G-4

Owners: HUDNUTT, NANCY F

Address: 538 COCOA ISLES BLVD COCOA BEACH FL 32931

Account:2516727Parcel ID:25-37-10-01-E-2

Owners: BANO RE HOLDINGS LLC

Address: 912 BALI RD COCOA BEACH FL 32931

Account:2516728Parcel ID:25-37-10-01-E-3

Owners: HILDRETH, RICHARD L; HILDRETH, LILIAN

Address:707 NASSAU RD COCOA BEACH FL 32931

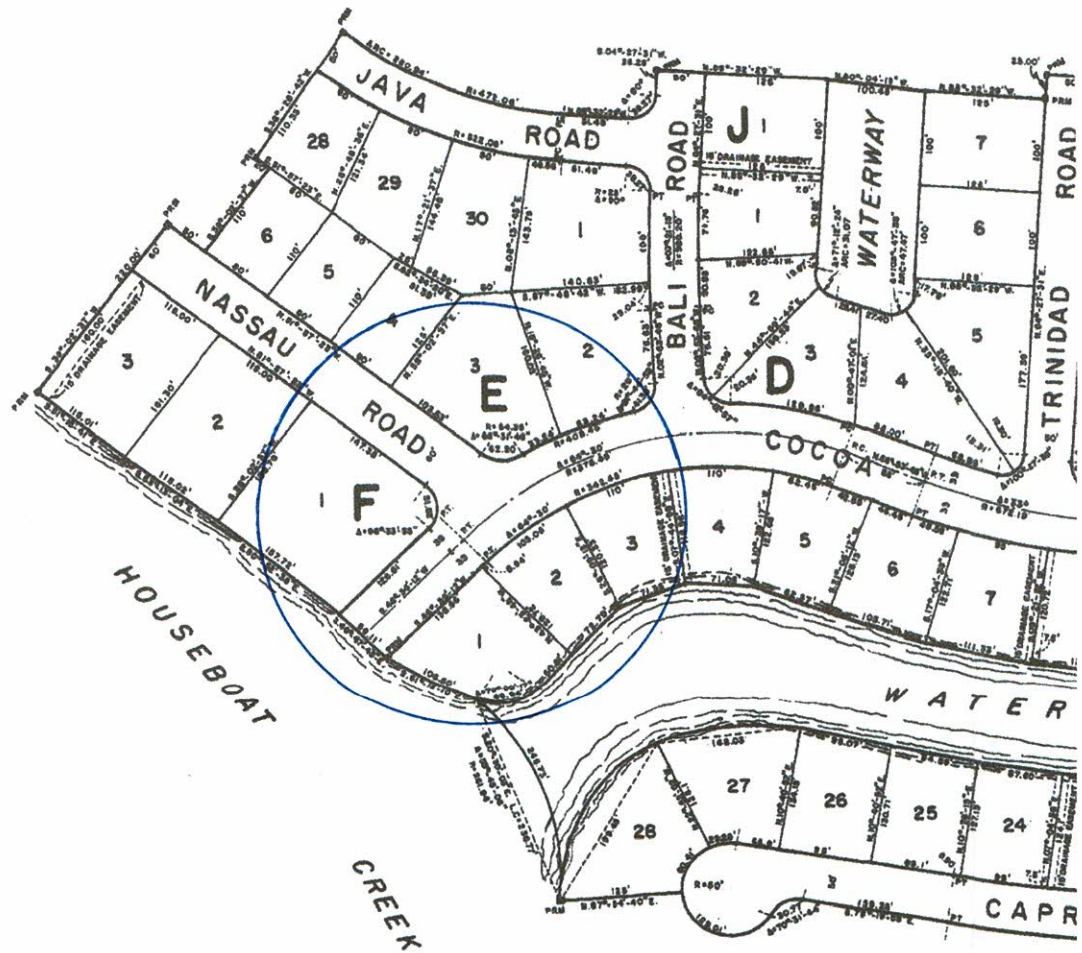
Account:2516729Parcel ID:25-37-10-01-E-4

Owners: MICHELFELDER, ROBERT H; MICHELFELDER, KAROL A

Address: 717 NASSAU RD COCOA BEACH FL 32931

OWNERS WITHIN 300 FT

TO BE SUBDIVIDED



TO BE SUBDI

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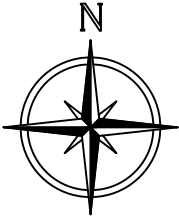
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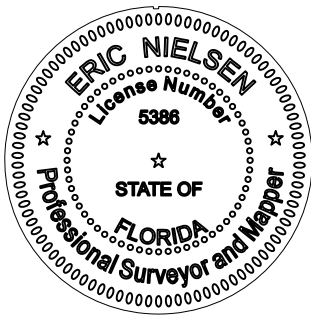
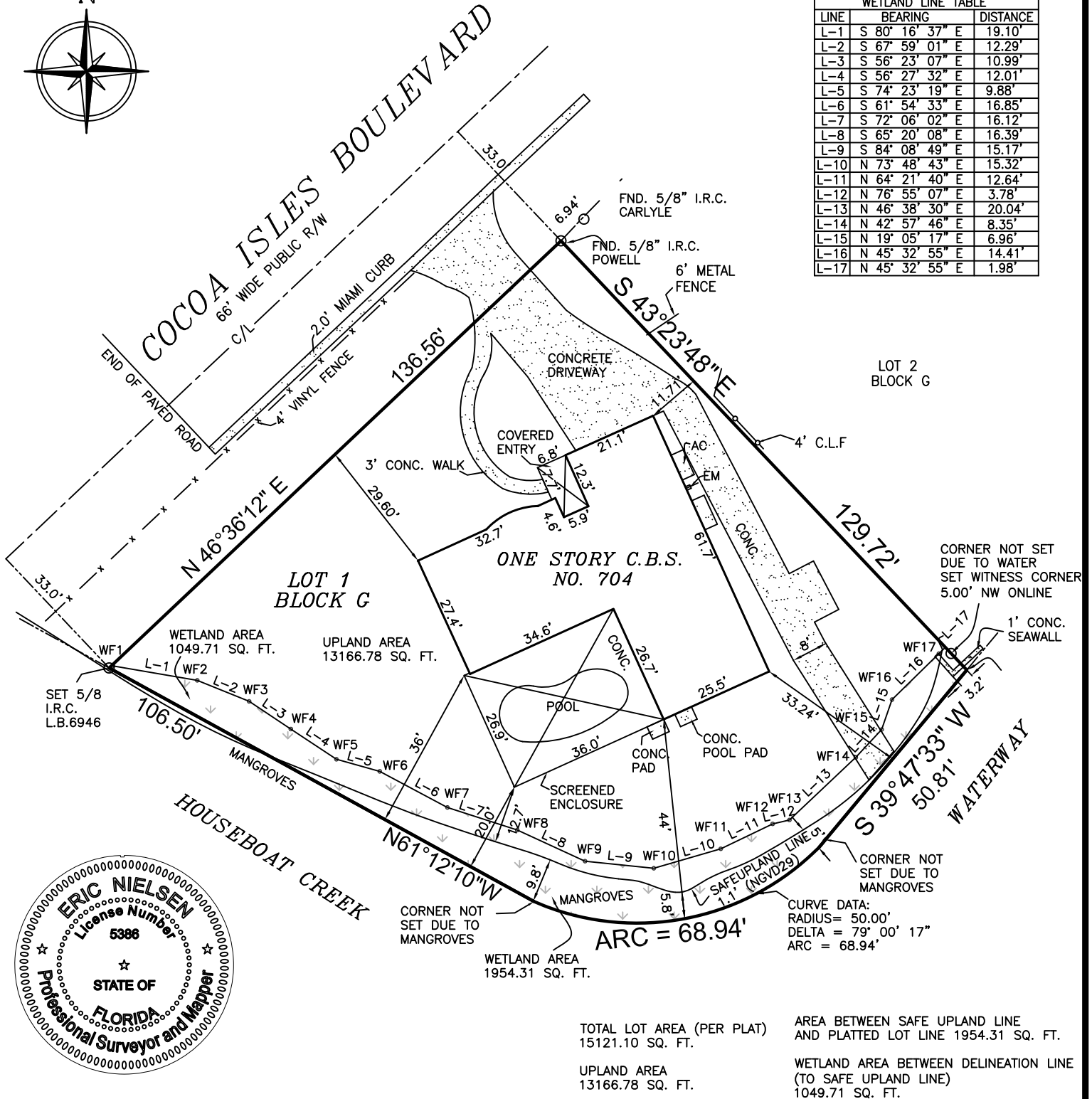
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 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY



LINE	BEARING	DISTANCE
L-1	S 80° 16' 37" E	19.10'
L-2	S 67° 59' 01" E	12.29'
L-3	S 56° 23' 07" E	10.99'
L-4	S 56° 27' 32" E	12.01'
L-5	S 74° 23' 19" E	9.88'
L-6	S 61° 54' 33" E	16.85'
L-7	S 72° 06' 02" E	16.12'
L-8	S 65° 20' 08" E	16.39'
L-9	S 84° 08' 49" E	15.17'
L-10	N 73° 48' 43" E	15.32'
L-11	N 64° 21' 40" E	12.64'
L-12	N 76° 55' 07" E	3.78'
L-13	N 46° 38' 30" E	20.04'
L-14	N 42° 57' 46" E	8.35'
L-15	N 19° 05' 17" E	6.96'
L-16	N 45° 32' 55" E	14.41'
L-17	N 45° 32' 55" E	1.98'



TOTAL LOT AREA (PER PLAT) 15121.10 SQ. FT.
 UPLAND AREA 13166.78 SQ. FT.
 AREA BETWEEN SAFE UPLAND LINE AND PLATTED LOT LINE 1954.31 SQ. FT.
 WETLAND AREA BETWEEN DELINEATION LINE (TO SAFE UPLAND LINE) 1049.71 SQ. FT.

SURVEYORS NOTES:

- This property is located in Flood Zone(s) X, The Residence is lying in Flood Zone(s) X, Map No. 12009C0453H, Panel No. 453, Suffix H, Community No. 125092, Effective Date, January 29, 2021.
- The bearings shown are based on an Assumed North Meridian, Being N 46° 36' 12" W along the West line of Lot 1, Block G.
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 —○— = 6' C.L.F. XXX = Existing Elevations
 —□— = 6' W.F. (XXX) = Proposed Elevations
 - - - - - = OHPL

(B.M.)=Benchmark,(CONC.)=Concrete,(C\L)=Centerline,(C.B.S.)=Concrete Block Structure
 (C.B.S.)=Concrete Block Structure,(C.&S.)=Covered and Screened,
 (C.M.)=Concrete Monument,(C.M.P.)=Corrugated Metal Pipe,(C.L.F.)=Chain Link Fence
 (D)=Deed,(E.M.)=Electric Meter,(F.F.E.)=Finished Floor Elevation,(Fnd.)=Found,
 (F.P.R.)=Fixed Point of Reference, (IRC)=Iron Rod with Cap,(I.P.)=Iron Pipe
 (G.M.)=Gas Meter,(L.B.)=Licensed Business,(L.S.)=Licensed Surveyor,(M)=Measured
 (M.E.S.)=Mitered End Section,(N&D)=Nail & Disc,(O.R.B.)=Official Records Book,
 (OHPL)=Over Head Power Line,(P.C.P.)=Permanent Control Point, (P)=Plat
 (P.O.B.)=Point of Beginning,(P.O.C.)=Point of Commencement
 (P.R.M.)=Permanant Reference Monument,(P.U.& D.E.)=Public Utility & Drainage Easement,
 (RNG.)=Range,(R.C.P.)=Reinforced Conc. Pipe,(R\W)=Right of Way,(SEC.)=Section
 (TWP.)=Township,(WUP)=Wood Utility Pole,(W.F.S.)=Wood Frame Structure,(W.M.)=Water Meter

CERTIFIED TO: Anders P. Bergmann & Linda E. Bergmann

Certified By: _____ Signature Date: _____

I Eric Nielsen Professional Surveyor & Mapper, No. 5386, L.B. 6946, State of Florida certify this map of survey meets the standards set per Florida Administrative Code 5J-17.051 pursuant to Chapter 472.027 per Florida Statutes.

Eric Nielsen Land Surveying, Inc.

Revisions: 12 STONE STREET, COCOA, FL. 32922
 ADDED WETLAND AREA 11-27-2024 Ph: (321) 631-5654 Fax: (321) 631-5974

SCALE:	DATE:	JOB NO.
1" = 30'	01-26-2022	22-027-01

