



LEGAL DESCRIPTION

DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 89° 25' 06" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 1 FOR A DISTANCE OF 1181.48 FEET; THENCE RUN S 18° 50' 52" E FOR A DISTANCE OF 368.27 FEET TO THE SOUTH LINE OF OFFICIAL RECORDS BOOK 661, PAGE 1026, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89° 26' 33" E ALONG SAID SOUTH LINE FOR A DISTANCE OF 1064.74 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 00° 20' 03" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 979.84 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 89° 58' 57" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 311.02 FEET TO THE NORTHWEST CORNER OF LOT 11, COWAN TRAILOR PARK, AS DESCRIBED IN SURVEY BOOK 4, PAGE 53, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 00° 01' 12" E ALONG THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 150.09 FEET TO THE NORTH RIGHT OF WAY LINE OF CEDAR LAKE DRIVE (COWAN ROAD), A 66 FOOT WIDE RIGHT OF WAY; THENCE RUN S 89° 58' 48" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 145.20 FEET TO THE EAST LINE OF LOT 13, OF SAID COWAN TRAILOR PARK; THENCE RUN N 00° 01' 12" W ALONG SAID EAST LINE FOR A DISTANCE OF 150.10 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 89° 58' 57" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 388.95 FEET TO THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN N 18° 53' 46" W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 2058.32 FEET TO THE SOUTH LINE OF THE PLAT OF PORT ST JOHN UNIT 1, AS RECORDED IN PLAT BOOK 13, PAGES 126 THROUGH 130 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 74° 52' 07" E ALONG SAID SOUTH LINE FOR A DISTANCE OF 2055.37 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9211, PAGE 922 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 15° 00' 45" E ALONG SAID WEST LINE FOR A DISTANCE OF 571.46 FEET TO THE NORTH LINE OF THE PLAT OF CLEARVIEW TERRACE, AS RECORDED IN PLAT BOOK 12, PAGE 46 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 79° 54' 13" W ALONG SAID NORTH LINE FOR A DISTANCE OF 642.31 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF CLEARVIEW TERRACE AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 00° 20' 26" E ALONG THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 489.52 FEET TO THE POINT OF BEGINNING; CONTAINING 58.034 ACRES, MORE OR LESS.

GENERAL SITE NOTES:
1. SITE SHALL CONFORM TO ALL CONDITIONS OF THE REVISED BINDING DEVELOPMENT PLAN (BDP) AS RECORDED IN ORB 9183, PG 695-700 DATED 07/08/2021.
2. THE DEVELOPMENT AND USE OF THIS SITE SHALL COMPLY WITH THE BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
3. A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, MASONRY WALLS, FENCING, ETC.
4. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED IN BREVARD COUNTY RIGHTS-OF-WAY SHALL ADHERE TO THE REQUIREMENTS ON SHEET G-102 AND EXHIBIT 26 ON SHEET C-809.
5. ACCESS GATE AT SOUTH EMERGENCY ACCESS ENTRANCE SHALL HAVE A CLICK-TO-ENTER SYSTEM INSTALLED.
6. ALL DISTURBED AREAS IN THE RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
7. LIGHTING, IF USED, SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS AND IN CONFORMANCE WITH BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ELECTRICAL ENGINEER OF RECORD SHALL CERTIFY COMPLIANCE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. NO EXTERIOR LIGHTING IS CURRENTLY PROPOSED.
8. NO ON-SITE DUMPSTER IS PROPOSED. CURBSIDE PICKUP SHALL BE UTILIZED FOR EACH UNIT AND THE PAVILION.
9. EACH UNIT SHALL PROVIDE TWO (2) PARKING SPACES.
10. BUILDING PADS ARE FOR REFERENCE ONLY. ALL LOTS ARE CAPABLE OF SUPPORTING ANY BUILDING TYPE AND IS AT THE DISCRETION OF THE DEVELOPER FOR PLACEMENT.

SITE INFORMATION

GENERAL STATEMENT
THIS PROPOSED PROJECT IS GENERALLY LOCATED TO THE WEST OF CLEARVIEW DRIVE, NORTH OF CEDAR LAKE DRIVE AND EAST OF THE FLORIDA EAST COAST RAILROAD. THE PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF 140 UNIT MANUFACTURED HOMES AND THE ASSOCIATED INFRASTRUCTURE IMPROVEMENTS. INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURES, ROADS, POTABLE WATER SERVICE, AND SANITARY SEWER SERVICE. THE PROJECT SITE WILL ENJOY SEVERAL ACTIVE OPEN SPACE AMENITIES (COMMUNITY PAVILION, AND COMMUNITY POOL). THE PROJECT IS PROPOSED AS A SINGLE PHASE.

OWNER
SGS CEDAR LAKE, LLC
831 NE 20TH AVENUE
FORT LAUDERDALE, FL 33304

APPLICANT
HOMEIN PROJECTS ADMINISTRATION LLC
4425 SHERIDAN AVENUE
COCOA, FL 32926

OWNER
MARKET TAMPA INVESTMENTS
P.O. BOX 9711
TAMPA, FL 33674

ENGINEER
MBV ENGINEERING, INC.
1250 W EAU GALIE BLVD, UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SURVEYOR
HORIZON SURVEYORS OF
CENTRAL FLORIDA, INC.
390 POINCIANA DRIVE
MELBOURNE, FLORIDA 32935
PHONE: (321) 254-8133

FUTURE LAND USE
RES0_DIR

ZONING
TR-1

TAX PARCEL I.D. NUMBER(S)
23-35-24-00-3
23-36-19-00-1-6
23-35-24-00-756-9

TAX ACCOUNT NO.
2310861
2316173
2310971

PROJECT INFORMATION

PROJECT SITE AREA 2,527,289 SF 58,019 AC. 100.00 %

VEHICULAR AREAS 277,191 SF 6.363 AC. 10.97 %
NON-VEHICULAR AREAS 188,211 SF 4.321 AC. 2.04 %
BUILDINGS 188,211 SF 4.321 AC. 7.45 %
SURFACE WATER 74,019 SF 1.699 AC. 2.93 %
TOTAL IMPERVIOUS AREA 591,047 SF 13.569 AC. 23.39 %
NON-IMPERVIOUS AREA 1,936,242 SF 44.450 AC. 76.61 %

DENSITY 2.41 UNITS PER ACRE (2.58 PER BDP)

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS NONE
TOTAL PROPOSED BUILDINGS 140 SINGLE-FAMILY MANUFACTURED HOMES

MAXIMUM HEIGHT 35 FT
MINIMUM LOT AREA 7,500 SF
MINIMUM LOT WIDTH 65 FT
MINIMUM LOT DEPTH 100 FT
MAXIMUM BUILDING COVERAGE 40%
MINIMUM LIVING AREA 900 SF

REQUIRED 35 FT
PROVIDED 35 FT
7,500 SF
65 FT
115.4 FT
25.9%
1,344 SF

BUILDING SETBACKS

FRONT 25'
REAR 20'
SIDE 7.5'

REQ'D 25'
PROVIDED 25'
20'
7.5'

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12069C 0310H, DATED JANUARY 26, 2021.

SANITARY SEWER SOURCE

BREVARD COUNTY SEWER SYSTEM (SEPTIC TANKS ARE PROHIBITED FOR THE PROJECT SITE)

POTABLE WATER SOURCE

CITY OF COCOA WATER SYSTEM

BUILDING PAD SIZES

A = 30' x 52'
B = 24' x 56'

TRAFFIC NOTES

PER ITE 10th EDITION
MOBILE HOME PARK
WEEKDAY AADT

PEAK PM:
PEAK AM:

= 6.49 TRIPS/ UNIT x 140 UNITS
= 908 TRIPS
= 0.61 TRIPS/ UNIT x 140 UNITS
= 86 TRIPS
= 0.44 TRIPS/ UNIT x 140 UNITS
= 62 TRIPS

MINIMUM LOT AREA, FRONTAGE & SETBACK

MIN. LOT AREA = 7,501
MIN. LOT SIZE = 65' x 115.4'
MIN. BUILDING FOOTPRINT = 1,344 SF

5' SIDEWALK
5' SIDEWALK
10' U.E.
12' 30' 23' 14' 24' 27'
12' 43' 34'
65' 65'
115'
TYPICAL LOT LAYOUTS
SCALE: 1"=40'

SITE KEY

NTA

GRAPHIC SCALE

120 0 60 120
(IN FEET)
1 inch = 120 ft

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

Point Table

Point #	Raw Description	Northing	Easting
1	BENCHMARK #1	1503817.1440	728124.6430
2	BENCHMARK #2	1501698.6590	729141.0220
3	BEGIN	1503337.5457	729821.4117
4	PC	1503329.5046	729700.1992
5	PT	1503336.9690	729651.1709
6	PC	1503341.7043	729638.9046
7	PT	1503349.1468	729597.8021
8	PI	1503348.6230	729539.8333
9	PC	1503339.1826	728616.5657
10	PI	1503355.7571	728560.4045
11	PT	1503406.7813	728520.9432
12	PC	1503592.2331	728457.4394
13	PT	1503721.1350	728525.8429
14	PI	1503791.2244	728783.9771
15	CENTER	1503820.1762	728776.1160
16	PC	1503620.2364	729538.2191
17	PT	1503672.3135	729526.5132
18	PI	1503751.0656	729489.7968
19	PC	1503876.4607	729431.3340
20	PT	1503980.5320	729479.6565
21	PC	1504089.8326	729862.2022
22	PT	1504030.6010	729975.6934
23	PC	1503973.7726	729985.8124
24	PT	1503886.7863	729925.1216
25	PC	1503848.1034	729707.8767
26	PT	1503838.3310	729676.9698
27	PC	1503238.8609	728502.4652
28	PT	1503179.7956	728499.2259
29	PC	1502751.8071	728645.4802
30	PT	1502650.3191	728788.8810
31	PI	1502651.5340	728913.7217
32	PC	1502656.7411	729448.7940
33	PT	1502582.1822	729524.5226
34	PC	1502125.6140	729527.1864
35	PT	1502050.1764	729452.2105
36	PC	1502050.0682	729096.4283
37	PT	1502100.8289	729025.4304
38	PC	1502390.8826	728926.3719
39	PT	1502453.5743	728915.6482

SITE DATA PLAN

CEDAR LAKE

FLORIDA

BREVARD COUNTY

DAVID W. BASSFORD
P.E. 883267
8/15/2023
C-201
SHEET
21-1005
PERMITTING SET