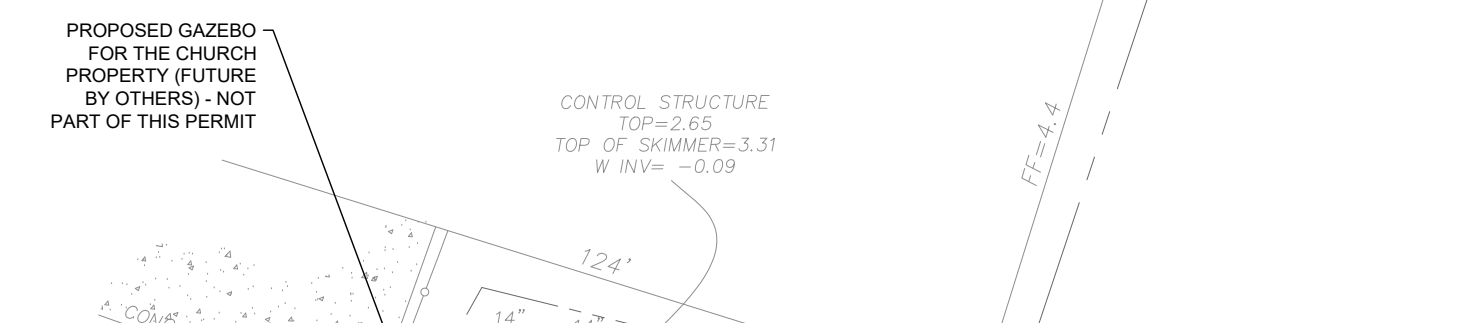


**LEGAL DESCRIPTION**

A PORTION OF LOTS 1 THROUGH 6, BLOCK 55, COCOA OCEAN BEACH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 1.6 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WITHIN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 54; THENCE S06°21'26"W, ALONG THE EAST LINE OF SAID BLOCK 54, ITS EXTENSION SOUTHERLY, A DISTANCE OF 246.29 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S06°21'26"W, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 54 AND THE EAST LINE OF BLOCK 55, ALL IN SAID COCOA OCEAN BEACH, A DISTANCE OF 163.85 FEET, TO THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK 55; THENCE N83°50'44"W, ALONG THE SOUTH LINE OF SAID LOTS 1-6 AND THE WESTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 755.59 FEET, TO THE ORDINARY HIGH WATER LINE OF THE BANANA RIVER; THENCE MEANDER THE FOLLOWING 9 COURSES ALONG SAID ORDINARY HIGH WATER LINE; (1) N43°02'28"W, A DISTANCE OF 9.92 FEET; (2) N30°32'11"W, A DISTANCE OF 7.06 FEET; (3) N02°40'22"E, A DISTANCE OF 36.29 FEET; (4) N00°49'44"W, A DISTANCE OF 14.57 FEET; (5) N22°22'56"W, A DISTANCE OF 37.73 FEET; (6) N35°05'01"W, A DISTANCE OF 14.02 FEET; (7) N02°09'22"E, A DISTANCE OF 28.12 FEET; (8) N67°20'16"W, A DISTANCE OF 42.29 FEET; (9) N29°38'16"W, A DISTANCE OF 57.38 FEET, TO A POINT ON A LINE LYING 30.00 FEET SOUTH OF THE SOUTH LINE OF DIAMOND BAY, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 3381, PAGE 4593 OF SAID PUBLIC RECORDS; THENCE S83°50'45"E, 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID DIAMOND BAY, A CONDOMINIUM, A DISTANCE OF 242.79 FEET; THENCE S06°21'26"W, A DISTANCE OF 30.00 FEET; THENCE S83°50'45"E, A DISTANCE OF 62.60 FEET; THENCE S08°09'15"W, A DISTANCE OF 6.15 FEET; THENCE S83°50'45"E, A DISTANCE OF 577.04 FEET, TO THE POINT OF BEGINNING. THE FOREGOING INCLUDES THE VACATED SARASOTA LANE.



**SITE INFORMATION**

SITE NAME	DIAMOND BAY MIXED USE		
ADDRESS	3300 N. ATLANTIC AVE COCOA BEACH, FLORIDA 32931 CITY OF COCOA BEACH 24-37-34-CI-65-1		
JURISDICTION	CITY OF COCOA BEACH		
PARCEL ID	24-37-34-CI-65-1		
ZONING DESIGNATION	RM-2 MULTI-FAMILY / PROFESSIONAL		
FUTURE LAND USE	HIGH DENSITY RESIDENTIAL & PROFESSIONAL		
OVERLAY DISTRICT	None		
PARCEL AREA	139,565 SF	3.20 ACRES	
BUILDING #1 - RESIDENTIAL	20 UNITS		
BLDG AREA	14,675 SF		
BLDG HEIGHT ALLOWED	45 FEET MAX + 10' ACC.		
*BLDG HEIGHT PROPOSED	50 FEET MAX + 10' ACC.		
BLDG STORIES	5 STORY		
*VARIANCE REQUESTED			
BUILDING #2 - RESIDENTIAL	10 UNITS		
BLDG AREA	13,750 SF		
BLDG HEIGHT ALLOWED	45 FEET MAX		
BLDG HEIGHT PROPOSED	30 FEET MAX		
BLDG STORIES	2 STORY		
BUILDING #3 - COMMERCIAL RESTAURANT			
BLDG AREA	4,650 SF		
BLDG HEIGHT ALLOWED	45 FEET MAX		
BLDG HEIGHT PROPOSED	25 FEET MAX		
BLDG STORIES	1 STORY		
SETBACKS (REQUIRED)	BUILDING	BUFFERS	
FRONT EAST	25' 5"	5'	
CORNER NORTH	15'	-	
SIDE SOUTH	15'	-	
REAR WEST	15'	15' FROM SHORELINE	

**Post-Development Land Use Calculations - Onsite**

Area Description	Square Feet	Acree	% of Total
<b>On-Site Impervious Areas</b>			
Buildings	31,926	0.73	23%
Garage Buildings	2,568	0.06	2%
* Pavement	34,886	0.80	25%
Concrete Curbs	1,000	0.02	1%
Pool Area	569	0.01	0%
* Concrete Sidewalks	11,058	0.25	8%
Existing Impervious to Remain	15,575	0.36	11%
<b>** Subtotal Impervious</b>	<b>97,582</b>	<b>2.24</b>	<b>69.9%</b>
<b>On-Site Pervious Areas</b>			
Stormwater Dry Ponds	12,401	0.28	9%
Open Green Space	29,581	0.68	21%
<b>*** Subtotal Pervious</b>	<b>41,982</b>	<b>0.96</b>	<b>30.1%</b>
<b>Total On-Site Area</b>	<b>139,565</b>	<b>3.20</b>	<b>100%</b>

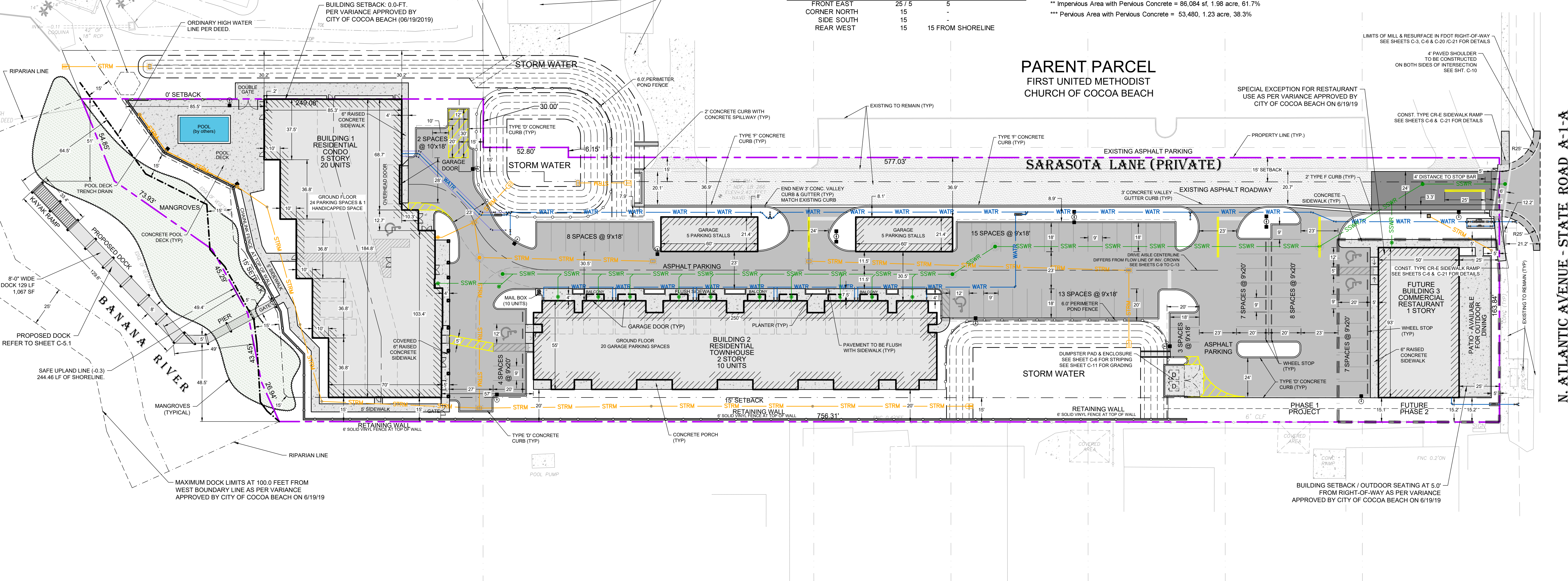
Low Impact Development and Best Management Practices:  
 \* Pavement and concrete to be Pervious Concrete as Per Detail  
 \*\* Impervious Area with Pervious Concrete = 86,084 sf, 1.98 acre, 61.7%  
 \*\*\* Pervious Area with Pervious Concrete = 53,480, 1.23 acre, 38.3%

**PARKING**

STANDARD PARKING SPACES (9'x20', 10'x20')		
RESIDENTIAL @ 2 SPACES PER UNIT @ 30 UNITS = 60 SPACES		
NOTE: 55 INTERIOR PARKING WITHIN GARAGES		
REQUIRED	PROVIDED	
57 SPACES	68 SPACES	
HANDICAPPED SPACES (12'x20' WITH 5' ACCESS AISLE)		
REQUIRED	PROVIDED	
3 SPACES	3 SPACES	
TOTAL	REQUIRED	PROVIDED
	60 SPACES	71 SPACES
RESTAURANT @ 1 SPACE PER 3 SEATS @ 150		
REQUIRED	PROVIDED	
50 SPACES	53 SPACES	
HANDICAPPED SPACES (12'x20' WITH 5' ACCESS AISLE)		
REQUIRED	PROVIDED	
2 SPACES	2 SPACES	
TOTAL	REQUIRED	PROVIDED
	52 SPACES	55 SPACES

**SITE TOTAL PARKING**

TOTALS	REQUIRED	PROVIDED
	112 SPACES	126 SPACES



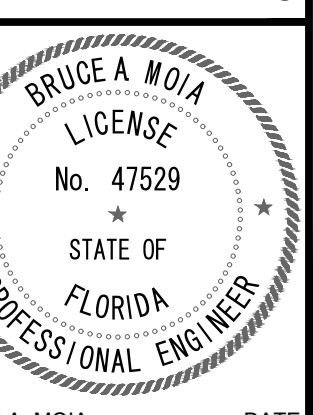
**PARENT PARCEL**  
 FIRST UNITED METHODIST  
 CHURCH OF COCOA BEACH

**N. ATLANTIC AVENUE - STATE ROAD A-1-A**

**EMBY ENGINEERING, INC.**  
 FROM BOBBIE HALLAM & ASSOCIATES  
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL  
 1250 W. SAU GALIE BLVD, SUITE H  
 MELBOURNE, FLORIDA 32935  
 P: 321-255-9911  
 ALSO WITH OFFICES IN:  
 VERO BEACH, FLORIDA 34985  
 FT. PIERCE, FLORIDA 34949  
 CA0472

**SITE PLAN**

**DIAMOND BAY RESERVE  
 MIXED USE DEVELOPMENT**



BRUCE A. MOIA  
 P.E. #47529  
 DATE 2/20/2023

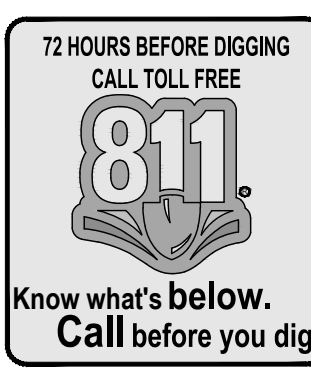
**C-5**

18-1070  
 PERMITTING SET

**PROJECT GENERAL STATEMENT**

THE PROJECT PROPOSES TO CONSTRUCT A MIXED-USE RESIDENTIAL & COMMERCIAL DEVELOPMENT IN TWO (2) PHASES. PHASE 1 SHALL CONSIST OF A FIVE (5) STORY CONDOMINIUM (20 UNITS), A TWO (2) STORY TOWNHOUSE BUILDING (10 UNITS), TWO (2) GARAGE BUILDINGS, AND ALL REQUIRED INFRASTRUCTURE, LANDSCAPING/IRRIGATION, AND AMENITIES AS SHOWN IN THESE CONSTRUCTION PLANS. STORMWATER IMPROVEMENTS AND AMENITIES WILL BE CONSTRUCTED TO SUPPORT THE EXISTING CHURCH PROPERTY IN PHASE 1. PHASE 2 SHALL CONSIST OF THE CONSTRUCTION OF A SINGLE-STORY RESTAURANT ADJACENT TO STATE ROAD A1A.

**NOTE:**  
 1. FOR TRAFFIC PAVEMENT MARKING AND SIGNAGE INFORMATION REFER TO SHEET C-6.  
 2. FOR FIRE FLOW CALCULATIONS REFER TO FIRE ACCESS PLAN SHEET C-7.



**FLOOD ZONE**

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE DESIGNATION X AND AE 3.70, AND AE 2.70 AS PER FLOOD INSURANCE RATE MAP #12009C 0451 H, DATED JANUARY 29, 2021.

**ELEVATIONS - PRIMARY BENCHMARKS**

THE ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCING FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK #1102017.  
 CONVERSION FROM NGVD29 DATUM TO NAVD88 DATUM = -1.40'

**SITE PLAN NOTES**

- REGARDING THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.
- A BUILDING PERMIT IS REQUIRED FOR THE DUMPSTER ENCLOSURE, STRUCTURAL RETAINING WALLS, FENCES AND WALLS ALONG THE SOUTHERN BOUNDARY, FENCES AND ANY OTHER STRUCTURAL COMPONENTS SHOWN HEREIN.
- MAIL BOX SHALL BE CONSTRUCTED PER REQUIREMENT(S) OF U.S. POSTAL SERVICE.

