

Submitted 07/06/20
20Z00006
Canaveral Landing

Brevard County P&Z/LPA Meeting

July 6, 2020

- PRESENTED ON BEHALF OF -

Canaveral Landing, LLC

Item # H.5. Canaveral Landing, LLC, requests a change of zoning classification from TR-1 to TRC-1 with a CUP for the Cluster Development of Mobile Homes and a BDP limiting residential development to 100 units. (20Z00006) (Tax Account 2314846) (District 1)

KIMBERLY BONDER REZANKA, ESQ.
Cantwell & Goldman, P.A.
96 Willard Street, Suite 302
Cocoa, FL 32922



Account: 2314846 Parcel ID: 23-35-36-00-501
Sale: 12/16/2019 \$300,000 - Vacant
BCPAO Market Value: \$123,300
Owners: Canaveral Landing LLC
Address: Not Assigned

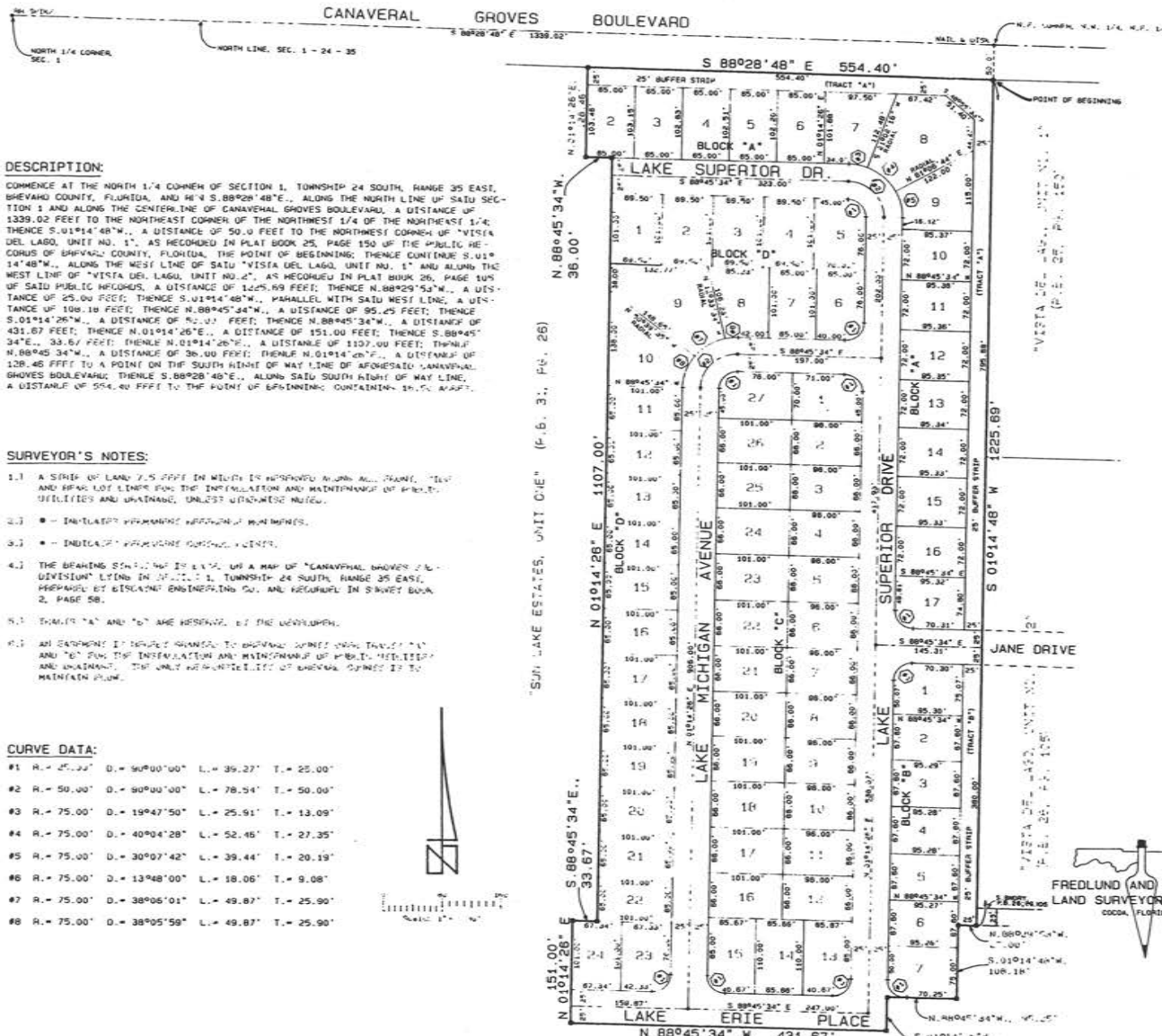
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[BCPAO](#) Dona Blickley, CFA, Brevard County Property Appraiser | [Instructions](#) | [Disclaimer](#)

SUN LAKE ESTATES

UNIT TWO

A SUBDIVISION LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA.



DESCRIPTION:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA; AND H-4 S. 88°28'48"E., ALONG THE NORTH LINE OF SAID SECTION 1 AND ALONG THE CENTERLINE OF CANAVERAL GROVES BOULEVARD, A DISTANCE OF 1339.02 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE S. 01°14'48"W., A DISTANCE OF 50.0 FEET TO THE NORTHEAST CORNER OF "VISTA DEL LAGO, UNIT NO. 1", AS RECORDED IN PLAT BOOK 25, PAGE 150 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE POINT OF BEGINNING; THENCE CONTINUE S. 01°14'48"W., ALONG THE WEST LINE OF SAID "VISTA DEL LAGO, UNIT NO. 1" AND ALONG THE WEST LINE OF "VISTA DEL LAGO, UNIT NO. 2", AS RECORDED IN PLAT BOOK 26, PAGE 105 OF SAID PUBLIC RECORDS, A DISTANCE OF 1245.89 FEET; THENCE N. 88°28'48"E., A DISTANCE OF 25.00 FEET; THENCE S. 01°14'48"W., PARALLEL WITH SAID WEST LINE, A DISTANCE OF 100.10 FEET; THENCE N. 88°45'34"W., A DISTANCE OF 95.45 FEET; THENCE S. 01°14'26"W., A DISTANCE OF 52.00 FEET; THENCE N. 88°45'34"W., A DISTANCE OF 431.87 FEET; THENCE N. 01°14'26"E., A DISTANCE OF 151.00 FEET; THENCE S. 88°45'34"E., 33.67 FEET; THENCE N. 01°14'26"W., A DISTANCE OF 1107.00 FEET; THENCE N. 88°45'34"W., A DISTANCE OF 36.00 FEET; THENCE N. 01°14'26"E., A DISTANCE OF 120.46 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID CANAVERAL GROVES BOULEVARD; THENCE S. 88°28'48"E., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 554.40 FEET TO THE POINT OF BEGINNING, CONTAINING 10.50 ACRES.

SURVEYOR'S NOTES:

1. A SERIES OF LAND 2.5 ACRES IN WIDTH IS SHOWN WITH ALL PLANT, TREES AND BRUSH LOT LINES FOR THE INFORMATION AND MAINTENANCE OF PUBLIC UTILITIES AND UTILITY, UNLESS OTHERWISE NOTED.
2. - - - INDICATES PROPERTY BOUNDARY LINES.
3. - - - INDICATES PROPERTY BOUNDARY LINES.
4. THE DRAINING SYSTEM IS SHOWN ON A MAP OF "CANAVERAL GROVES SUBDIVISION" LYING IN SECTION 1, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 25, PAGE 150.
5. "BLOCK A" AND "BLOCK B" ARE HEREIN SET BY THE DEVELOPER.
6. ALL EASEMENTS IN THIS SUBDIVISION TO BUREAU OF PUBLIC UTILITIES AND UTILITY, THE PUBLIC UTILITIES OF BREVARD COUNTY IS TO MAINTAIN PLANT.

CURVE DATA:

- | # | R. | D. | L. | T. |
|----|-------------|----------------|-------------|-------------|
| #1 | R. = 25.00' | D. = 90°00'00" | L. = 39.27' | T. = 25.00' |
| #2 | R. = 50.00' | D. = 90°00'00" | L. = 78.54' | T. = 50.00' |
| #3 | R. = 75.00' | D. = 19°47'50" | L. = 25.91' | T. = 13.09' |
| #4 | R. = 75.00' | D. = 40°04'28" | L. = 52.45' | T. = 27.35' |
| #5 | R. = 75.00' | D. = 30°07'42" | L. = 39.44' | T. = 20.19' |
| #6 | R. = 75.00' | D. = 13°48'00" | L. = 18.06' | T. = 9.08' |
| #7 | R. = 75.00' | D. = 38°05'01" | L. = 49.87' | T. = 25.90' |
| #8 | R. = 75.00' | D. = 38°05'59" | L. = 49.87' | T. = 25.90' |

JOINER IN DEDICATION: O.R. 2999 PAGE 2510.

FOR RESTRICTIONS SEE ORIGIN PAGE 2511

PLAT BOOK 31
AND PAGE 54

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in SUN LAKE ESTATES, UNIT TWO hereby dedicates said lands and plot for the uses and purposes therein expressed and dedicates the streets, alleys, thoroughfares, parks, canals and drainage easements shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be hereunto affixed, this 25th day of February, 1985.

By: *Shad Perry*
Shad Perry, President, INC.
Attest: *John H. W. Mays*
John H. W. Mays, County Engineer, Brevard County, Florida, 32902
Signed and sealed in the presence of:

STATE OF FLORIDA COUNTY OF BREVARD
THIS IS TO CERTIFY, that on February 25, 1985, before me, an officer duly authorized to take acknowledgments in this State and County aforesaid, personally appeared *Shad Perry*, President and *John H. W. Mays*, County Engineer, of the above named corporation incorporated under the laws of the State of Florida. In me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers duly authorized; that the official seal of said corporation is duly affixed thereto; and that the dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

John H. W. Mays
NOTARY PUBLIC
My Commission Expires: September 2, 1985

CERTIFICATE OF SURVEYOR
KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Licensed and registered land surveyor, does hereby certify that on February 25, 1985, he completed the survey of the lands as shown in the foregoing plat, that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed on shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Brevard County, Florida. Dated February 25, 1985.

John H. W. Mays
Registration No. 3987

CERTIFICATE OF APPROVAL BY MUNICIPALITY
THIS IS TO CERTIFY, that on _____, 1985, _____ approved the foregoing plat.
SEAL
ATTEST: _____ MAYOR

CITY CLERK

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY That the Board of County Commissioners hereby accept all roads, streets, alleys, thoroughfares, parks, canals, drainage easements, utility easements, lakes, pathways, open lands and other rights of way, easements and/or areas dedicated for public use on this plat.

Shad Perry
Chairman of the Board
ATTEST: *John H. W. Mays*
John H. W. Mays, Clerk of the Board

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, that on MARCH 4, 1985, the foregoing plat was approved by the Board of County Commissioners of Brevard County, Florida.

Shad Perry
Chairman of the Board
ATTEST: *John H. W. Mays*
John H. W. Mays, Clerk of the Board

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION
THIS IS TO CERTIFY, that on MARCH 4, 1985, the Planning and Zoning Commission of Brevard County, Florida, approved the foregoing plat.

Shad Perry
Chairman of the Board
ATTEST: *John H. W. Mays*
John H. W. Mays, Clerk of the Board

CERTIFICATE OF CLERK
I HEREBY CERTIFY, That I have examined the foregoing plat and that it complies in form with all the requirements of the Florida Statutes, and was filed for record on 4-2-1985 at 11:24 AM File No. 13464

John H. W. Mays
Clerk of the Circuit Court
in and for Brevard County, Fla.

FREDLUND (AND) PACKARD
LAND SURVEYORS, INC.
CORP., FLORIDA



Brevard County Property Appraiser

Titusville • Merritt Island • Viera • Melbourne • Palm Bay

PROPERTY DETAILS

Phone: (321) 264-6700

<https://www.bcpao.us>

Account
Owners
Mailing Address

2400272
Sun Lake Village Estates LLC
1331 Arapahoe Ave Boulder CO 80302
600 Crystal Lake Dr Unit 47 Cocoa FL 32926
600 Lake Tahoe Dr Unit 11 Cocoa FL 32926
601 Crystal Lake Dr Unit 51 Cocoa FL 32926
601 Emerald Lake Dr Unit 40 Cocoa FL 32926
601 Lake Tahoe Dr Unit 25 Cocoa FL 32926
602 Crystal Lake Dr Unit 48 Cocoa FL 32926
602 Lake Tahoe Dr Unit 12 Cocoa FL 32926
603 Crystal Lake Dr Unit 52 Cocoa FL 32926
603 Emerald Lake Dr Unit 41 Cocoa FL 32926
603 Lake Tahoe Dr Unit 26 Cocoa FL 32926
604 Crystal Lake Dr Unit 49 Cocoa FL 32926
604 Emerald Lake Dr Unit 34 Cocoa FL 32926
604 Lake Tahoe Dr Unit 13 Cocoa FL 32926
605 Crystal Lake Dr Unit 53 Cocoa FL 32926
605 Emerald Lake Dr Unit 42 Cocoa FL 32926
605 Lake Tahoe Dr Unit 27 Cocoa FL 32926
606 Crystal Lake Dr Unit 50 Cocoa FL 32926
606 Emerald Lake Dr Unit 35 Cocoa FL 32926
606 Lake Tahoe Dr Unit 14 Cocoa FL 32926
607 Crystal Lake Dr Unit 54 Cocoa FL 32926
607 Emerald Lake Dr Unit 43 Cocoa FL 32926
607 Lake Tahoe Dr Unit 28 Cocoa FL 32926
608 Crystal Lake Dr Unit 82 Cocoa FL 32926
608 Emerald Lake Dr Unit 36 Cocoa FL 32926
608 Lake Tahoe Dr Unit 15 Cocoa FL 32926
609 Emerald Lake Dr Unit 44 Cocoa FL 32926
610 Crystal Lake Dr Unit 83 Cocoa FL 32926
610 Emerald Lake Dr Unit 37 Cocoa FL 32926
610 Lake Tahoe Dr Unit 16 Cocoa FL 32926
611 Emerald Lake Dr Unit 45 Cocoa FL 32926
612 Crystal Lake Dr Unit 84 Cocoa FL 32926
612 Emerald Lake Dr Unit 38 Cocoa FL 32926
612 Lake Tahoe Dr Unit 17 Cocoa FL 32926
613 Emerald Lake Dr Unit 46 Cocoa FL 32926
614 Crystal Lake Dr Unit 85 Cocoa FL 32926
614 Emerald Lake Dr Unit 39 Cocoa FL 32926
614 Lake Tahoe Dr Unit 18 Cocoa FL 32926
615 Lake Tahoe Dr Unit 29 Cocoa FL 32926
616 Crystal Lake Dr Unit 86 Cocoa FL 32926
616 Lake Tahoe Dr Unit 19 Cocoa FL 32926
617 Emerald Lake Dr Unit 90 Cocoa FL 32926
617 Lake Tahoe Dr Unit 30 Cocoa FL 32926
618 Crystal Lake Dr Unit 87 Cocoa FL 32926
618 Lake Tahoe Dr Unit 20 Cocoa FL 32926
619 Emerald Lake Dr Unit 91 Cocoa FL 32926
619 Lake Tahoe Dr Unit 31 Cocoa FL 32926
620 Crystal Lake Dr Unit 88 Cocoa FL 32926
620 Emerald Lake Dr Unit 104 Cocoa FL 32926
620 Lake Tahoe Dr Unit 21 Cocoa FL 32926
621 Emerald Lake Dr Unit 92 Cocoa FL 32926
621 Lake Tahoe Dr Unit 32 Cocoa FL 32926
622 Crystal Lake Dr Unit 89 Cocoa FL 32926
622 Emerald Lake Dr Unit 105 Cocoa FL 32926
622 Lake Tahoe Dr Unit 22 Cocoa FL 32926
623 Emerald Lake Dr Unit 93 Cocoa FL 32926
623 Lake Tahoe Dr Unit 33 Cocoa FL 32926
624 Crystal Lake Dr Unit 90 Cocoa FL 32926
624 Emerald Lake Dr Unit 106 Cocoa FL 32926
624 Lake Tahoe Dr Unit 23 Cocoa FL 32926
625 Emerald Lake Dr Unit 94 Cocoa FL 32926
626 Crystal Lake Dr Unit 81 Cocoa FL 32926
626 Emerald Lake Dr Unit 107 Cocoa FL 32926
627 Emerald Lake Dr Unit 95 Cocoa FL 32926

Site Address



Parcel ID	24-35-01-00-3
Property Use	2894 - Manuf. Housing Park - 101 To 150 Spaces
Exemptions	Rentals
Taxing District	None
Total Acres	1400 - Unincorp District 1
Subdivision	25.26
Site Code	--
Plat Book/Page	0001 - No Other Code Appl.
	0000/0000
Land Description	Pt Of NE 1/4 And All Lots 4 & 5 & Pt Of Lots 6,7,12 - 16
	Blk 15; All Lots 20,21 & Pt Of Lot 19 Blk Blk 1 & Vac
	Roads Of Sb 2 Pg 58 As Desc IN Orb 4046 Pg 1313

VALUE SUMMARY

Category	2019	2018	2017
Market Value	\$2,178,400	\$2,073,600	\$1,995,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$2,178,400	\$2,073,600	\$1,995,000
Assessed Value School	\$2,178,400	\$2,073,600	\$1,995,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$2,178,400	\$2,073,600	\$1,995,000
Taxable Value School	\$2,178,400	\$2,073,600	\$1,995,000

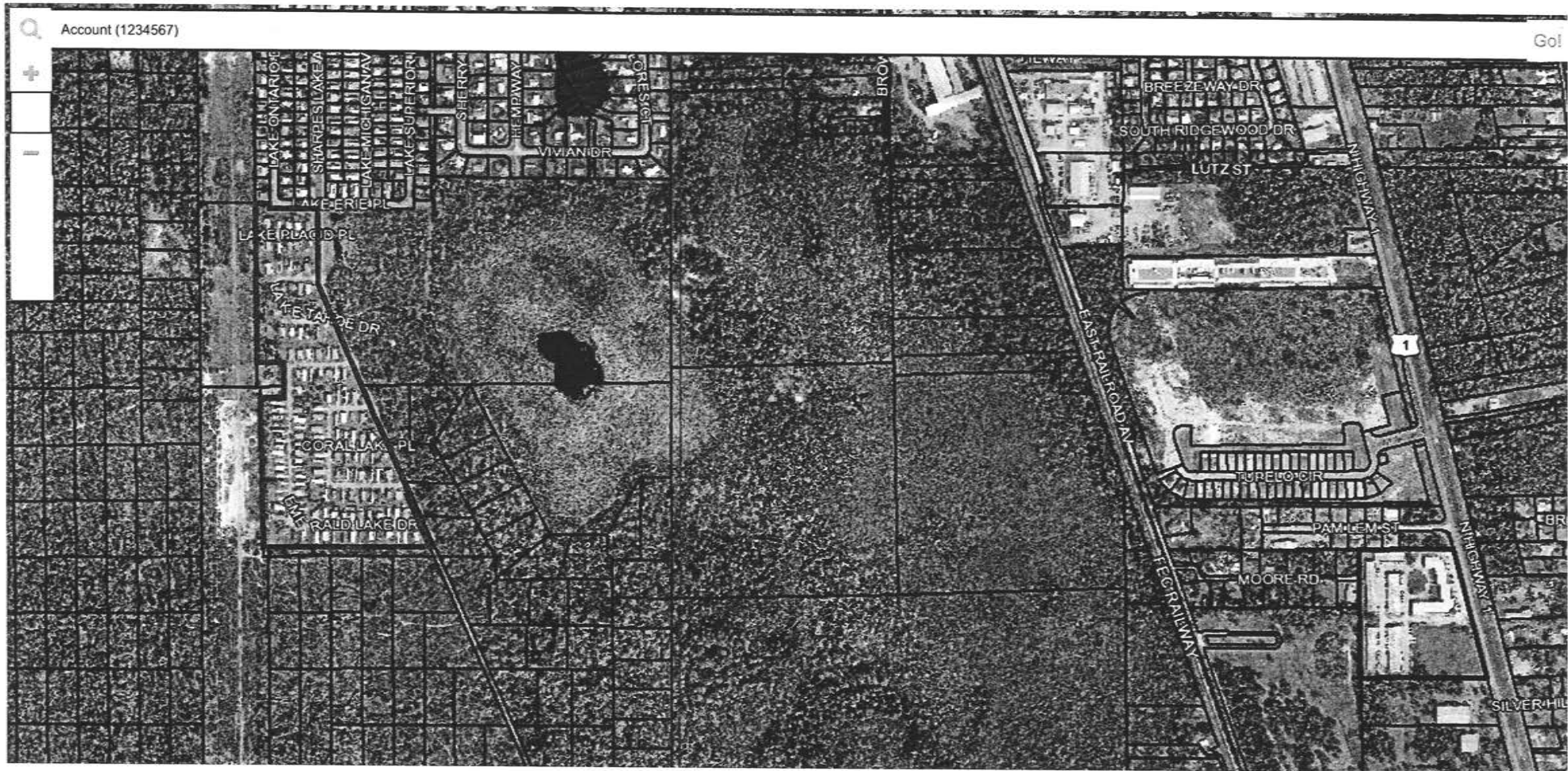
SALES/TRANSFERS

Date	Price	Type	Parcel	Deed
01/29/2007	\$3,950,000	WD	Improved	5745/3570
07/27/1999	\$3,088,000	WD	Improved	4046/1313
01/24/1989	\$991,800	WD	--	2977/4237

No Data Found

ADDITIONAL EXTRA FEATURES

Description	Units
Fence - Chain Link 6'	690
Lift Station	1
RV/Mh Space	147
Treatment Plant - Wastewater	30,000
Fence - Barb Wire	20
Park Owned Mobile Homes	42



Account: 2400272 Parcel ID: 24-35-01-00-3
 Sale: 1/29/2007 \$3,950,000 - Improved
 BCPAO Market Value: \$2,178,400
 Owners: Sun Lake Village Estates LLC
 Address: 661 Coral Lake Pl Unit 60 Cocoa FL 32926

[Zoom](#) | [Clear](#) | [Details](#) | [EagleView](#) | [Hide Info](#)

BCPAODana Blickley, CFA, Brevard County Property Appraiser | [Instructions](#) | [Disclaimer](#)

Sec. 62-1920. - Cluster development of mobile homes.

Cluster development of mobile homes is a conditional use in the TRC-1 zoning classification. The cluster concept may be used for cooperative mobile home development, in which mobile homes may be oriented around a common nonvehicular plaza, park or vegetated open space, under the following conditions:

- (1) In no case shall density exceed six units per gross acre.
- (2) No minimum lot size shall be required with the cluster concept.
- (3) No individual sites or lots shall be platted or sold in a cluster development.
- (4) Principal and accessory uses must be set back not less than 20 feet from the edge of any public right-of-way or private street. A minimum distance of 15 feet must be maintained between all principal and detached accessory structures.
- (5) The required site plan shall contain the precise location of all mobile homes and the exact maximum dimensions of each mobile home for its respective site.
- (6) Twenty-five percent of the parking requirement may be provided in one or more common parking areas that will serve as overflow parking and recreational vehicle parking. Overflow parking may be exempted from the paving requirement and be provided in a stabilized surface.
- (7) Design requirements with respect to streets, sidewalks and drainage may be waived by the board of county commissioners upon the recommendation of the county manager or designee.
- (8) Twenty-five percent of the development must be provided in the form of usable common recreation and open space.
- (9) Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach private road, pedestrian way, court or other area dedicated to public or private use or common easement guaranteeing access. Permitted uses are not required to front on a public dedicated road. The county shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area to meet emergency needs, to conduct county services and to generally ensure the health and safety of the residents of the development.

(Code 1979, § 14-20.16.2(B)(19); Ord. No. 97-49, § 13, 12-9-97)

6/24/2020

Canaveral Landing, LLC

900 Ann Way

Cocoa, FL 32926

(307) 633-3535

sales@canaverallanding.com

Brevard County Planning Department Application #20PZ00006

Dear Property Owner:

Canaveral Landing, LLC is the owner of the 33.80 acre parcel of Property at 900 Ann Way, Cocoa, Florida. We have submitted a combination Rezoning and Conditional Use Permit Application with the Brevard County. We intend to build single-family mobile home "cluster" development. The rezoning request is TR-1 to TRC-1. The property Parcel Id 23-35-36-00-501.

The mobile homes park community will be of quality design, resident-owned and will not be age restricted. Resident owners will be required to submit to a thorough criminal and credit background check. Amenities will include a pool, a pavilion with BBQ grills, restrooms and a walking/exercise trail, among others. New homes will range in price from \$60,000 to 100,000 and only mobile homes 3 years and newer will be permitted

Canaveral Landings has engaged the services of Atlantic Environmental to map the wetlands and relocate tortoises upon issuance of all approvals and requisite permits. Over one-third of the Property contains wetlands, and those wetlands will be preserved as required by Brevard County and other government agencies. We are working to have model home services within the next ninety days and to begin offering move-in ready spaces with utility services within twelve months.

Attached is a copy of the concept plan, If you have questions, you may contact me at the above phone number or email, or the Brevard County Planning. We look forward to any comments that you would like to share with regard to this project.

Sincerely,



Nick Dottore, Manager