MINUTES
City of Cocoa
Regular Meeting of The City Council

February 13, 2024

A Regular City Council Meeting was held on Tuesday, February 13, 2024, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 6:05 p.m.

The Delta Sigma Theta Sorority provided the invocation and Coach Jones led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Lavander Hearn	Deputy Mayor
	Matthew Barringer	Councilmember
	Alex Goins	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Jonathan Lamm, Fire Chief; Charlene Neuterman, Community Services Director; Evander Collier, Police Chief; Katie Ennis, Assistant Utilities Director; Tammy Gemmati, Administrative Services Director; Samantha Senger, Communications & Economic Development Director; Robert Beach, Chief Technology Officer; and Jason Dowty, Help Desk Support Tech.

II. Approval of Agenda and Minutes:

1. **Agenda:** Regular Meeting of February 13, 2024. (24-80)

* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve the agenda for the Regular meeting of February 13, 2024 with an amendment to postpone Public Hearing item VI.4 to March 26, 2024.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. **Minutes:** (a) Regular Meeting of November 28, 2023. (24-81)

(b) Regular Meeting of December 12, 2023. (24-82)

* **MOTION by Councilmember Koss; Seconded by Councilmember Goins to approve the minutes for the Regular meetings of November 28, 2023 as written and the December 12, 2023 minutes with an amendment to add Councilmember Koss's vote to the motion for a short recess on page 10.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Recognition of Ed Jones for his Service to the Diamond Square CRA. (24-078). (Community Services Director)

City Council presented Mr. Jones with a plaque for his years of service on the Diamond Square CRA and Councilmember Goins read the plaque into the record.

2. Proclamation: Proclaiming the Month of February, 2024 as "Black History Month". (24-32). (Mayor Blake)

Deputy Mayor Hearn read the proclamation into the record.

IV. Delegations:

Ms. Theresa Clifton, Brevard Humane Society, announced that they are hosting their annual Mardi Paws event on Sunday, February 25, 2024 at Riverfront Park and invited everyone out to attend.

She shared that they are also offering free spay and neuter services at the Brevard Humane Society if anyone is interested and she noted that only an appointment is required to take advantage of the service.

JB Dennis, 3710 Catalina Dr., stated that would like to petition the city regarding the homeless crisis. He talked about the homeless in the area and mentioned a vacant property on Fiske Blvd. and Rosa L Jones Dr. that could be used to provide shelter to the homeless. He added that he feels that the city has not done anything to help aid the crisis.

Councilmember Goins asked Mr. Dennis to reach out to him directly to discuss several of the things the city has done or is doing to address these issues.

V. Consent Agenda:

(A) General Consent Items:

1. Approve Resolution# approving the name of Candlewood Lane for the private road intended to serve the Clear Pond Estates Apartments located southeast of the intersection of Crestview Road and N. Fiske Boulevard on Parcel ID 24-36-29-BY-*-7.01, providing for the repeal of prior inconsistent resolutions and providing an effective date. (24-59). (Community Services Director)

(B) Multi-Year Contracts:

2. Approve the three-year contract between the City of Cocoa and the Coastal Florida Police Benevolent Association (PBA) Lieutenants for the contract term of October 1, 2023 through September 30, 2026. (24-74). (Administrative Services Director)

* **MOTION by Deputy Mayor Hearn; Seconded by Mayor Blake to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Two related action items: (1) Approve Ordinance on Second and Final Reading amending Section 2-26 of the City Code regarding the qualification of candidates

for City Council; and (2) Approve Resolution adopting a form election qualification statement for candidates seeking a seat on City Council. (24-37). (City Attorney)

Assistant City Attorney Eick read the Ordinance into the record for Second and Final Reading as follows:

Ordinance No. 02-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA; AMENDING SECTION 2-26 OF THE CITY CODE REGARDING THE ELECTION QUALIFYING PERIOD REQUIREMENTS FOR THE OFFICE OF MAYOR AND CITY COUNCIL IN ACCORDANCE WITH SECTION 1 OF ARTICLE XVII OF THE CITY CHARTER; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Blake opened the hearing to the public. There being no questions or comments, the public portion of the hearing was closed.

* **MOTION by Councilmember Koss; Seconded by Councilmember Goins to approve Ordinance No. 02-2024 on Second and Final Reading and to approve Resolution 2024-011.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve Ordinance on First Reading updating Chapter 20, Traffic, Article III, Stopping, Standing and Parking, Division 2, Vehicle Impoundment of the City Code. (24-61). (City Attorney)

Assistant City Attorney Eick read the Ordinance into the record for First Reading as follows:

Ordinance No. 03-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 20, ARTICLE III, DIVISION 2, OF THE CITY CODE REGARDING VEHICLE IMPOUNDMENT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Blake opened the hearing to the public. There being no questions or comments, the public portion of the hearing was closed.

* **MOTION by Mayor Blake; Seconded by Councilmember Barringer to approve Ordinance No. 03-2024 on First Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Consideration of a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code for the Lakes at Cocoa Grove. (24-75). (Planning Consultant)

Eric Raasch, City Consultant with Inspire Placemaking Collective, provided a presentation[1]. He provided a history of the project and shared the existing conditions of the property. He reiterated that the request this evening is for Council to consider approval of the large-scale site plan for the preliminary subdivision. He also pointed out that this item was recently approved by the City's Planning and Zoning Board.

Councilmember Koss asked for clarification regarding a few of the recommended conditions put forward by staff and the consultant.

There being no further questions from Council, Mayor Blake invited the applicant to give his presentation.

Kendall Moore, 895 Barton Blvd., Suite B, Rockledge, shared a presentation[2] on behalf of Mountain Cove Homes. He explained that they have been working on this project for quite some time and reviewed the history of the property as well.

He showed the neighborhood layout and plan details, noting that they are planning to construct three hundred and fifty (350) units in four phases within a four-to-five-year timeframe. He also shared the architectural elevations that will be offered.

Councilmember Barringer complimented Mr. Moore and his group on the presentation and their work on this project. He added that he feels this process has been well communicated, well planned and well executed.

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[1] Exhibit A: Lakes at Cocoa Grove Council Presentation 02/13/2024
[2] Exhibit B: The Hidden Jewel at the City of Cocoa – Lakes at Cocoa Grove

There being no further questions from Council, Mayor Blake opened the hearing to the public.

There being no questions or comments, the public portion of the hearing was closed.

* **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the Preliminary Subdivision with the recommended conditions set forth by staff.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. ~~Consideration of a Zoning Map Amendment consistent with Appendix A, Zoning, Article XXI, to change the Zoning Map designation of eleven parcels totaling 1.39 acres, with the address 301 S. Cocoa Blvd., from C-P, Commercial Parkway, to C-N, Neighborhood Commercial. (24-76). (Planning Consultant)~~ **POSTPONED TO MARCH 26, 2024 AT COCOA CITY HALL, 65 STONE ST., COCOA AT 6PM.**

VII. Council Business:

VIII. City Business:

1. Provide direction whether to proceed with the Kimley-Horn Golf Cart Study Task Order as well as funding source(s). (24-49). (Public Works Director)

Ms. Morgan explained that at the September 26, 2023, City Council Meeting the City Council directed staff to conduct further research on how other municipalities implemented golf cart operations in their city.

The overall objective of the Cocoa Golf Cart Study is to evaluate the roadways within the City of Cocoa to determine the feasibility of and limits of the paved roadways that are suitable for golf cart use. The study will focus on the following areas of the City:

- Cocoa Village
- Cocoa North
- Indian River Drive
- Diamond Square

The study will also evaluate the suitability for golf cart crossing at three intersections with state roads, to be determined in conjunction with the City. The

cost for this effort is $34,900. Staff is requesting direction whether to proceed with the Kimley-Horn Golf Cart Study Task Order as well as funding source(s).

* **MOTION by Councilmember Goins; Seconded by Mayor Blake to proceed with the Kimley-Horn Golf Cart Study Task Order with discussion.**

Councilmember Goins added that while he is in favor of allowing the golf carts, he is not in favor of spending the money on the study. He shared that he understands the need for the study, however he feels the money could be better spent on other areas or projects in the City.

In response to a question posed by Councilmember Barringer, Assistant City Attorney Eick expounded on comments made by City Manager Whitten and clarified that staff is required to find safe areas in the city to allow the golf carts to be based on several different factors, including traffic.

City Manager Whitten reiterated that the purpose of the study is to make certain findings based on certain criteria in specific areas of the City, including Cocoa Village, Cocoa North, Indian River Drive and Diamond Square. Council will then have to decide on whether or not they want to allow it in these areas based on the findings of the study.

Further discussion was held on extending the study city-wide. City Manager Whitten pointed out that if the Council wished to extend the study, then it would incur additional costs.

Mayor Blake pointed out that if Council would like to consider a city-wide study and would like to get more information on what that cost would be, they could consider tabling the item to allow the City Manager some time to get that information.

* **MOTION by Councilmember Goins; Seconded by Mayor Blake to table the item to allow the City Manager time to gather information on the cost of a city-wide study.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. City Council direction regarding acceptance of the Lee Wenner Park Pier. (24-077). (City Manager)

City Manager Whitten shared that at a workshop of the City Council the Council directed the City Manager to approach the County expressing the Council's desire

to acquire the Pier. On December 19, 2023, the Board of County Commissioners directed the County Manager to offer conveyance of the Pier to the City. On approximately January 17, 2024, a letter was received from the County notifying the City of the Board of County Commissioners' action offering to convey the Pier.

City Manager Whitten shared information regarding the condition or the Pier and noted that the costs to repair or replace the Pier are pertinent to the Council's discussion as to whether or not to accept the conveyance[3].

Discussion was held in regard to liability and any grants that may or may not be available at this time to help refurbish the Pier.

Councilmember Barringer asked if the City were to raise the money to refurbish the Pier, would it be an option to pay the County to fix it rather than complete a transaction to transfer ownership. In response, Assistant City Attorney Eick explained that the City has entered into Interlocal Agreements before and as long as it is for a municipal purpose and the terms are negotiated appropriately, this could be an option.

* **MOTION by Councilmember Goins; Seconded by Councilmember Koss to deny conveyance of the Lee Wenner Park Pier for discussion.**

Deputy Mayor Hearn pointed out that Council has the opportunity to take ownership of the Pier, and while the City may not have the funds to fix it right now, they would have the power to possibly remove it at this point and begin plans to rebuild it.

Councilmember Goins shared that he would like to expound on his motion as follows:

* **MOTION by Councilmember Goins; Seconded by Councilmember Koss to deny conveyance of the Lee Wenner Park Pier at this time but allow the City Manager to propose ownership in the future and ask the County if they would be willing to cooperate with the City to seek grants to repair and refurbish the Pier.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

[3] Mayor Blake left the room at 7:36pm & returned at 7:40pm

Multi-Year Contracts:

None.

IX. Informational Agenda:

1. Bi-Weekly Report Covering January 19 – February 8, 2024. (24-079). (City Manager)

X. Reports:

Ms. Senger shared a video from Channel 9 News announcing the groundbreaking of the drainage project at Fiske Blvd. and Broadmoor Acres.

Ms. Ennis announced that the Utilities Department is switching treatment methods to ensure the cleanliness of the water starting on February 24th and notices have been sent out in the mail. This will also be posted on the City's website and the treatment will end on March 23, 2024.

Ms. Gemmati announced the promotion of Monica Arsenault, previously the Assistant City Clerk, to the fulfill the role of the City Clerk.

Councilmember Goins shared photos from several events he recently attended, including the Economic Development Annual Social event and the Brewer's Bash in Cocoa Village.

He shared two Home Buyer Workshop events taking place on Saturday, March 16, 2024. One will be from 10:30am-12:30pm at the R.E.A.L. Church and the other will be from 11am to 2pm at Oil of Joy Ministries.

Councilmember Barringer shared information regarding the 2022-23 Cambridge Elementary Magnet School Report Card. The school is currently rated a C and has been identified for support. Two other schools in the City, including Saturn Elementary, are rated as D schools.

With the influx of residents to Cocoa, he wants to make sure the City considers the current residents and allow them the opportunities they deserve as well. He does not feel this is acceptable and he has several concerns.

He has had a conversation with the Superintendent about how to address these issues and would like to ask Council to entertain the idea of a conversation or a presentation from the School Board to see what the plan is for our community.

Councilmember Koss provided a District 4 update. She shared several upcoming events including the Scholarship Gala honoring previous Mayor Jake Williams and Unity in the Community which will take place at Provost Park.

She also talked about the Florida's Space Coast branding and the meaning behind the colors and logo.

Mayor Blake shared several photos from recent events he attended.

Deputy Mayor Hearn talked about his travel to Tallahassee for the Florida League of Cities' Legislative Action Days. He shared that discussions were held regarding the J&K Project and the Dr. Joe Lee Smith Center. Both of these projects are in the House for consideration of funding and further updates will be shared in time.

City Manager Whitten shared that the City's HR Manager, Lorne Stinnett, received a recent designation for Certified Labor Relations. Additionally, the City's Administrative Service's Director, Tammy Gemmati, received the President's Award at her latest conference.

XI. Adjournment:

* **MOTION by Councilmember Goins; Seconded by Mayor Blake, to adjourn the Regular meeting of February 13, 2024.**

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:37 p.m.

Michael C. Blake, Mayor

ATTEST:

Monica Arsenault, City Clerk

Exhibit A

Inspire
PLACEMAKING COLLECTIVE

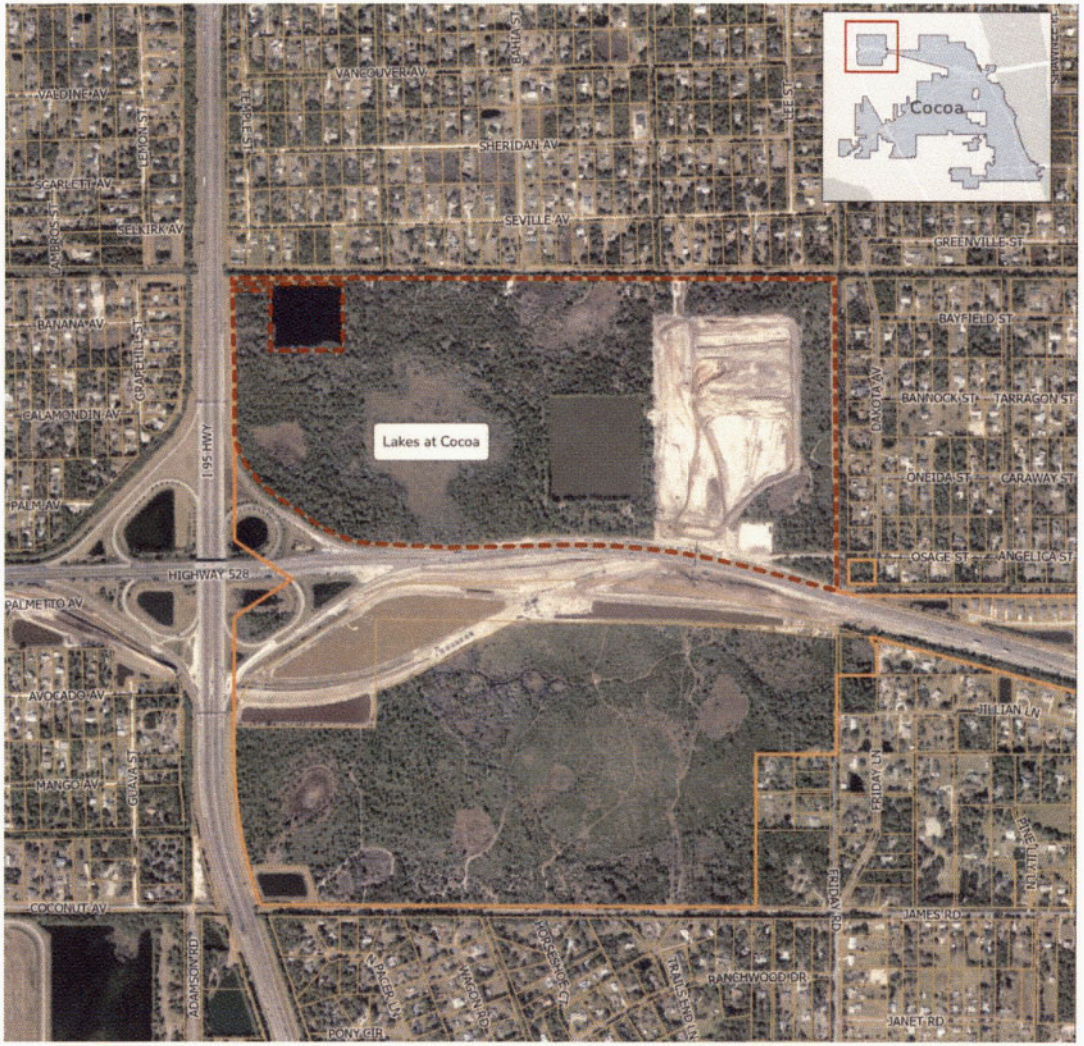
Lakes at Cocoa Grove – Preliminary Plat / Large-Scale Site Plan

City of Cocoa City Council Meeting

February 13, 2024

Agenda

- Location
- Existing Conditions
- Request
- History
- Findings
- Recommendation



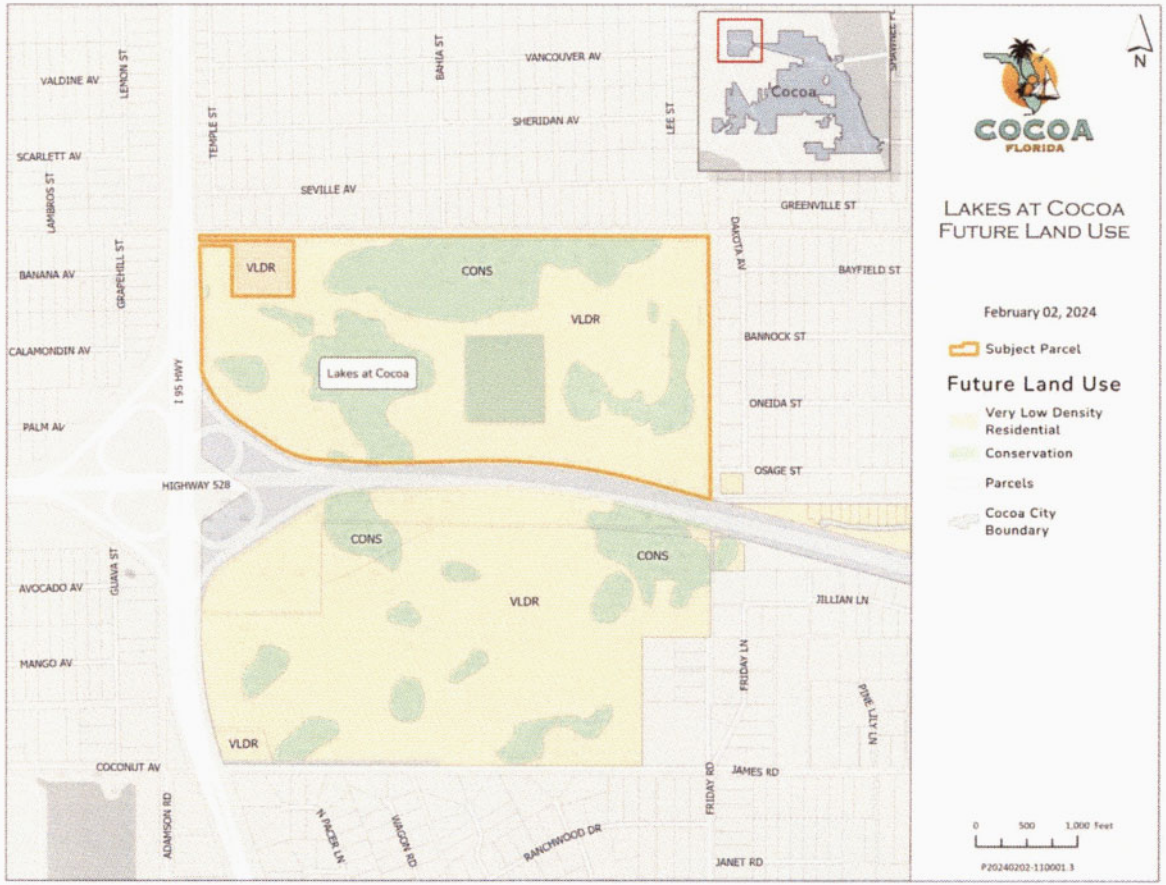
Location

- North of State Road 528 Beachline Expressway
- East of Interstate 95
- 246.4 acres



Existing Conditions

- FLUM: Very Low Density Residential / Conservation Overlay
- Allows consideration of up to 4 DU / acre



Existing Conditions

- Zoning: RU-1-7 (Single-Family Residential District)



Existing Conditions

Overview of Surrounding Area:			
	Future Land Use Designations	Zoning Districts	Land Uses
North	RES 1:2.5 (Brevard County)	AU-Agricultural Residential (Brevard County)	Single-Family Residential
South	Very Low Density Residential / Conservation (City)	PUD-Windward Preserve Planned Unit Development (City)	State Road 528/ Vacant Land (south of SR 528)
East	RES 1:2.5 (Brevard County)	GU-General Use (Brevard County)	Single-Family Residential
West	RES 1:2.5 (Brevard County)	AU-Agricultural Residential (Brevard County)	Interstate 95 / Single-Family Residential (West of I-95)

Future Land Use Map

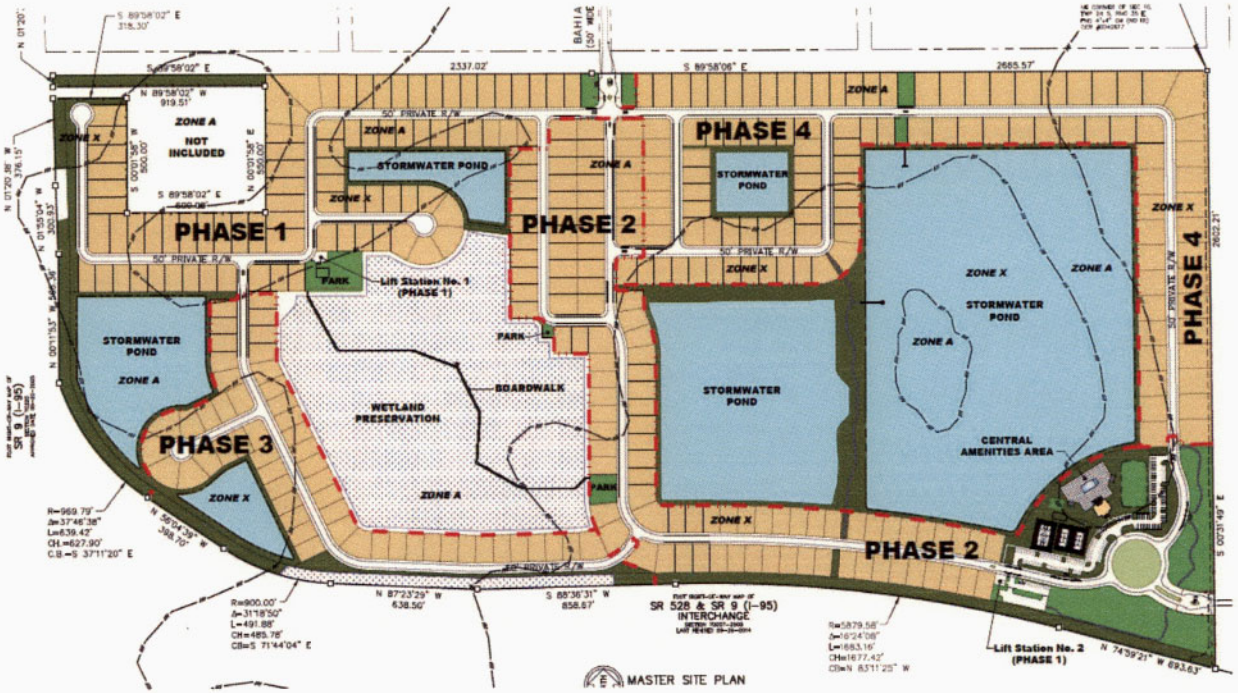


Zoning Map



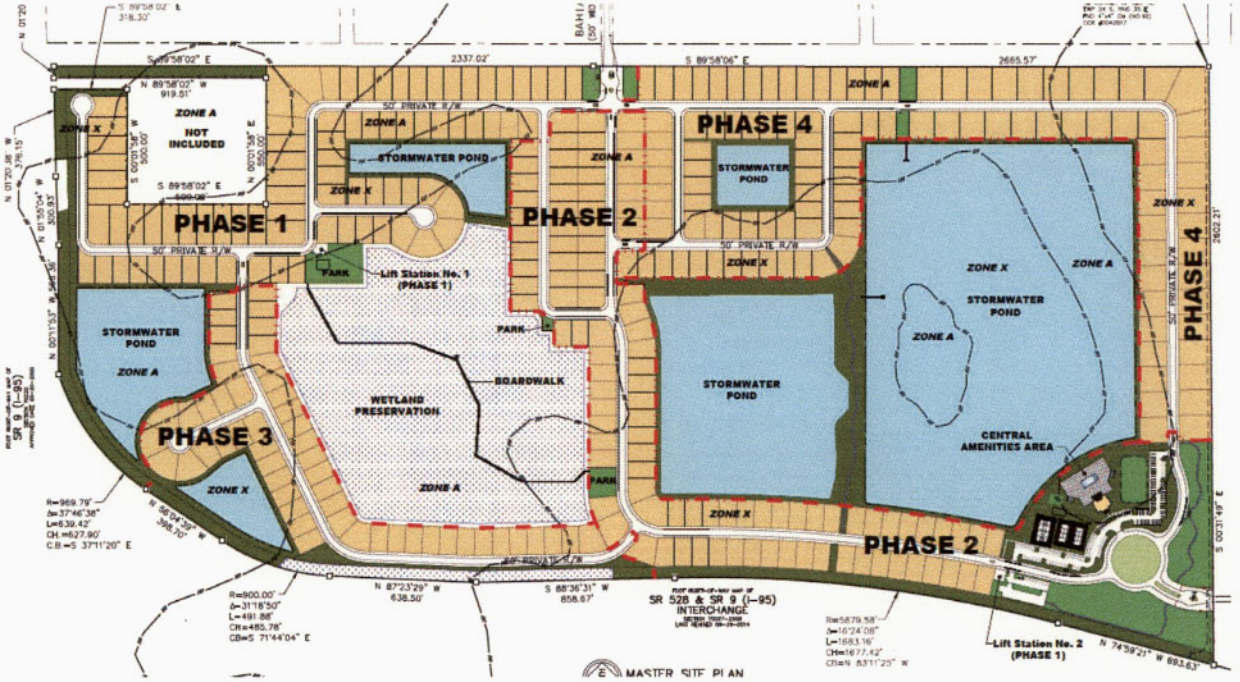
Request

- Large Scale Site Plan
- Preliminary Subdivision



Request

- Development Program consisting of 350 single family units with amenities split into four phases:
  - Phase 1: 81 homes, small park, north access
  - Phase 2: 103 homes, amenity center, small park, east access
  - Phase 3: 53 homes
  - Phase 4:113 homes



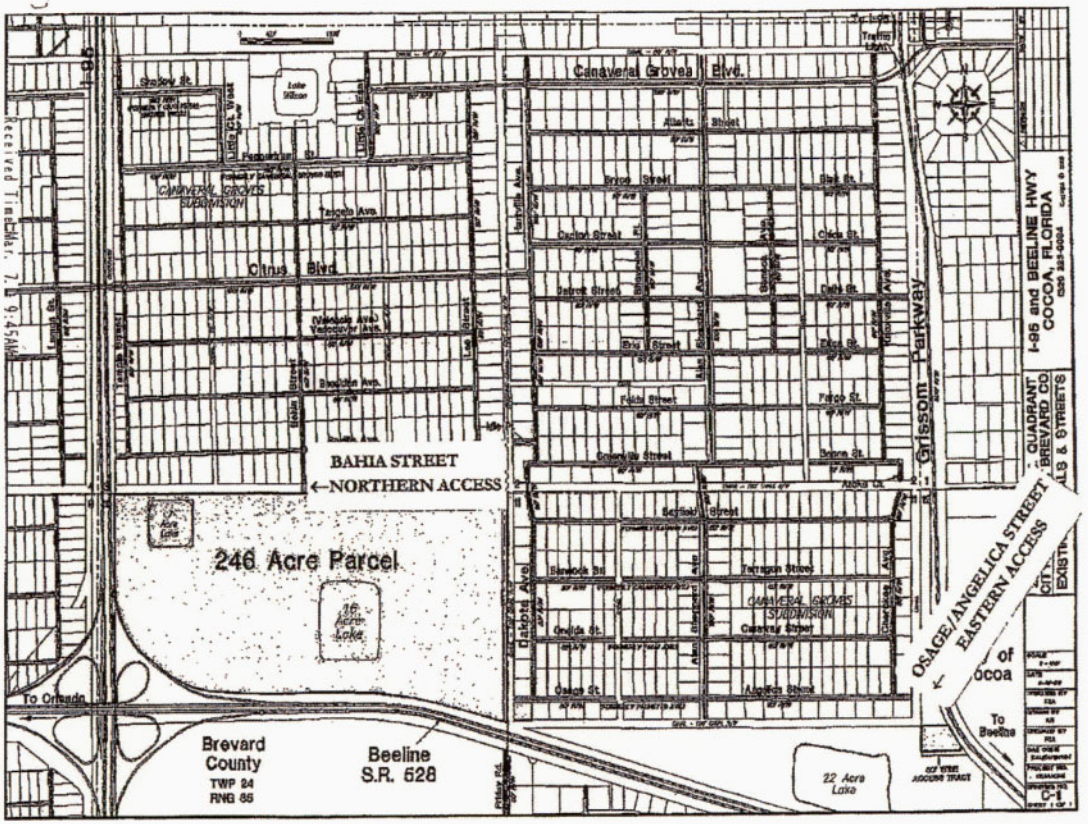
History

- **2004** - Project originally annexed into the City of Cocoa, Ordinance 31-2004
- **2004** - Brevard County filed a Writ of Certiorari to challenge the annexation
- **2008** - The County and City entered into a Stipulated Settlement Agreement which contained provisions related to density, buffering, access
- **2019** - The City and Virgin Trains USA Florida, LLC entered into a Settlement Implementation Agreement to further outline the responsibilities of the City and the developer as it relates to the development of the property
- **2021** - Brightline Trains Florida LLC (f.k.a. Virgin Trains USA Florida, LLC) conveyed the property to the current owner, Mountain Cove Homes at Lakes at Cocoa Grove LLC
- **2023** - The City approved an amendment to the Settlement Implementation Agreement which allowed for 350 dwelling units

History

2008 Stipulated Settlement Agreement:

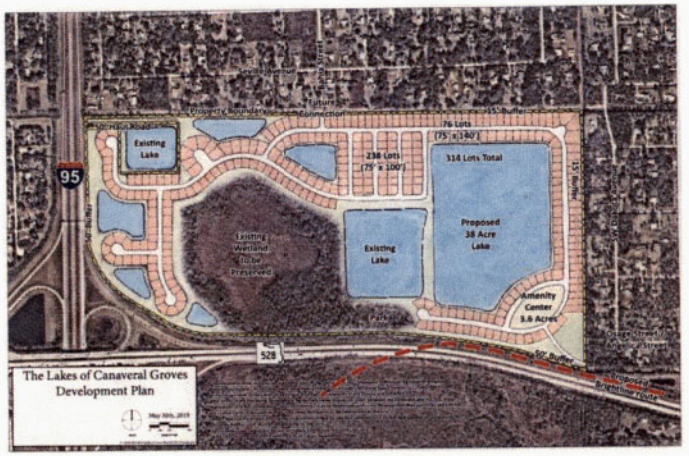
- Gross density to be approximately 2.03 dwelling units per acre
- Maximum of 500 dwelling units
- Two access points
- Minimum lot size of 70' by 140' adjacent to the eastern boundary of the property

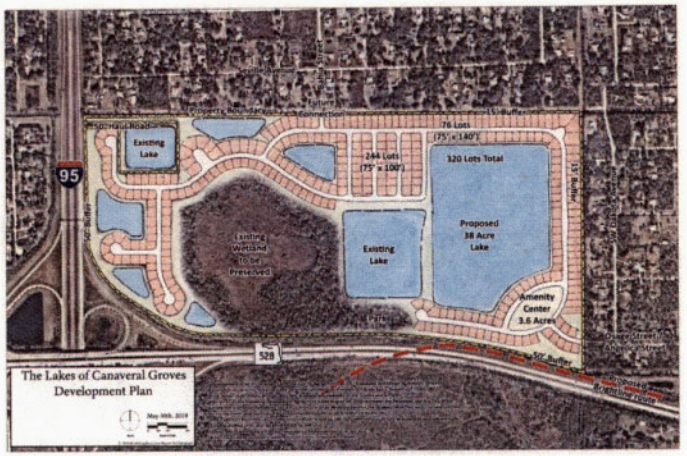


History

2019 Settlement Implementation Agreement:

- Approximately 320 dwelling units
- Minimum home size of 1,500 square feet (under heat / air)
- 38-acre amenity lake
- Zoning designation of RU-1-7
- Provision of private recreation space consisting of walking trail, amenity center, smaller parks throughout the community, multi-use sports field and multipurpose courts
  - Specific requirements were provided for the amenity center and small park areas
- Streetscape requirements
- Entrance feature requirements

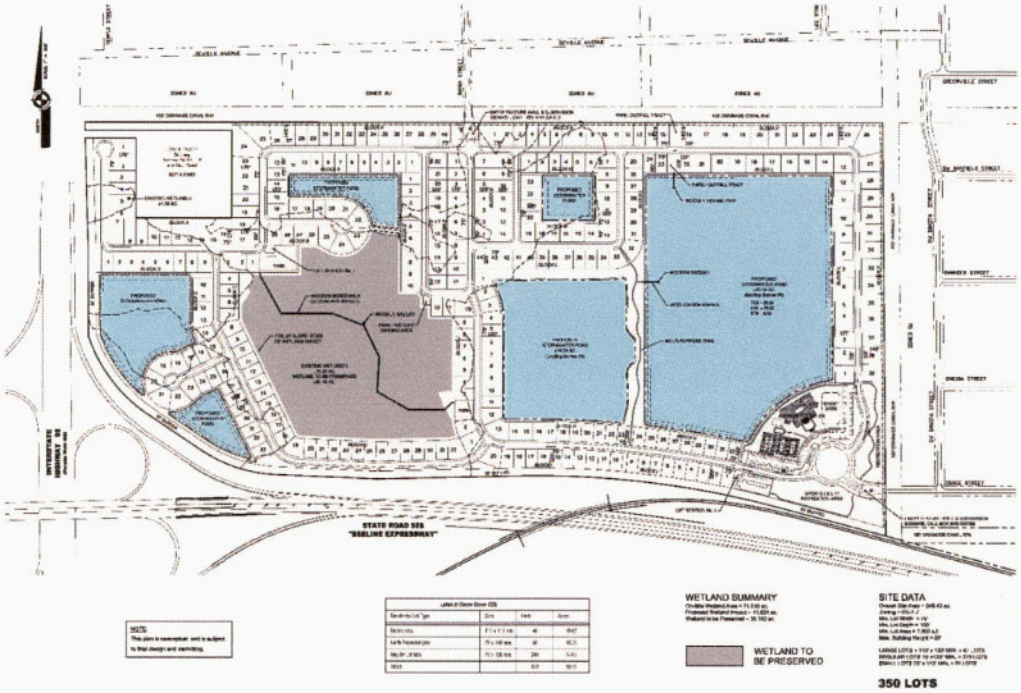




History

2023/2024 Settlement Implementation Agreement:

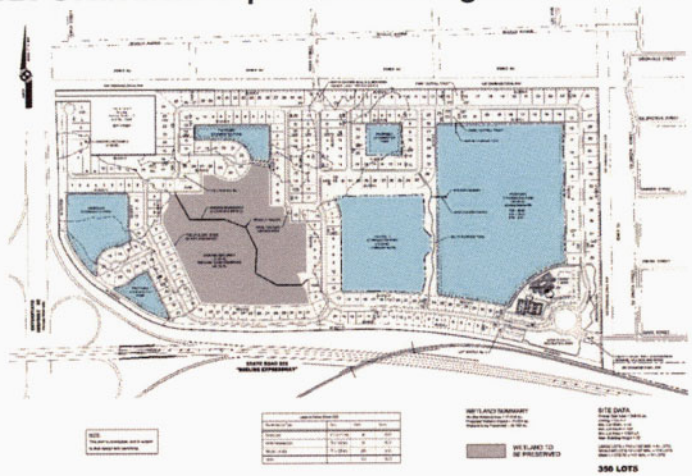
- Allows for stormwater harvesting in lieu of the use of reclaimed water
- Development shall be a maximum of four phases consisting of 350 total units
- Tree mitigation deferral



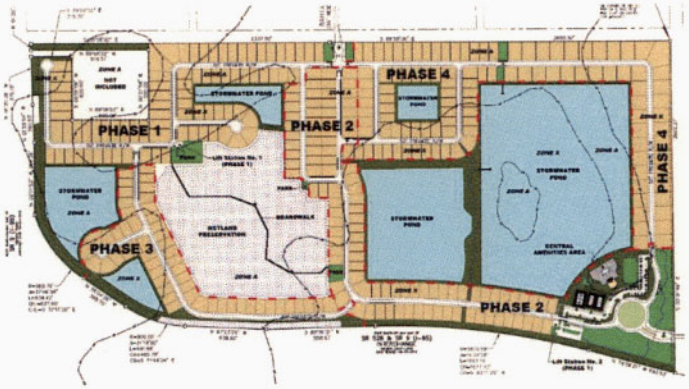
Findings

- Layout is consistent with the layout previously approved by the City in the 2023 Amended Settlement Implementation Agreement
- Unit count (350) is less than approved in the 2008 Stipulated Settlement Agreement (500) and is consistent with the 2023 Settlement Implementation Agreement (350)
- Amenities consistent with those required by prior agreements

2023 Settlement Implementation Agreement Plan:



Proposed Site Plan:



Findings

- Amenities consistent with prior agreements:
  - Clubhouse / pool
  - Tot lot
  - Mini parks
  - Trail network
  - Stone, brick paver, or stamped concrete driveways
  - Underground utilities
  - Energy efficient materials

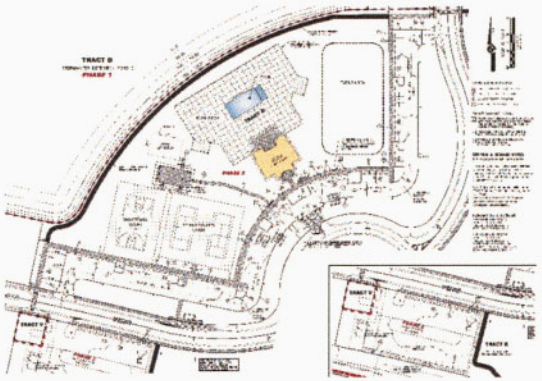
Clubhouse Elevation:



Clubhouse Floor Plan:



Amenity Tract:



Proposed Park Equipment:



Recommendation

Staff is recommending approval of the large-scale site plan and preliminary subdivision, subject to the following conditions:

1. The project shall comply with the Preliminary Subdivision and Large Scale Site Plan for the Lakes at Cocoa Grove Subdivision.
2. The P&Z approval of the Large Scale Site Plan shall be conditional upon the City Council's approval of the Preliminary Plat.
3. The applicant shall address all remaining comments provided under Exhibit A and Exhibit B.
4. All amenities in a designated phase must be completed before any Certificate of Occupancy in the following phase will be issued.
5. The traffic signal at the intersection of Osage / Angelica Streets and Grissom Parkway shall be installed prior to the issuance of any Certificates of Occupancy for residential units within Phase 3.

Recommendation

Conditions (continued)

6. The clubhouse facility shall be an enclosed structure under heat and air.
7. Residential driveways shall be constructed of stone or brick pavers, or stamped and stained concrete.
8. All utilities constructed on the property including, but not limited to, electric, water, sewer, reclaimed water, cable, phone, fiber optics, natural gas, and other similar kinds of utilities to service the property constructed underground unless otherwise necessary to be above ground and approved by the City.
9. The project shall incorporate the use of energy efficient lighting systems, insulation, ENERGY STAR rated windows, low-flow water fixtures, modern heat pumps, energy efficient HVAC systems, and the ability for roof top solar panels.
10. Single-family living area shall be a minimum of 1,500 square feet, with an average of 1,800 square feet.

Recommendation

Conditions (continued)

11. The same architectural elevation shall not be built on a lot that is adjacent to or directly across the street, including one home to either side, diagonal, or the house directly across the street.

12. The developer shall comply with tree protection and preservation requirements found within Sec. 22 of the City of Cocoa Code, as may be amended, and the Tree Mitigation Contribution Deferral requirements within the Amended and Restated Settlement Implementation Agreement.

13. The developer shall comply and address all comments by the City Surveyor prior to submittal of any application for final plat approval.

14. The applicant shall provide notice to the City to include ownership and maintenance obligations for the common areas and infrastructure within the community between the HOA and CDD.

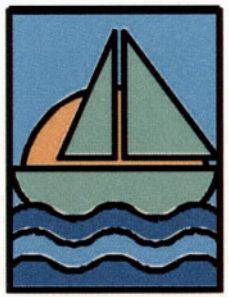
15. Prior to issuance of residential building permits, the applicant shall provide documentation from Brevard Public Schools showing that capacity is available to serve the project.

Exhibit B

New Community Coming Soon!

The Hidden Jewel at the City of Cocoa

LAKES AT



COCOA GROVE

MountainCove HOMES

Lakes at
cocoa Grove



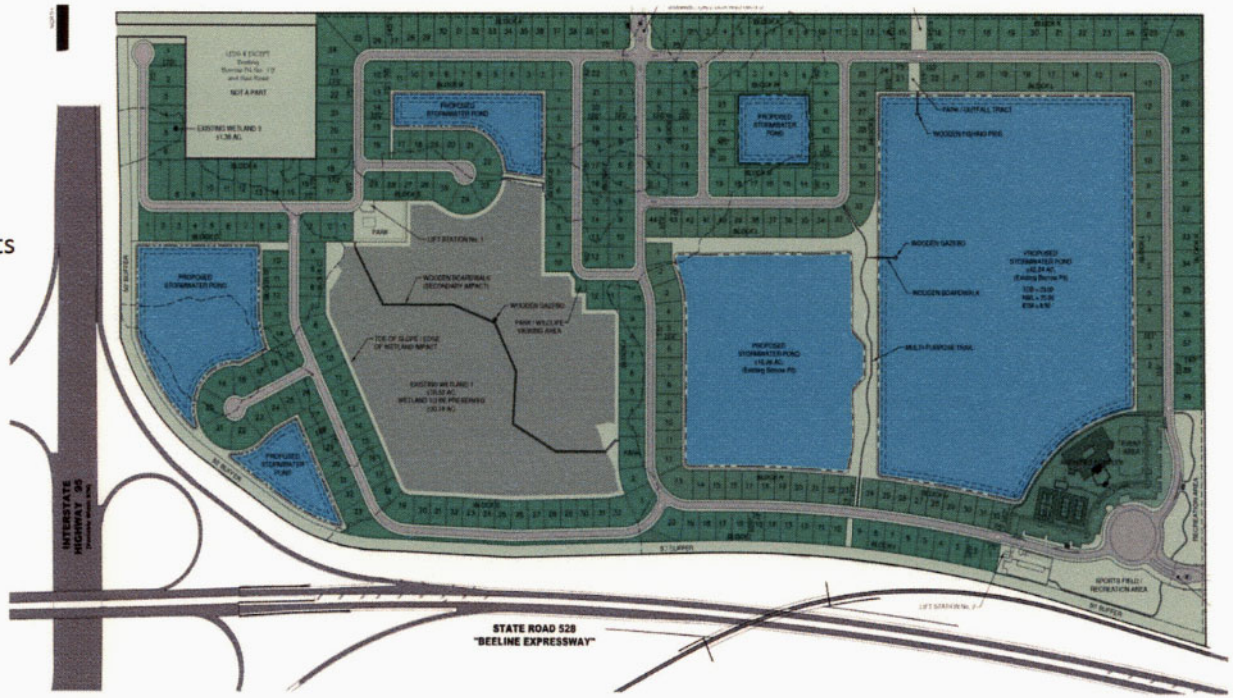
- Neighborhood Layout
- Open Space & Recreation
- Streetscape
- Architectural Elevations
- Traffic Analysis
- Drainage Analysis
- School Analysis
- Q & A



PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET", OR "TOTAL AREA SQUARE FEET", OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.

Neighborhood Layout & Plan Details

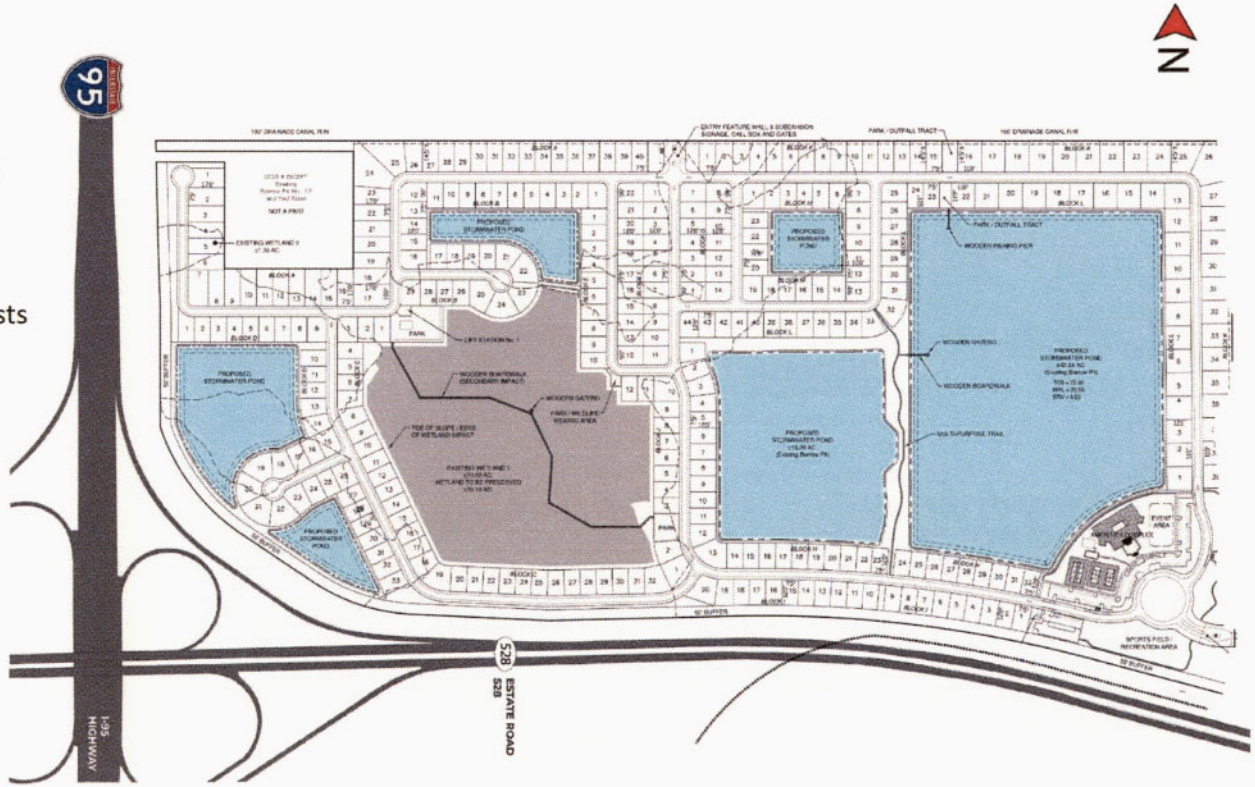
- 350 Units constructed in 4 phases within a timeframe of 4 to 5 years
- The gross density of the community is well below the maximum of 500 total residential units allowed by the SIA and the comprehensive plan.
- Approximately 70% of the community consists of premium lakefront lots.
- Site Data
  - Overall Site Area = 246.43 Ac.
  - Proposed for development = 215.58 Ac.
  - Zoning = RU-1-7
  - 3 Lot Sizes:
    - ✓ Large lots = 110' x 120' min = 47
    - ✓ Regular lots = 75 x 120' min = 279
    - ✓ Small lots = 75' x 115' min = 24 lots
  - Min. Lot Area = 7500 sf
  - Max. Building Height = 35'
- Wetland Summary
  - Offsite wetland area = 71.816 Ac.
  - Proposed wetland impact = 41.634 Ac.
  - Wetland to be preserved = 30.85 Ac.



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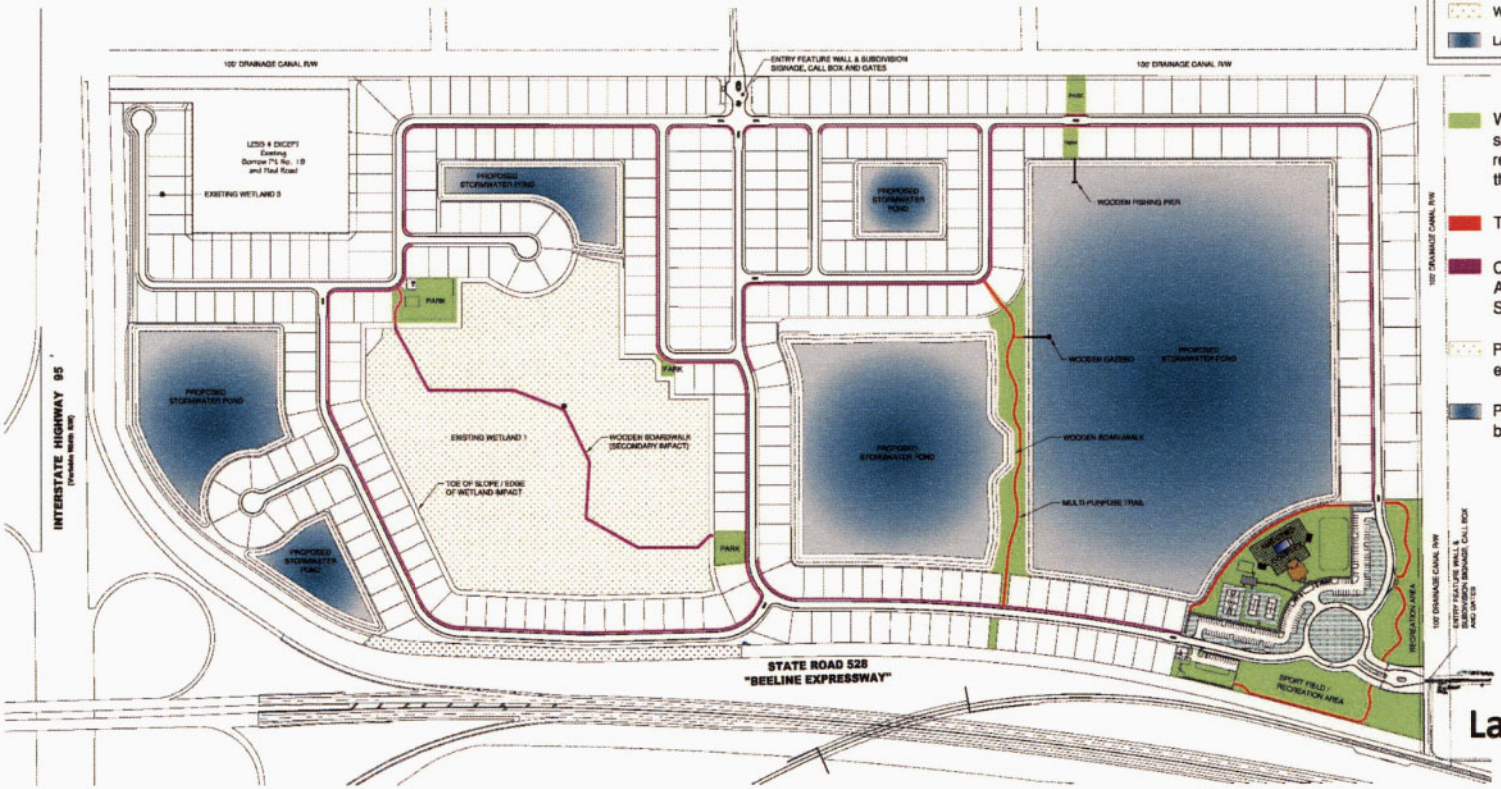
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Open Space & Recreation

RECREATION AREA CALCULATIONS	
TRACT	Area / Length
OPEN SPACE AND RECREATION TRACT	12.88 ac
WALKING TRAIL	3,475.00 lf
PEDESTRIAN WAY & WOODEN BOARDWALK TO CONNECT PARKS	16,101.00 lf
WETLAND PRESERVE	30.85 ac
LAKES	77.35 ac



We are proposing a 12.88 ac of recreational spaces within the project providing sufficient recreational spaces and parks to support the project as per the city LOS standard.

To be ADA compliance.

Connected Multipurpose Trail System. As per the Amended and Restated Settlement Implementation Agreement.

Preserving Wetlands to protect the environment

Providing approximately 77.35 acres of beautiful and open waterfront.

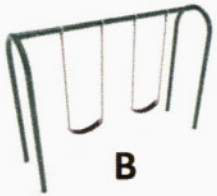
Lakes at Cocoa Grove

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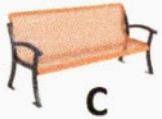
Open Space & Recreation

Amenity Center consists of:

- 5,137 sf Clubhouse, with gym, prep kitchen, and bathrooms.
- Swimming Pool and deck
- Two Tennis Courts
- One Basketball Court
- Tot lot with Canopy Cover
- Open Space for Lawn Events
- Parking



B



C



A



D



E



F



G



H



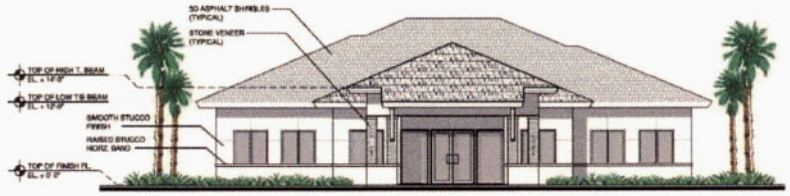
I

Legends

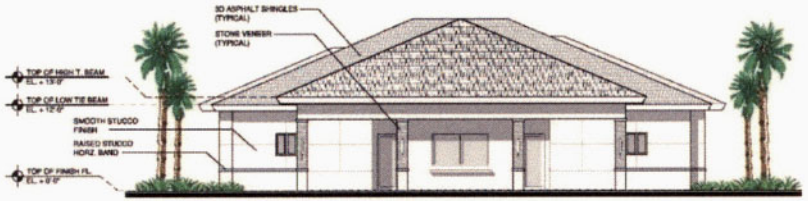
A. Playground Equipment
B. Swing Set
C. Bench
D. Canopy Cover
E. Handicap swing set
F. Trash Container
G. Outdoor BBQ
H. Picnic Table
I. Solar Bollard Lighting

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Open Space & Recreation

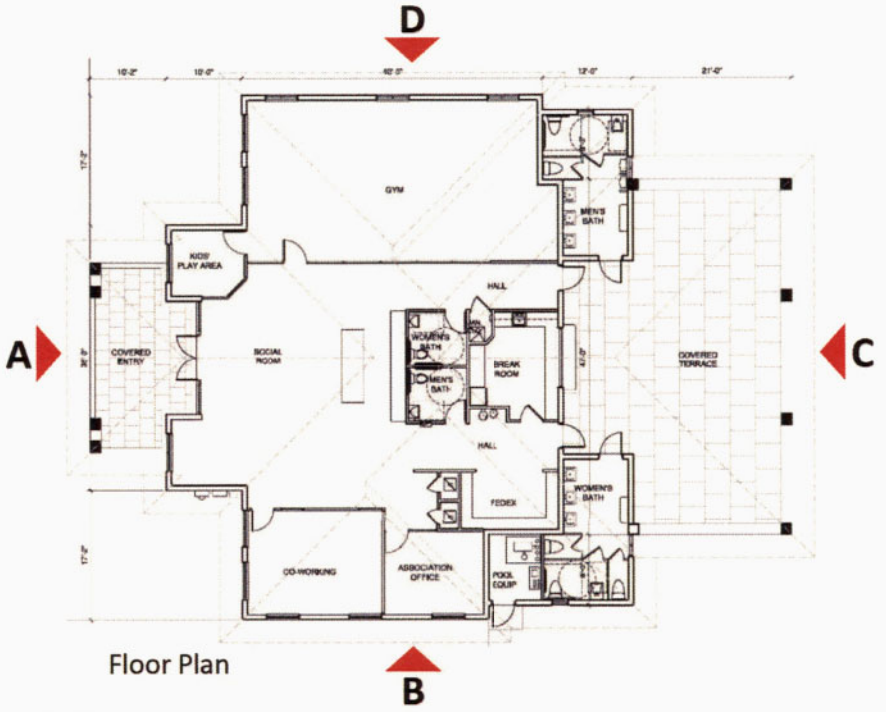


A – Front Elevation

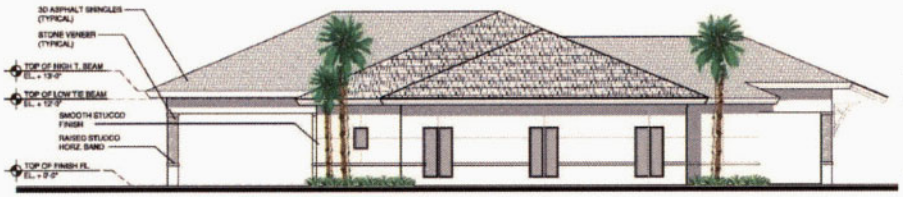


C – Rear Elevation

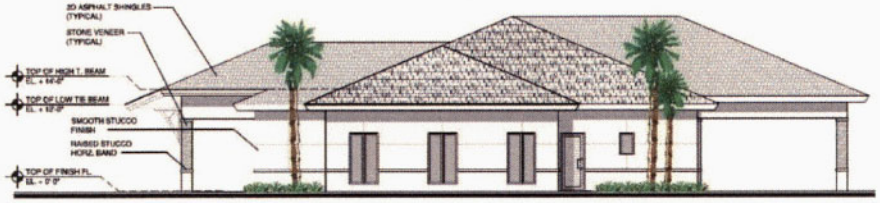
CLUBHOUSE



Floor Plan



D – Left Elevation

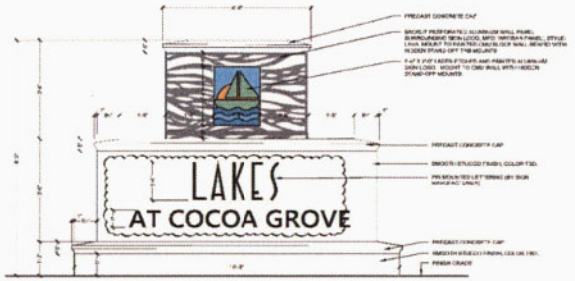


B – Right

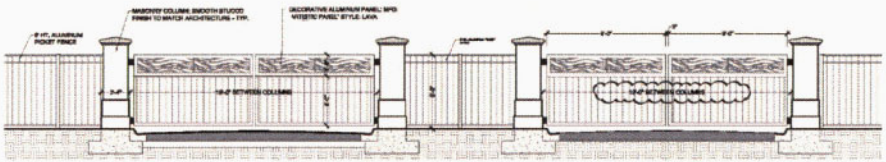
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Streetscape

- One (1) canopy tree for every 100 sf. average linear feet along internal streets.
- 5-foot sidewalks on both sides of the street.
- Monotony conditions to prevent the same house elevation from being built adjacent to, across the street, or diagonal from the same house.
- Street lighting with decorative fixtures and poles along internal streets, amenity parking, and at both entrances.
- Solar bollard lighting along the multi-purpose trails.
- Entry gates with access control at east and north entrances.
- Decorative entry feature with lighting at the north and east entrances.



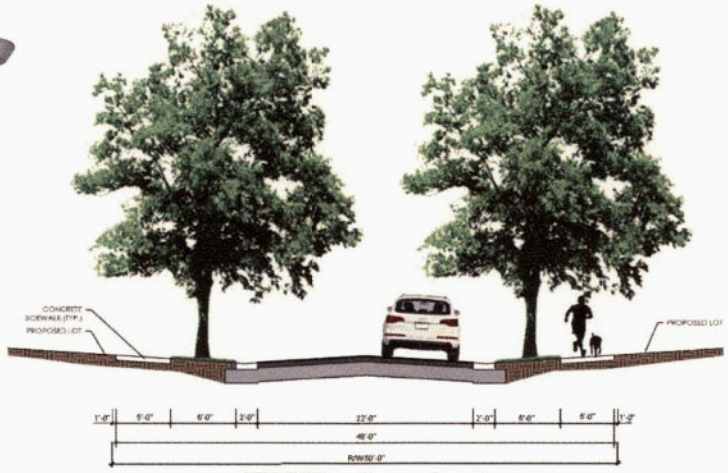
ENTRY MONUMENT SIGN - Elevation



MAIN ENTRY VEHICULAR GATE - Elevation

STREET – Light





STREET – Cross Section

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Architectural Elevations

American Robin



ELEVATION 1



ELEVATION 2

Brown Pelican



ELEVATION 1



ELEVATION 2

Common Nighthawk



ELEVATION 1



ELEVATION 2

Dark-Eyed Junco



ELEVATION 1



ELEVATION 2

Eastern King Bird



ELEVATION 1



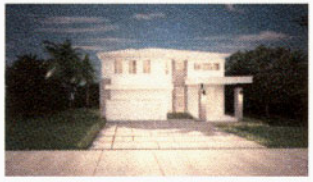
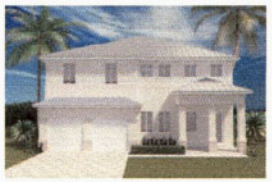
ELEVATION 2

Single Family Gold Series

The same architectural elevation shall not be built on a lot that is adjacent to or directly across from the street, or diagonal lot.

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Architectural Elevations

Arbor	*Birch*	*Cypress*	*Deerwood*	*CHD - 1*	*CHD - 2*
					
ELEVATION 1	ELEVATION 1	ELEVATION 1	ELEVATION 1	ELEVATION 1	ELEVATION 1
					
ELEVATION 2	ELEVATION 2	ELEVATION 2	ELEVATION 2	ELEVATION 2	ELEVATION 2

Estates Homes Platinum Series

Custom Homes Diamond Series

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Traffic Analysis

Time Period	Land Use	ITE LUC	Size	Units	Percent Entering	Percent Exiting	Trips Entering	Trips Exiting	Total Trips
Daily	Single-Family Detached Housing	210	350	DU	50%	50%	1,647	1,646	3,293
AM Peak Hour					25%	75%	64	190	254
PM Peak Hour					63%	37%	214	125	339

Project Traffic Generated

- 3,293 Daily Trips
- 254 AM Peak Hour Trips
- 339 PM Peak Hour Trips

Recommended improvements based on approved Traffic Impact Study

- Grissom Parkway at Proposed Connector Road: exclusive right-turn lane eastbound on Proposed Connector Road, exclusive right-turn lane southbound on Grissom Parkway, exclusive left-turn lane northbound on Grissom Parkway.
- Grissom Parkway at Proposed Connector Road: install traffic signal.

Impact Fees Generated

Brevard County Transportation Impact Fee is $4,353 per single-family unit.

350 * $4,353 = $1,523,550 generated by project

Intersections & Roadways Analyzed

Roadway Segments:

- Grissom Parkway, between Canaveral Groves Boulevard and Camp Road
- Grissom Parkway, between Industry Road and Canaveral Groves Boulevard
- Canaveral Groves Boulevard from Lee to Grissom Parkway
- Canaveral Groves Boulevard from Grissom Parkway to US-1
- Industry Road from SR 524 to Grissom Parkway

Intersections:

- Grissom Parkway and Canaveral Groves Boulevard
- Grissom Parkway and the Proposed Connector Road/Amazon Access Point 1
- Canaveral Groves Boulevard at Hartville Avenue
- Grissom Parkway at Industry Road
- Citrus Boulevard at Bahia Street

Drainage Analysis

- The existing site discharges into the existing drainage canal located on the north property line, and the proposed Lakes at Cocoa Groves project will do the same. This canal conveys stormwater to the west underneath I-95, thence to the St. Johns River.
- The proposed stormwater treatment system consists of 6 wet detention ponds that will receive stormwater runoff for treatment, from a system of stormwater collection inlets and piping. A stormwater harvesting/irrigation system will be incorporated into the project, which will re-use stormwater from the detention ponds, for the project irrigation.
- Portions of the site are located within FEMA Flood Zone A with no base flood elevation (BFE) determined. The remainder of the site is located within Zone X, areas determined to be outside the 0.2% annual chance floodplain. A Flood Zone Analysis has been completed and submitted to the City for review to determine compliance with the City's Comprehensive Plan.
- Reviews conducted by SJRWMD (permit issued), City of Cocoa, Brevard County, and FDEP.

Storm Event	Pre-Development Max Discharge Rate per Permit 158236-1 Node: BOUNDARY (cfs)	Post Development Max Discharge Rate (cfs)
Mean Annual 24-Hour	46.72	42.44 (9% less)
10-Year / 24-Hour	107.02	83.24 (22% less)
25-Year / 24-Hour	153.60	115.84 (25% less)
100-Year / 24-Hour	235.95	155.41 (34% less)

The above table shows that the post-development discharge rates are less than the pre-development rates for each required design storm.

School Analysis

School Capacity Analysis governed by the Interlocal Agreement for Public School Facility Planning & School Concurrency. The project will contribute approximately $1.5M in school impact fees.

Prior to the issuance of the residential building permit, the applicant shall provide documentation to the Brevard Public School showing that the capacity is available to serve the project.

Single - Family Homes: 350			
Students Generated	**Student Generation Rates**	**Calculated Students Generated**	**Rounded Number of Students Generated**
Elementary	0.22	84	84
Middle	0.06	24.5	25
High	0.11	42	42
Total *	**0.39**		**151**

FISH Capacity (including relocatable classrooms) from the Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to 2027-28

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	998	998	998	998	998
Cocoa	2,097	2,097	2,097	2,097	2,097
Cocoa	2,097	2,097	2,097	2,097	2,097

Total Projected Student Membership (includes Cumulative Impact of Proposed Development)

School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	649	717	901	897	912
Cocoa	1,536	1,565	1,544	1,544	1,503
Cocoa	1,536	1,575	1,564	1,569	1,532

Projected Available Capacity = FISH Capacity - Total Projected Student Membership

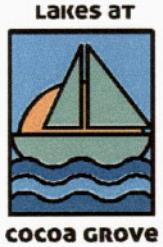
School	2023-24	2024-25	2025-26	2026-27	2027-28
Saturn	349	281	97	101	86
Cocoa	561	532	553	553	594
Cocoa	561	522	533	528	565

Our preliminary school analysis indicates that, **there is projected to be sufficient capacity at every school level for the proposed Lakes at Cocoa Grove development**

** This table was derived by properly prorating the student generated rates*

Q & A

THE MOUNTAIN COVE HOMES TEAM



THANK YOU

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